5plus architects

John Dalton House
Heritage Statement

5plus architects

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1 Introduction

1.1 Purpose

This Heritage Statement (the Statement) has been prepared by 5Plus Architects on behalf of Qbic Hotels (Manchester) Limited (the 'Applicant') in support of a planning application for the conversion, extension and refurbishment of and John Dalton House on Deansgate in Manchester City Centre (the 'Site'). This Statement should be considered alongside documentation submitted as part of the application.

1.2 Proposals

"Reconfiguration and refurbishment of John Dalton House, including new external facades, 2 storey roof top extension and associated change of use from Office (Class B1) to form a 261 suite Hotel (Class C1), with associated restaurant unit (Class A3), basement gym (Class D2), partial retention of existing ground floor commercial uses in situ (Class A3), and provision of associated roof level plant, new lift cores, public realm works including the enhancement of Mulberry Square, new pedestrian entrances to the hotel at ground floor, other access and servicing arrangements and associated works."

Following completion, the scheme (the "Proposed Development") will include the following:

- A 261-bed hotel operated by a high-profile hotelier new to the Manchester hotel market with associated in-house food and beverage facilities.
- Improvements to the public realm around the boundaries of John Dalton House, including the enhancement of Mulberry Square and ensuring integration with the wider Lincoln Square Landscaping Masterplan.
- Revitalisation of the ground floor restaurant unit frontage and retention of existing high quality operation in situ to ensure a coordinated and comprehensive approach to the enhanced design of the building as a whole.
- New lift cores to provide step-free access to all floors of the hotel.

1.3 Research methodology

The assessment has been carried out in accordance with the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF). The baseline assessment has been undertaken using a combination of desk-based study and fieldwork (site visit 13th March 2016 and 9th of April 2018) to identify and assess the heritage significance of the potentially impacted designated heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

- National Heritage List for England (Historic England);
- Manchester City Council;
- Detailed visual site inspection carried out 13th March 2016 and 9th of April 2018; and
- Other published sources of information are referred to where relevant.

The author acknowledges the research and contribution of Stephen Levrant Heritage Architecture in their Heritage Assessment for the development on the adjacent 125 Deansgate plot and Deloitte Real Estate for their original Heritage Assessment prepared for John Dalton House in 2016

2 Policy and Guidance Context

2.1 The Planning (Listed Building and Conservation Areas) Act 1990

The site is situated within the Albert Square Conservation Area and therefore Section 72 of the Act is relevant as it requires the Local Planning Authority to pay special attention to the 'desirability of preserving or enhancing the character or appearance of that area'. Case law indicates that the character and appearance of the totality of the Conservation Area should be considered and the impact the proposed development has on this character and appearance, as well as the immediate context or deemed 'sub-area'.

The site is also adjacent to a number of listed buildings. Section 66 of the Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess' when considering whether to grant Planning Permission.

2.2 National Policy

2.2.1 National Planning Policy Framework (NPPF)

The NPPF introduces a new 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up to date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

Section 12 of the National Planning Policy Framework (NPPF) sets out the Government's planning policies on the conservation of the historic environment, particularly in the context of sustainable development.

In these terms development, proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 7).

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and for new development to make a positive contribution to local character and distinctiveness (NPPF paragraph 126).

A heritage asset is defined 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 and assets identified by the local planning authority (including local listing). A designated heritage

asset is defined as a World Heritage Site, Schedule Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Paragraph 128 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that 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 the asset's significance.

The NPPF defines significance as '*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.

In determining planning applications, local authorities are required to take account of:

- 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 the sustainable communities including the economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF stresses that "great weight" should be given to the conservation of designated heritage assets (NPPF paragraph 132), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting. The redevelopment of a site adjacent to heritage assets could affect the setting of them, and this affect could be either beneficial or harmful. The NPPF also makes it clear that any substantial harm to Grade I or II* buildings should be wholly exceptional and less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

The NPPF defines setting as:

The surroundings in which a heritage asset is experience. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Paragraph 135 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.

Finally, paragraph 137 instructs local planning authorities to look for opportunities for new development within Conservation Areas.

2.3 National Guidance

2.3.1 Conservation Principles

Historic England's *Conservation Principles* (2008) laid the bedrock for the NPPF and provides guidance on the policies in the NPPF, particularly on understanding significance, with Paragraph 151 stating that:

The greater the significance of a place to society, the greater the weight that should be attached to sustaining its heritage values. This concept of 'proportionality' relies on judgement rather than formulae, but is fundamental to equitable reconciliation of the public interest in heritage with other public and private interests.

Guidance is also provided on decision making in relation to proportionality with Paragraph 5.4 stating that:

If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance.

Detail is also provided on the four values highlighted in the NPPF's definition of significance:

- Evidential (archaeological) value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic (architectural and artistic) value derives from the ways in which people draw sensory and intellectual stimulation from a place.

- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

In regards to 'setting' the document states that '*definition of the setting of significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance'*.

2.3.2 Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets

This Good Practice Note was published in 2015 and provides guidance on how to implement historic environment policy in the NPPF in relation to setting.

Importantly the Note highlights when views contribute the most to the significance of a place:

- 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.

The importance of setting lies in what it contributes to the significance of the heritage asset. Of relevance to this proposal is the following commentary from the Note:

Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.

Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.

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, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

2.3.3 Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016)

This Advice Notes sets out ways to managed change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. Of particular relevance to this Heritage Statement is the guidance provided on appraisal and assessing the special interest. In this regard the guidance recommends analysing and understanding the following:

- Location and setting
- Historic development
- Architectural quality and built form
- Open space, parks and gardens and trees
- Character zones
- Positive contributors
- Locally important buildings

2.3.4 Historic England guidance: Seeing the History in the View (2011)

This guidance provides a method for assessing heritage significance within views. The method is designed principally to assess specific views that have been recognised as being important, and has been developed to provide a consistent basis for advising planning authorities across England. Although dependent on qualitative analysis, it provides a consistent baseline for assessing the impact of development on heritage significance within views.

The qualitative assessment of heritage significance within views is divided into two phases:

Phase A baseline analysis: defines and analyses heritage significance within a view.

Phase B assessment: assess the potential impact of a specific development proposal on heritage significance within a view, as analysed in Phase A.

2.4 Local Policy

2.4.1 Manchester Core Strategy

The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.

The key policy from a heritage perspective is Policy EN3 – Heritage:

Policy EN3 Heritage *- Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. 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*

3 The Site

3.1 Location

The site is located at the crossroads of John Dalton Street – Bridge Street and Deangate in the city centre of Manchester. It is bounded by John Dalton Street to the north, Ridgefield Street to east, Mulberry Street to the south and Deansgate to the west.

John Dalton Street links Albert Square to Bridge Street and across the river to Salford. It is a busy transport connector road, with a range of office, retail and restaurant and bar uses. Deansgate is one of Manchester's busiest and most active commercial shopping streets crossing through the city. Ridgefield provides access to Mulberry Street and Mulberry Square to the rear of John Dalton House.

The site comprises John Dalton House, an office building with ground floor restaurant use. John Dalton House was constructed c.1972.

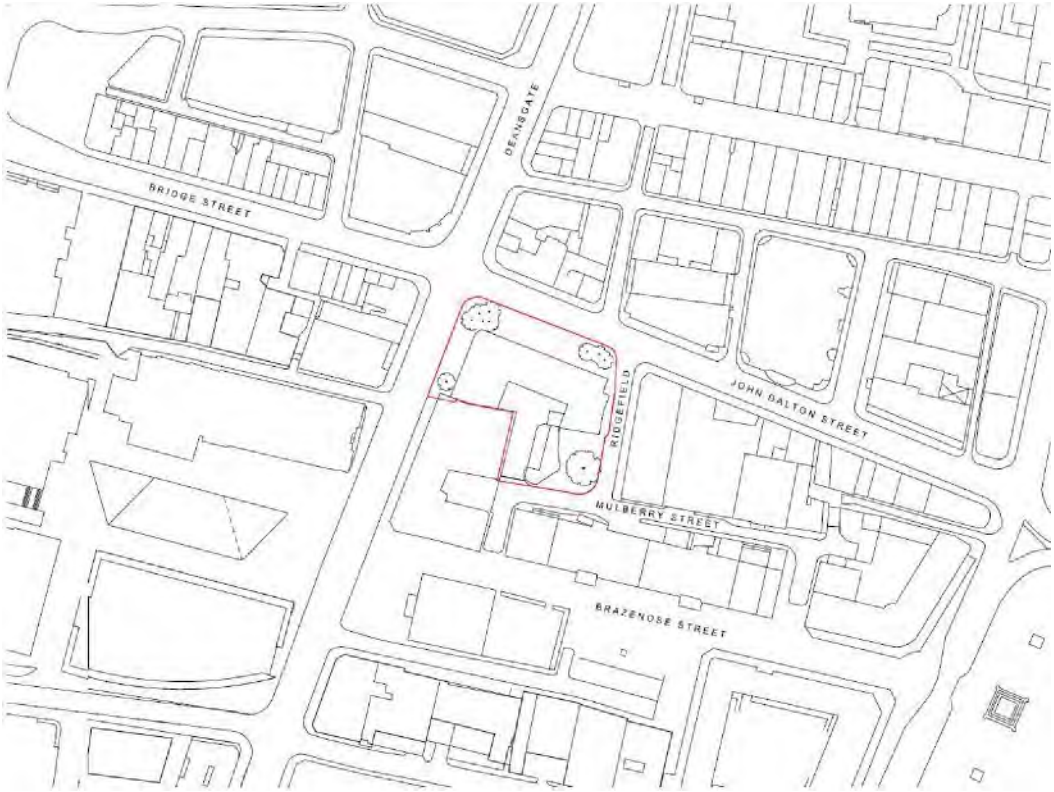


Figure 1 - Site Location Plan

3.2 Area of Analysis

The site is located within the Albert Square Conservation Area, but also on the edge of the St Anns Square Conservation Area to the north, Deansgate Conservation Area to the west and Parsonage Gardens Conservation Areas to the north west. (See plans in Appendix A.) The site is therefore experienced when in all of these Conservation Areas. The character of these Conservation Areas individually is considered broadly in this Heritage Assessment, but a more logical focussed area of analysis is the crossroads and the character of the area where these four Conservation Areas meet.

Dalton House is currently set back from the pavement line of adjacent buildings, and will continue to be so, it has limited visibility within the Conservation Areas. The proposal includes for a two storey extension and this has been taken in to account as well when selecting the approximate boundaries. The area of analysis indicated in Figure 2 is therefore the approximate area of visibility of John Dalton House within the Conservation Areas and forms the focus for the analysis of impact on heritage assets. This limited visibility is demonstrated by photos illustrating the views from the edge of, and within this approximate area of analysis.



Figure 2. Map showing the area of analysis (red dashed line), views to delineate the area of analysis (black numbering) and nearby listed buildings (blue).



Figure 3. View 1A delineating the area of analysis. John Dalton House is just visible above 125 Deansgate.



Figure 4. View 1B delineating the area of analysis. John Dalton House is visible in the centre.



Figure 5. View 2B delineating the area of analysis. John Dalton House is visible centre right.



Figure 6. View 2A delineating the area of analysis. John Dalton House is barely visible in the centre right.



Figure 7. View 3A delineating the area of analysis. John Dalton House is not visible.



Figure 8. View 3B delineating the area of analysis. John Dalton House is just visible as the fourth building on the left in the background.



Figure 9. View 3C delineating the area of analysis. John Dalton House is visible centre left.



Figure 10. View 4A delineating the area of analysis. John Dalton House visible in centre.



Figure 11. View 5A delineating the area of analysis. John Dalton House is just visible centre left.



Figure 12. View 5B delineating the area of analysis. John Dalton House is visible background centre left.

It should be noted that this area of analysis provides a focus for assessment, but is not intended to be prescriptive, and **buildings outside of this 'boundary'** are considered where relevant.

3.3 Identified Views

Alongside this character area of analysis, key views in and out of the conservation areas, particularly those containing designated heritage assets are also analysed. These views and their format have been agreed with Historic England (email correspondence with David James, Historic England, 04/03/16 and 09/03/16) and are identified in Figure 13 below.



Figure 13. Identified Views (John Dalton House in red)

A summary of their reasons for selection is as follows.

3.3.1 Rendered CGIs

These views were selected to be rendered CGIs as they are deemed to be key views due to the high visible presence of designated assets (listed buildings and Conservation Areas) alongside and around John Dalton House. All views are taken from ground level on the pavement.

1. North west corner of Bridge Street and Deansgate looking toward John Dalton House. Grade II listed '105-113 Deansgate / 5-15 John Dalton Street' is prominent in this view. This view also provides a strong indication of the character that John Dalton House provides at the crossroads of the 4 Conservation Areas, and specifically to the Albert Square Conservation Area.

2. John Dalton Street looking west towards John Dalton House. Grade II listed Sawyers Arms Public House is clearly visible and Grade II listed '105-113 Deansgate / 5-15 John Dalton Street' is just visible on the right. There is a clear sense of the crossroads, where the 4 Conservation Areas meet. This is a key view out of the Albert Square Conservation Area towards the Parsonage Gardens Conservation Area.

3. Deansgate looking north east towards John Dalton House. Grade II listed '105-113 Deansgate / 5-15 John Dalton Street' is prominent in this view and its relationship with John Dalton House. This view also provides the opportunity to consider the consented scheme for 123 Deansgate and 125 Deansgate. This is a key view towards the St Ann's Square Conservation Area.

4. Bridge Street looking south east towards John Dalton House. Grade II listed Sawyers Arms Public House is prominent in this view and its relationship with John Dalton House. A clear sense of the crossroads, where the 4 Conservation Areas meet is also provided.

5. Ridgefield Street looking north west at the rear of John Dalton House. This view provides an opportunity to consider the proposed change to the character of the Albert Square Conservation Area in this location.

3.3.2 Wireframe / Model CGIs

These views were selected to be wireframe / model CGIs as although they are deemed to be key views in to and out of the Conservation Areas and within settings of designated assets, John Dalton House is barely visible. The views have therefore been selected to fully demonstrate there is minimal to no potential impact on this view and subsequently any heritage assets within it. All views are taken from ground level on the pavement.

A. In front of the 'Armani Building' looking north east towards John Dalton House. Grade I listed John Rylands Library, 125 Deansgate and 123 Deansgate are all prominent in this view. John Dalton House is very much in the background.

B. On Deansgate looking north towards John Dalton House. Grade I listed John Rylands Library, Grade II listed 105-113 Deansgate / 5-15 John Dalton Street', 125 Deansgate and 123 Deansgate are all prominent in this view. Only the top storey of John Dalton House is visible. This is a key view out of the Deansgate Conservation Area towards the St Ann's Square Conservation Area.

C. Looking west along John Dalton Street. John Dalton House is barely visible. Grade II listed Sawyers Arms Public House is just visible in the background. This is a key view looking out of the Albert Square Conservation Area.

D. Albert Square looking north west towards John Dalton House. This is a key consideration within the setting of the Grade I Listed Manchester Town Hall and Grade II* Manchester Town Hall Extension, and a key character area in the Albert Square Conservation Area. John Dalton House is not visible.

3.4 Designated Assets to be assessed for Impact

As directed by legislation and policy, consideration must be given to the preservation of the setting of a listed building; the contribution setting has to the significance of that listed building; and the balance of negative impact from a development on that significance against any public benefits the development may bring. The first step in this exercise is to identify those listed buildings whose setting may be impacted. Following an initial site visit and a review of the National Heritage List for England a number of heritage assets have been identified within the area of analysis or nearby. These assets are identified on Figure 2 and listed below (with full list descriptions in Appendix A). The second step is to identify the setting of the building and understand whether there is any potential for this to be impacted. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the proposed development cannot be viewed or understood at the same time), assets can be discounted from further assessment. A number of the assets identified below have been discounted at this stage, with reasons given below.

a. John Rylands Library and Attached Railings, Gates and Lamp Standards

- Grade I listed.
- 1890-99 library by Basil Champneys, for Enriqueta Augustina Rylands in memory of her husband; with back extension 1912, also by Champneys. In a decorated style with Arts and Crafts accent. Visible in a number of views along Deansgate north towards John Dalton House.
- Visible in a number of views along Deansgate south towards John Dalton House.
- Urban setting, much changed since construction. Somewhat intangible relationship to setting of John Dalton House.
- Minor potential for impact on the setting and therefore significance of the asset.
- **Will therefore be further analysed and assessed.**

b. Sawyers Arms Public House, 138 Deansgate

- Grade II listed.
- Late nineteenth century public house. Irregular plan with rounded corner to John Dalton Street. Stucco on brick with faience.
- Visible in a number of views along Deansgate south and north and John Dalton Street west and Bridge Street east towards John Dalton House.

- Urban setting with relationship to the setting of John Dalton House.
- Potential for impact on the setting and therefore significance of the asset.
- ***Will therefore be further individually analysed and assessed.***

c. Masonic Temple, Bridge Street

- Grade II listed.
- 1929 Masonic Temple by Thomas Worthington and son. Large rectangular plan with slightly projecting wings, in Portland stone. Three storeys in stripped classical style.



Figure 14. Photo of the Masonic Temple (currently under scaffolding) from the west looking towards John Dalton House, which is not visible.

Not visible in any views along with John Dalton House as highlighted by



- Figure 14.
- Urban setting with no relationship to the setting of John Dalton House.
- No potential for impact on the setting and therefore significance of the asset.
- ***Will therefore not be further individually analysed or assessed.***

d. Part of Kendal Milnes Shop

- Grade II listed.
- 1939 department store by J.S. Beaumont. Large rectangular plan on island site of 6 storeys. Steel frame with cladding of Portland stone and glass in a modernist style.



Figure 15. Part of Kendal Milnes Shop on the right looking south along Deansgate. John Dalton House is not visible when viewing the asset as a whole.

- John Dalton House is barely visible when viewing asset along Deasngate south towards John Dalton House, and is not visible with the asset in any other views along Deansgate, Bridge Street or John Dalton House. Even with the proposed two storey extension it will continue to be imperceptible in relation to the asset. As highlighted by Figure 15.
- Massive structure dominating the street with an intangible urban setting, with little significant change since constructed. No relationship to John Dalton House.
- Due to limited visibility and dominance of the asset on the streetscape there is minimal scope for impact on the setting of the asset and therefore its significance (of which the setting contributes little).
- ***Will therefore not be further individually analysed or assessed.***

e. no name for this entry (1-5 South King Street / 4-14 King Street / 95-103 Deansgate)

- Grade II listed.
- 1870-80 commercial block with chambers over shops. Later altered. Large trapezifrom plan on island site in with sandstone ashlar facades. Four storeys in muted eclectic style with some Gothic features.
- Visible in a number of views along Deansgate south and north and John Dalton Street west and Bridge Street east towards John Dalton House. As well as views along Ridgfield Street south towards John Dalton House.
- Urban setting with a relationship to the setting of John Dalton House.
- Potential for impact on the setting and therefore significance of the asset.
- ***Will therefore be further individually analysed and assessed.***

f. no name for this entry (105-113 Deansgate / 5-15 John Dalton Street)

- Grade II listed.
- 1876 commercial building with offices over shops and bank by Pennington and Bridgen. Later altered. Large trapeziform on island site in sandstone ashlar. Four storeys in Gothic style.
- Visible in a number of views along Deansgate south and north towards John Dalton House. As well as views along Ridgefield Street north and south towards John Dalton House.
- Urban setting with a relationship to the setting of John Dalton House.
- Potential for impact on the setting and therefore significance of the asset.
- ***Will therefore be further individually analysed and assessed.***

g. Anglia House

- Grade II listed.
- 1906 insurance office by Charles Heathcote. Narrow rectangular plan on end-of-block site. Brown polished granite to ground floor, red sandstone ashlar above. Three storeys and attic in a free Baroque style.



Figure 16. Anglia House in the right foreground looking west along John Dalton Street towards John Dalton House. John Dalton House is not visible.

- Not visible in views looking towards John Dalton House along Deangate as demonstrated in Figure 16 and this will not alter with the two storey extension due to the positioning of the two buildings.
- Urban setting relating to east and north with no relationship to the setting of John Dalton House.
- No potential for impact on the setting and therefore significance of the asset.
- ***Will therefore not be further individually analysed and assessed.***

h. Abbey National Building

- Grade: II
- c.1900 bank or office by Percy Worthington. Narrow, slightly tapered plan on end-of-block site with narrow semicircular front. Portland stone. Four storeys in Classical style.



Figure 17. Abbey National Building in the foreground on the left looking west along John Dalton Street towards John Dalton House. John Dalton House is not visible.

- Imperceptibly visible in views looking towards John Dalton House along Deangate as demonstrated in Figure 17 and this will not alter with the two storey extension due to the positioning of the two buildings.
- Urban setting relating to east and north with no relationship to the setting of John Dalton House.
- No potential for impact on the setting and therefore significance of the asset.
- ***Will therefore not be further individually analysed and assessed.***

i. Roman Catholic Church of St Mary

- Grade II listed
- 1848 Roman Catholic Church by Weightman and Hadfield. Red brick with sandstone dressings in debased Romanesque style.

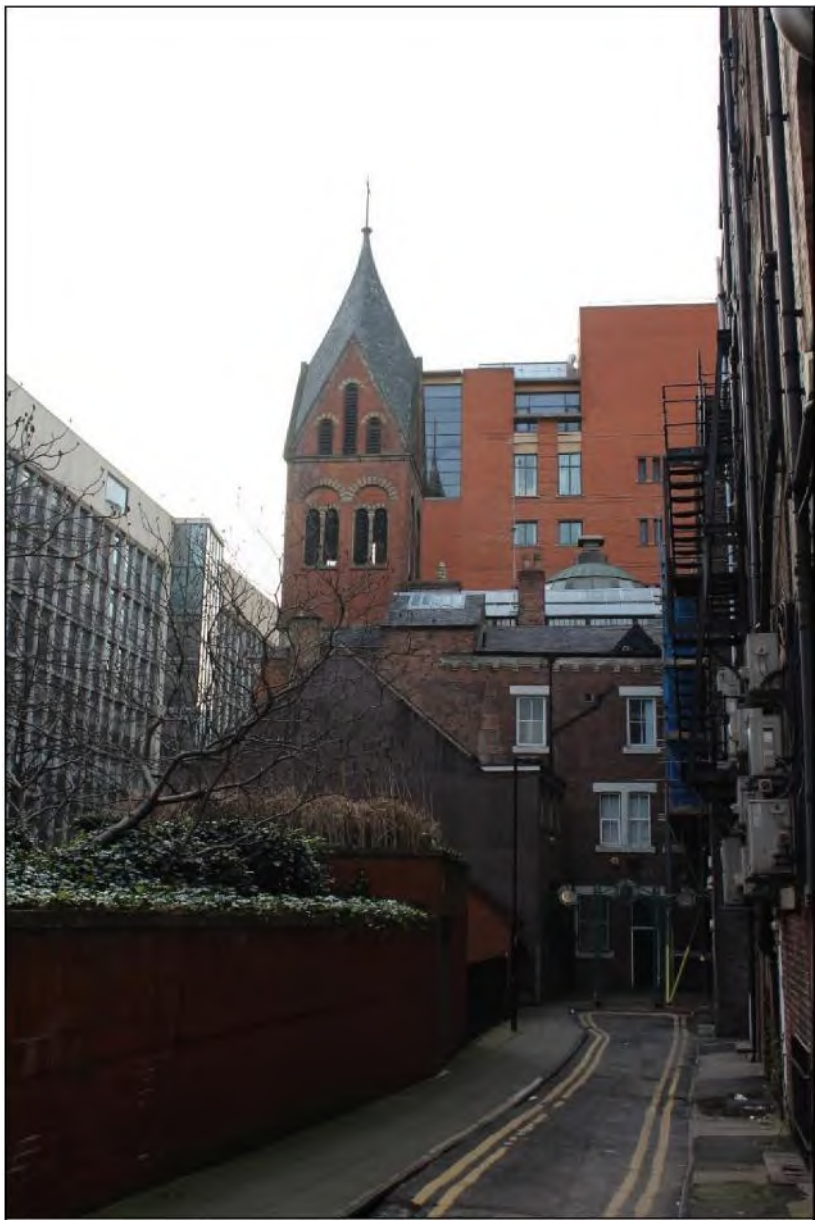


Figure 18. Roman Catholic Church of Mary looking west along Tasle Alley towards John Dalton House. John Dalton House is not visible.

- Not visible in any views along with John Dalton House as highlighted by Figure 18. John Dalton House will continue to not be visible with its two storey extension due to the massing of buildings surrounding the Church.
- Urban setting with no relationship to the setting of John Dalton House.
- No potential for impact on the setting and therefore significance of the asset.
- ***Will therefore not be further individually analysed or assessed.***

The next step is to undertake more detailed analysis of the significance of the identified included assets, specifically the contribution setting makes to that significance. This is done in Sections 4 and 6 of this report. The final step is to assess the impact the development has on the setting and ultimately the significance of the asset, and balance any perceived harm against the public benefits.

4 Historical Development

4.1 Introduction

In order to understand the significance of the heritage assets and historic character of the area of analysis it is first important to understand the historical development of the area. This section will therefore provide a narrative of the area's development, identifying the factors driving and constraining change and explaining the varied form of the area. It will allow distinctive character and features to be identified and thereby the significance of the assets and place to be understood.

4.2 Historical Background

The first major settlement of what is now Manchester city centre was by the Romans in AD 79. They established a fort at Castlefield, the remains of which is situated not far from the development site, to the west. By the thirteenth century the Grelley family had established a manor house north of the Roman fort, and likely also a castle, which is recorded in 1184. The medieval town then grew up around the manor house, although northing earlier than the fifteenth century survives. The parish church (made a cathedral in 1847) was made collegiate in 1421 and was almost completely rebuilt thereafter. The priest's college with its great hall, (now Chetham's School and Library) was erected on the site of the Grelley manor house and it the best and most intact example of its type in the country.

By the end of the sixteenth century Manchester was notable as a centre for the cloth trade and at the end of the seventeenth century it was firmly established at the centre of a network of south Lancashire towns that specialised in the production of cloth containing cotton. Manchester came under siege during the Civil War in 1642 and along with a serious outbreak of the bubonic plague in 1645, caused trade to come to a standstill. However recovery came quickly as merchants resumed their activities and inward migration renewed the population.

The establishment of the church of St Ann in 1709 and laying out of St Ann's Square in 1720 to the south of the old town centre was the first major planned development outside the medieval town. The church, along with two greatly altered houses on King St, are all that remains of this period of development.

Increase in trade was accompanied by better communications. The roads to Stockport, Oldham and Ashton-under-Lyne were all turnpikes by the early 1730s and links to Liverpool and the west were improved when the Irwell and Mersey navigation was completed in 1736. By the second half of the eighteenth century Manchester had become a first rank provincial town. Trade was burgeoning, centred on the cotton industry, although production was mainly in domestic workshops.

Towards the end of the eighteenth century the town experienced rapid expansion facilitated by sales of large parcels of land in and around the centre in response to increasing demand and soaring land values. With the exception of Ancoats the sales were mainly for residential development.

By the end of eighteenth century as urban and industrial expansion gathered pace, the scene was set for Manchester to become the first industrial economy and society in the world. The first cotton mill has been built for Richard Arkwright on Miller Street in 1780-3, and the first to be powered by a rotary steam engine was erected for Peter Drinkwater on Auburn Street in 1789. The boom followed with the number of cotton-spinning firms doubling from 51 in 1799 to 111 in 1802. The country's first canal (1759-65), built by the Third Duke of Bridgewater with its terminus at Castlefield significantly assisted the growth of trade. The Bury-Bolton, Manchester-Ashton-Oldham and Manchester-Rochdale canals followed between 1790 and 1806. Railways soon followed, with another first, the terminus of the world's first passenger railway, the Liverpool and Manchester, with the original station and warehouse of 1830 surviving on Liverpool Street.

The rapid experimentation and development of technology led to the city becoming a world centre of engineering by the end of the nineteenth century, notably in fireproof construction and iron framing. The powerful visual effect of the mills, noticed by so many early nineteenth century visitors, was due partly to their unusual height, likely a consequence of high land values, and also because the buildings could be sited right next to one another, since steam power freed them from the need to harness a head of water. Proximity bought economic advantages in shared infrastructure and access to a pool of labour.
Unprecedented levels of poverty, deprivation and squalor accompanied this rapid growth, with infamous slums developing in Angel Meadow, Lower Deansgate, Ancoats and Shudehill. The area between the River Medlock and railway, to the north east of the site was known as Little Ireland, a notorious slum described by Kay, Engels and others.

The public buildings, clubs and institutions of the early nineteenth century illustrate the ambitions of the town's middle classes. Notable survivals from this period include Thomas Harrison's Portico Library (1802-6) on Mosley Street and Charles Barry's Royal Manchester Institution (1824-35), also on Mosley Street (now the City Art Gallery). Within the Study Area there are two important municipal buildings by the local architect, Richard Lane, the surviving façade of Chorlton-on-Medlock Town Hall and Dispensary (Grade II listed).

By the Victorian era Manchester was an urban and industrial colossus, with industries such as iron-founding, engineering, bleaching and dying, as well as cotton spinning. Commerce and trade, however, were already more important than manufacturing; the Exchange, which was extended in 1847, had to be rebuilt in 1869-74. The system of local government however lagged behind and it wasn't until 1838 that a municipal corporation was secured, which provided for the creation of new boroughs with elected councils. The manorial rights were bought by the Corporation ten years later, and in 1853 Manchester became administratively a city.

Trade more than industry shaped the centre of the Victorian city. The centre was largely rebuilt from the 1820s onwards in response to the demand for commercial premises, including shops and banks, as middle-class emigration to the suburbs speeded up. The advantages of having a warehouse near the Exchange was another trigger for redevelopment and the palazzo style quickly came to dominate Manchester's most archetypal Victorian building. The other notably style of Manchester is Ruskinian Gothic, with Alfred Waterhouse's town hall (1867-77) being the most celebrated example. The area around the Town Hall is also particularly notable for the extensive range of public statuary.

The 1870s and 1880s saw the rebuilding of several city streets, with the next generation of warehouses along Princess Street and Portland Street, and new shops and offices along Deansgate.

The legacy of the city's thriving cultural and intellectual life includes the Hallé Orchestra, the Manchester Guardian and the Victoria University of Manchester, the first redbrick university (starting as Owens College in 1851).

The Manchester Ship Canal, opened in 1894 and made Manchester a post of international stature, helping to diversify the economic base of the region. Importantly it cushioned the city from the worst effects of the interwar recession. Its success is reflected in the proliferation of commercial buildings of the early twentieth century, with the Lloyds Packing Warehouses on Whitworth Street by Harry S. Fairhurst, being a distinctive example.

The significance of Manchester as the financial centre of the North is reflected in high commercial buildings such as the Refuge Assurance Offices (now the Palace Hotel, Grade II* listed and within the Study Area) on Oxford Street, built in stages between 1891 and 1912 by Alfred Waterhouse and Paul Waterhouse.

Increased prosperity encouraged retail, leisure and entertainment ventures. There is a prominent concentration on the Oxford Street – Peter Street – Quay Street axis, which was established as the theatre and entertainment quarter in the early nineteenth century.

The Central Library and town hall extension by Vincent Harris were erected 1930-8 by the Corporation. The library remains ones of the finest public libraries in the country and has recently undergone a large scale refurbishment. Classicism experienced a boom in the interwar years, in large, mainly Portland stone, office blocks.

The suburbs greatly expanded at this time, with more than 27,000 council houses erected between 1924 and 1938, but council rents were still out of reach of the poorest. Housing conditions were still appalling in the older inner suburbs of

Ancoats, Chorlton-on-Medlock, Hulme and Angel Meadow. A limited programme of slum clearance was undertaken, however in 1945 it was estimated that 68,000 houses were unfit for human habitation.

The end of World War II bought a period of decline in manufacturing and the city's economic status. The cotton industry had collapsed by the 1950s and the most dramatic period of industrial decline began in the later 1960s. Housing remained a problem and the City responded with high-rise and deck access solutions in the 1960s and 70s, which, along with widespread unemployment, exacerbated social problems. The Hulme Crescents are the most notable and notorious

example of this, and have now been replaced by more successful regeneration scheme of lower density and height, in a more traditional urban grain, with amenity facilities carefully planned.

In the centre the emphasis was at first on rebuilding war-damaged and run-down area. New building was not, generally, a success with buildings lacking any real quality or failing to interact with the street. However there are some successful examples, including the Co-operative Insurance Society Tower and New Century House (for the Co-operative Wholesale Society) on Miller Street by G.S Hay and Sir John Burnet, Tait and Partners 1959 to 1963. Pall Mall court by Brett and Pollen, 1969, on King St, is another successful example.

The later part of the twentieth century in Manchester is notable for the beginning of regeneration, with exemplary conservation schemes and effective re-use of historic buildings, including the opening of the G-Mex Exhibition Centre in 1986 in the old Central Station and renewal of the Castlefield area from the 1980s. The terrorist bomb, which exploded near the southern end of Corporation Street in 1996, saw a period of transformation of some of the more unsuccessful architecture of the post-war era, with Exchange Square, Cathedrals Gardens and Urbis standing out. The Commonwealth Games in 2002 stimulated further redevelopment in the city, particularly in the hotel sector. More recently development has been dominated by new build residential flats on the edge of city and conversions of historic buildings with the Northern Quarter and Ancoats exemplifying the best of this most recent period.

(Hartwell, Clare, *Manchester Pevsner Architectural Guides*, Yale University Press, London)

4.3 Development of the Area

The site and immediate area contains several phases of buildings, street patterns and uses from the last eighteenth century to the late twentieth century.



Figure 19. Tinker 'A Plan of Manchester and Salford in the County Palatine of Lancaster, 1772 (Manchester Historical Maps, scan by Dr Martin Dodge) (Approximate site in red)

The 1772 map shoes the principal street pattern that still exists today. Brazenose Street is labelled as Hulme Street, Dole Field is along the line of Bridge Street. King Street, Back King Street and Deansgate are also all clearly visible. ‘c’ is St Ann’s Church, established in 1709, with St Ann’s Square set out in 1720. This was the first planned area outside of the

medieval town. There was a rapid expansion of Manchester in the eighteenth century, facilitated by sales of large parcels of land in and around the centre. The Tinker Plan clearly shows that plots of land along Deansgate and to the east are being developed to the street edges, including on the John Dalton House site.



Figure 20. OS Town Plan: Manchester (Inc Salford), Lancashire and Furness, 1850-1851, 1:1,056 (Approximate site in red)

I**ntensive development has occurred by 1850 befitting of Manchester's status as an industrial powerhouse. The street** pattern recognised today is largely established. There are a mixture of uses jostling for space, including small scale residential, manufacturing, the Shambles (a meat market), public houses **(including the Sawyer's Arms Public House,** recently constructed) and offices. The site is quite densely developed, likely with residential properties.



Figure 21. **Goad's** Insurance Plan of the City of Manchester Vol. I: sheet 15, 1886 1:1480 (British Library) (Approximate site in red)

The Goad's Insurance Plan of 1886 gives a stronger indication of the uses on the site, which are mainly offices, and surrounding uses, which includes residential, warehouses, small businesses, department stores and public houses. Notably the site **which is to house John Ryland's Library** has been cleared, making ready for development, which was to commence in 1890. **Queen's Buildings on the corner** of John Dalton Street and Deansgate has now been constructed (1876) for office use.



Figure 22. OS County Series: Lancashire and Furness, 1908, 1:2,500 (Approximate site in red)

The area is still densely developed in 1908, including the site. John Ryland's Library constructed 1890-9 is clearly visible. Also notable is the introduction of the tram system. Deansgate was one of the first areas of the city to have the tramway installed. Lines were laid from c. 1901 to connect directly with Salford. The trams were operated by Manchester Corporation Tramway and were soon a common sight across Manchester reflecting its continued economic and population growth.

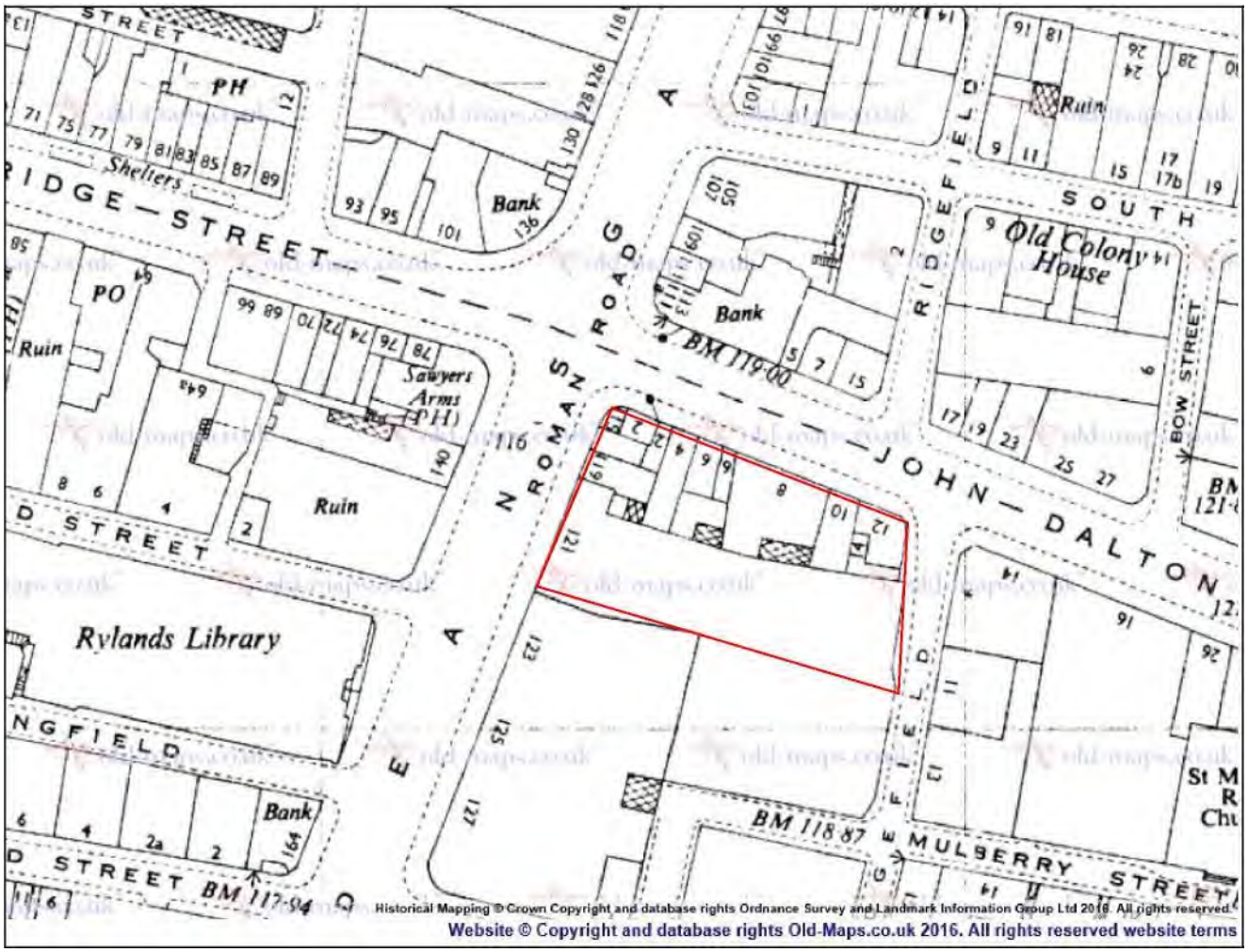


Figure 23. OS Plan 1948-1949, 1:1,250 (Approximate site in red)

Little new development occurred in the area in the early twentieth century, however the impact of the Second World War is evident with shelters marked on Bridge Street and a 'Ruin' opposite the site. The areas is a mix of small grain former residential properties, large warehouses and office buildings. Mulberry Street has also been closed up following the extension of Finnigans's Store on the site.



Figure 24. Deansgate, John Dalton Street to Brazennose Street, 1956.

Showing Finnigans warehouse, which was on the site immediately south. The site of John Dalton House (not yet constructed, indicated by red line) can be seen to be the site of a three storey c. 5 bay building with attic. The tram wires are also evident in this photo.



Figure 25. John Dalton Street, looking to Deangate, 1956.

This photo indicates the historic urban grain and architecture of the area with small scale former residential properties, mixed with larger warehouses, ranging from 2 to 5 storeys. The post-war era architecture is however already evident, with the eighteen storey Albert Bridge House in the background. This was built 1958-9 as tax offices, designed by E.H. Banks.

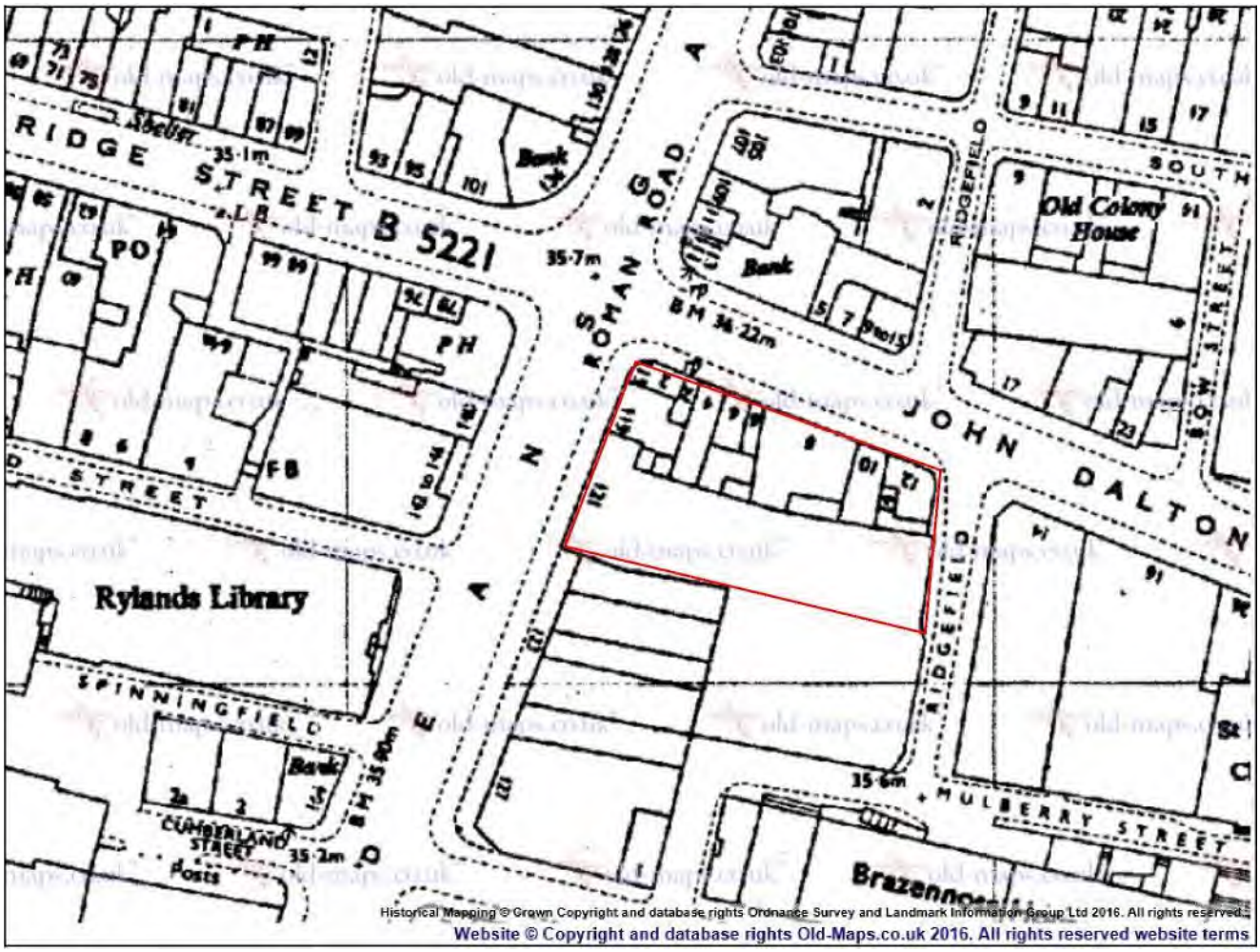


Figure 26. OS Plan, 1971, 1:2,500 (Approximate site in red)

The area is just beginning to see new development. The purpose built Brazennose House was constructed in 1964. Over the next twenty years 125 Deansgate would be developed on the site to the west of Brazennose House and John Dalton House would be constructed c.1972 on the corner of John Dalton Street and Deansgate.



Figure 27. John Dalton Street south side, showing John Dalton House, 1973. (Manchester Libraries, Information and Archives).

John Dalton House is not present on the 1971 map, but photos are present in the Greater Manchester Archives, likely from when it was first opened, indicating a construction date of c. 1972. The set back from the historic building line is clearly **evident, with a nod to a landscaping scheme along John Dalton Street, and the Sawyer's Arms Public House clearly visible** in the background.



Figure 28. Ridgefield Street between Mulberry Street and John Dalton Street, showing the rear of John Dalton House, 1973. (Manchester Libraries, Information and Archives)



Figure 29. 2016 Plan (Approximate site in red)

The 2016 plan shows the development of 125 Deansgate, Centurion House, St James House and John Dalton House, all late twentieth century additions to the city. In addition other large plots have been redeveloped, including the site on the corner of Bridge Street and sites to the east of John Dalton. The historic urban grain of this area, particularly at the crossroads has been eroded. Particularly noticeable is the set back of John Dalton House from the historic building line.

5 Characterisation Appraisal

5.1 Introduction

This section of the report describes the character of the area of analysis and appraises the area's capacity for change by taking in account factors regarding character and distinctiveness.



Figure 30. Map showing the area of analysis (red dashed line) and listed buildings within this area (blue).

The characterisation appraisal is in line with Historic England guidance (*Understanding Place: Historic Area Assessments Principles and Practice* and *Advice Note 1: Conservation Area Designation, Appraisal and Management*). The appraisal is set out as follows:

- Key heritage assets within the area.
- The architectural and historic qualities of the buildings and prevalent building materials.
- The character and interrelationship of spaces, including street and road patterns.
- Contribution made to the character of the area by open space and greenery.
- Relationships of different uses.
- Skyline, views and vistas.
- The extent of intrusion of damage (negative factors) and the existence of any neutral areas.

5.2 Key heritage assets

The key heritage assets in the area are:

a. John Rylands Library and Attached Railings, Gates and Lamp Standards

- Grade I listed.
- 1890-99 library by Basil Champneys, for Enriqueta Augustina Rylands in memory of her husband; with back extension 1912, also by Champneys. In a decorated Gothic style with Arts and Crafts accent.

b. Sawyers Arms Public House, 138 Deansgate

- Grade II listed.
- Late nineteenth century public house. Irregular plan with rounded corner to John Dalton Street. Stucco on brick with faience.

c. no name for this entry (1-5 South King Street / 4-14 King Street / 95-103 Deansgate)

- Grade II listed.
- 1870-80 commercial block with chambers over shops. Later altered. Large trapezifrom plan on island site in with sandstone ashlar facades. Four storeys in muted eclectic style with some Gothic features.

d. no name for this entry (105-113 Deansgate / 5-15 John Dalton Street)

Grade II listed.

1876 commercial building with offices over shops and bank by Pennington and Bridgen. Later altered. Large trapeziform on island site in sandstone ashlar. Four storeys in Gothic style.

5.3 Architectural and historic qualities and prevalent materials

Walls of buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and some faience as seen on the Grade II Listed Sawyers Arms Public House. Some of the stone buildings are intricately carved with fine sculptural detail, for example at the corner of John Dalton Street and Deansgate, and not least of which the Grade I Listed John Rylands Library.

The Library was commissioned by Enriqueta Rylands (1843-1908) as a memorial to her husband John (1901-80), a Non-conformist philanthropist and a very successful textile manufacturer. It was intended to house his collection of theological books and provide a free library, but after his death Mrs Rylands added two major private collections, creating a lending scholarly library. In 1890 she appointed Basil Champneys and little expense was spared on the building during its nine year construction period. The site she selected for the library was insalubrious but highlight appropriate for moral

improvement. Constructed in red standstone, Champneys gave the building some of the character of a religious foundation, drawing heavily on Gothic precedent. The front on Deansgate is most impressive, giving the impression of a gatehouse of three bays with an imposing structure of towers, battlements and octagonal corner turrets. The interior is equally, if not more impressive with abundance of rich stone carvings.

The area does contain several examples of lower quality mid to late twentieth century office buildings, which general degrade the historic urban grain. These buildings include:

- 125 Deansgate
- John Dalton House
- Halifax House
- St James House

Notable is the mid-twentieth century, 144 Deansgate, in Portland Stone, built on a bomb site. The lower storey has suffered from later, unsympathetic refurbishment, but the upper four storeys have a strong modernist rhythm with the addition of ribbed ionic pilasters.

Pavements have been replaced over the years with either tamarcadam or concrete flags. Few original stone kerbs remain, most having been replaced by concrete. Street lighting is provided by modern fittings.

Architecturally and historically the area is an example of the growth and development of Manchester from the early nineteenth century to present day.

5.4 Relationship of spaces and street patterns

Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings; the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate likely emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street. During the seventeenth century Deansgate was marked as 'Road to Alport Lodge' and during this period Densgate was largely an areas of open fields and pasture, with a small hamlet of timber-framed buildings making up 'Alport Town'.

Deansgate has therefore been a key feature of the urban grain of Manchester from the first period of intensive settlement. It is an orientating road in Manchester and is particularly distinctive for being very long and straight. However the built from along it does not always follow the same line, with a variety of buildings set back. In the character area John Dalton House is noticeable for being setback, and just outside the study area, Centurion House and the 'Armani Building'. The space in front of John Dalton House is particularly unsatisfactory as it is cluttered with street furniture, including bollards, street lighting, telephone boxes, a bus stop, signage, an advertisement board and litter bins. Much of this street furniture was not present when the building was constructed (Figure 27). The rest of the street pattern in the area retains an historic grid, with Bridge Street, John Dalton Street, Ridgefield and South King Street all following original street lines.

Generally the streets in the areas are totally built up, presenting a complete street-wall frontage. At the cross-roads all the buildings turn the corner or 'hold' with some form of architectural emphasis. Bridge Street is a particularly well preserved example of a Victorian and Edwardian shopping street.

5.5 Open space and greenery

The only greenery in the area is trees, which are dotted along John Dalton Street and Bridge Street. Although providing greenery in the summer they are slightly at odds with the historic urban grain and just tend to clutter already busy street. There is little room for appreciating the greenery they provide.

There are three key areas of open space in the area. Spinningfields Square is a modern square, part of the recent Spinninfields development. It is of high quality stone, with seating and provides a breathing space between John Rylands Library and the modern glass constructs of Spinningfields. It is also an active and functioning open space, hosting regular events.

The other two areas are not as successful. The area to the rear of John Dalton House is effectively a 'no go' area with a large bedding plant breaking up the space both in terms of desire lines and functionality. There are no active frontages on two of the sides and no real reason to enter the space. The final open space is in front of John Dalton House on John Dalton Street and Deansgate. Beyond the external seating areas for the existing ground floor retail tenants, the streets are cluttered with street furniture that lacks a consistent approach and therefore can be considered underutilised as an area of public realm; a lost opportunity given its extensive width.

5.6 Uses

The uses in the area are predominantly office with food, drink and retail offers at ground floor. Historically the area has developed from one of residential mixed with light industrial to retail and office.

5.7 Skyline and vistas

Roofs of the buildings are generally clad in slate which is usually blue-grey but occasionally green. The skylines of some buildings are elaborately decorate by heavy stone cornices and balustrades. Building heights vary from the eight storey John Dalton House to three storey Sawyers Arms.

5.8 Negative and neutral areas

Given the crossroads is where four key Conservation Areas and distinct character areas meet, it is rather lacking in character. The two listed buildings, Sawyers Arms Public House and that on the corner of John Dalton Street and Deansgate have their own individual character and do animate the corners, however they do not really share a language with one another. The two modern additions, Halifax House and John Dalton House also do not relate to each other and do nothing to create a sense of place at this key crossroad, both being quite bland constructs. Halifax House in particular unsatisfactory as it does not provide a strong corner emphasis. The two modern buildings are clearly areas of opportunity to add more distinction to the corner and enhance the Conservation Areas in which they sit.

The large amount of the street clutter, as previously highlighted, is also a negative feature of the area, detracting from the heritage assets and making some areas quite difficult to navigate.

The area to the rear of John Dalton House is also an opportunity area. It is a neutral unused space, which does little to enhance the urban experience in this area.

6 Assessment of Significance

6.1 Listed Buildings

6.1.1 John Rylands Library and Attached Railings, Gates and Lamp Standards, Grade I

Summary of List Description

Library by Basil Champneys, for Enriqueta Augustina Rylands in memory of her husband; with back extension 1912, also by Champneys. Red sandstone in a decorated Gothic style with Arts and Crafts accent. Rectangular plan at right-angles to street, plus back extensions. Two unequal storeys with the appearance of 3 storeys, designed like a church raised on crypt, the façade composed of a 2-storey 3 bay centre, like a gatehouse, flanked by square 2-storey 2-bay wings, with an embattled parapet to the whole and large octagonal lantern over the wings; and set back behind these, the east window of the reading hall flanked by square towers.

Very high architectural and historic significance.

Significance of setting

The John Rylands Library is experience at street level from short-range views moving north and south along Deansgate. Sitting at the back of pavement line, the expressive architectural form has been further revealed recently due to the re-landscaping and carefully sited development to its south, Spinningfields Square, which has opened up views south along Deansgate. This is a high quality environment which has extended the setting of the Grade I listed building, allowing the heritage values of the building to be better revealed and appreciated.

Experienced from Deansgate the building is appreciated and understood within its urban setting, within a busy, active streetscape. The significance of the setting of the building is therefore in being able to appreciate the expressive architectural form of the building within the existing streetscape.

In contrast to this, the building is also experienced from a more intimate environment when moving west along Brazennose Street. Depending on seasonal foliage coverage of the trees along this street, the building is framed by the existing office blocks at the end of the street and glimpsed momentarily.

Overall the setting contributes moderately to the significance of the asset. It was always intended to front he busy thoroughfare of Deansgate and it continues to do so. The new Spinningfields Square enhances the architectural significance of the asset.

6.1.2 Sawyers Arms Public House, 138 Deansgate, Grade II

Summary of List Description

Late nineteenth century public house. Irregular plan with rounded corner to John Dalton Street. Stucco on brick with faience. Eclectic style with some classical features.

Moderate architectural and historic significance.

Significance of setting

The significance of the Sawyers Arms' setting is as part of the enclosed streetscapes to Deansgate and Bridge Street. Commanding a prominent corner position, its eclectic architectural form and use of glazed tiles means it is understood and appreciated as a historic public house.

Overall the setting contributes moderately to the architectural significance of the building. It was originally constructed to be a prominent corner building attracting customers and it still retains that status, due to its location.

6.1.3 1-5 South King Street / 4-14 King Street / 95-103 Deansgate, Grade II

Summary of List Description

1870-80 commercial block with chambers over shops. Later altered. Large trapezifrom plan on island site. Sandstone ashlar facades and brick rear. Muted eclectic style with some Gothic features. Four storeys, 5 bays, symmetrical, with cornice over ground floor, sill-bands to the upper floors, modillioned cornice; C20 shops at ground floor; coupled windows on all upper floors, round-headed, segmental-headed and shouldered on successive levels, all with hoodmoulds except at top floor. Centre accented with differing fenestration: at 1st floor, a 2-light window in a round-headed arch with shafts, keystone and prominent cornice on brackets; shafts with carved capitals to those at 2nd floor; and a 3-light window at 3rd floor; and a tall pedimented dormer above, with round-headed 2-light window. North return has alternate bays slightly projected, with round-headed 2-light windows at 1st floor but otherwise similar fenestration.

Moderate architectural and historic significance.

Significance of setting

Originally constructed for an island site, with principal facades fronting Deansgate and King Street. The setting has therefore dictated the architectural form of the building and this has little changed, in the sense that it is still a busy urban, commercial environment. The current setting allows the key architectural areas of interest to be appreciated.

Overall the setting makes a low contribution to the architectural significance of the asset.

6.1.4 105-113 Deansgate / 5-15 John Dalton Street, Grade II

Summary of List Description

Also known as Queen's Buildings. 1876 commercial building with offices over shops and bank by Pennington and Bridgen. Sandstone ashlar, slate roof. Large trapeziform plan on island site, with canted corners. Gothic style. Four storeys over cellars, 5 bays to Deansgate (plus the corners), symmetrical; with polygonal piers, string courses and sill-bands (the topmost with grotesques projected from the piers), the corners and alternate bays with shallow canted oriels to the 1st and 2nd floors and gables above. C20 shop-fronts at ground floor, and at the right-hand corner a canted 3-bay open arcade of moulded 2-centred arches (the centre larger) carried on 2 columns of polished granite with carved caps, various forms of enrichment including honeycombed spandrels and parapet with quatrefoils; mullioned and transomed windows on all floors (except the outer bays which have single-light windows), all with leaded glazing in arched upper lights; embattled parapet to corner oriel; steeply-pitched gables with quatrefoils and finials. Seven-bay return side to John Dalton Street in similar style but assymmetrical, lacking the gables, and with the former bank front of 3 large mullioned windows and an arched doorway at ground floor.

Moderate architectural and historic significance.

Significance of setting

Originally constructed for an island site, with principal facades fronting Deansgate and John Dalton Street. The setting has therefore dictated the architectural form of the building, particularly in being a corner building at a key crossroads on Deansgate. The setting has little changed, in the sense that it is still a busy urban, commercial environment. The current setting allows the key architectural areas of interest to be appreciated. The modern additions of John Dalton House and Halifax House at the crossroads have somewhat detracted from the architectural and historic setting of the asset.

Overall the setting makes a moderate contribution to the architectural significance of the asset.

6.2 Conservation Areas

6.2.1 Albert Square Conservation Area

The Albert Square has been designated due to the high architectural, historic and social values of the civic centre of the city. The Grade I listed Town Hall is the focus of the Conservation Areas and the setting of this internationally important building has largely informed the street layout and nature of development surrounding it.

The large, open public realm of Albert Square helps to link surrounding streets with prominent Victorian and Edwardian buildings fronting the main thoroughfares. The character of Albert Square is predominantly Victorian and Gothic in style, echoing the Town Hall., The western side of the square, leading further westwards to Deansgate, comprises of largely early dark-brick 1980s office buildings, with small shop units behind areas of brick colonnades. The space, including Lincoln Square at its centre, does not have any historical context except for two small late nineteenth century buildings which were incorporated in to the scheme. This late twentieth century pedestrianised space, along with the Victorian Albert Square creates a strong and pedestrian-friendly link from the Town Hall to Deansgate and Spinningfields beyond.

The large open space of St Peter's Square is interconnected with Albert Square via Lloyd Street located between Manchester Town Hall and Town Hall Extension. A similar connection is made between St Peters Square and Mount Street in the form of the curved Library Walk.

Brazennose Street and Lincoln Square are spaces within the Conservation Area where there is a high level of loss of historic fabric.

Special Interest

Architectural

- High architectural interested resulting from the high quality designs, craftsmanship and past uses of Manchester Town Hall and Albert Square.
- A vibrant mix of mainly commercial buildings dating from the Victorian, Edwardian and later twentieth century.
- The Conservation Area focuses around Manchester Town Hall and Albert Square, a landmark building of impressive proportion and presence.
- A wealth of mid to later Victorian commercial buildings is a dominant feature of the streetscape, skyline and views and vistas throughout the Conservation Area.
- High level of craftsmanship in stone carving, joinery, design and execution.
- Dramatic and exciting roofscapes and skylines featuring towers, turrets and tall chimneys.
- Different heights and masses of different building eras.

Historic

- Strong direct link to Victorian architect Alfred Waterhouse. Manchester Town Hall is considered to be Waterhouse's finest work.
- Albert Square and the Town Hall reflect and embody the confidence and power of Manchester's strength in the international cotton trade during the nineteenth century.
- Historically Albert Square is considered to be the centre of Manchester.
- Strong connections to past political movements and politicians / statesmen.

6.2.2 Deansgate / Peter Street Conservation Area

The focus of the Conservation Area is the busy intersection of Peter Street, Quay Street and Deansgate. These streets make up a large portion of Manchester City Centre's commercial district which was capitalised during the late-Victorian and Edwardian periods which the construction of many large, tall, highly decorative office buildings. Some smaller Victorian and Edwardian buildings along Deansgate occupy older building plots.

Bridge Street, in particular, is a well preserved example of a Victorian and Edwardian shopping street primarily of small grain late nineteenth century red-brick buildings. The completeness of the street wall with individual buildings of architectural quality, especially along Deansgate is a prominent feature. Deansgate is a good example of a multi-phase

streetscape, with individually elaborate buildings sitting harmoniously along the street. The choice of building materials and its side streets is noticeably varied. Each building has differing roofscapes, architectural detailing and building materials illustrating the different former building uses and owners. Materials range from red-brick, red terracotta and red sandstone, to glazed buff terracotta, Portland stone and limestone. Building heights vary from fourteen storey office developments to three storey shops.

The character of the Deansgate / Peter Street area is historically one of commercial development, which today continues with the development of Spinningfields. Deansgate represents the centre for shopping in Manchester and this historical use has influenced surrounding building types, which contain larger Victorian and early twentieth century department stores along with smaller businesses.

The long, straight and broad nature of Deansgate has resulted in subsequent roads being joined to it containing medium – rise and high-rise buildings upon large footprints. The principal streets comprise of largely enclosed complete street frontages, although some late twentieth century development have staggered building lines.

Deansgate forms the intersection of the pedestrian spaces and urban realms in, and immediately outside of the Conservation Area. Spinningfields has strong links to Deansgate, drawing people in to its public spaces, whereas the connection of spaces from Great Northern Square through to Barbirolli Square is largely unsuccessful.

Special Interest

Architectural

- Diverse mix of individual building styles, heights and materials mainly from the late nineteenth and twentieth centuries, which create interesting aesthetic juxtapositions.
- The removal of former Great Northern Warehouse structures fronting Peter Street allowed for the creation of Great Northern Square, opening out the corner of Deansgate and Peter Street and providing a new public realm.

Historic

- Deansgate is the site of the ‘Siege of Manchester’ during the English Civil War in 1642, where cannons were fired along Alport Lane.
- The western side of Deansgate is strongly associated with the Roman occupation of Manchester.
- The southern end of Deansgate is the site of the early hamlet of Alport Town, which predates Manchester.
- The Free Trade Hall was originally home of the internationally acclaimed Halle Orchestra during the 1860s, and whose home since 1996 has been the Bridgewater Hall.
- Deansgate is a long and straight road of Roman origin, which became a major road and area of trading during the nineteenth century and a draw fro may leading companies and organisations to build their flagship stores.

6.2.3 Parsonage Gardens Conservation Area

The Parasonage Gardens Conservation Area is centered on Parsonage Gardens, which is bordered by large, impressive buildings, mainly in orange-red brick, including Arkwright House, Kendal Milne’s department store and Hayward’s Buildings. These are all large, listed, commercial buildings dating from late nineteenth to early twentieth century and emblematic of the growth this part of the city witnessed. The Conservation Area extends as far south to Bridge Street, which is one of the best preserved streets in Manchester of Victorian and Edwardian shops. The Conservation Area also embraces a length of river frontage to the Irwell and includes part of the bridge on Blackfriars Street, half of which is in Salford. This heavy stone bridge was built c.1820 to replaces a light timber footbridge of 1761.

The first recorded reference to the plot of land now known as Parsonage Gardens was in 1066 when, after the Norman Conquest, William granted tenancies to Albert Greslet, then Baron of Mamecestre. Along with the manor house this land was transferred to the La Warre family in 1309. Thomas La Warre succeeded as the twelfth baron in 1398 and later became the parson of St Mary's, the parish church. The church, subsequently rebuilt, is now Manchester Cathedral. Extensive gardens were needed to cater for its pupils and consequently the area now known as Parsonage Gardens was cultivated to provide food.

In 1547 the college was dissolved. The wardens were provided with a college house in 1578 and in 1635 they were further provided with the two-acre parcel of land known as Parsonage Croft, now called Parsonage Gardens. Kite-shaped in plan, it is easily identified on old maps of Manchester. During the 18th century the increase in population led to pressure for development, and a new church was built on the site of Parsonage Gardens and consecrated in 1756. This was St. Mary's Church, a building which reflected the cultural elegance and proportions of the period. During the Victorian era many of the affluent congregation moved away from the city centre. Despite its architectural merit, the church was demolished in 1891 and Parsonage House, the residence of Thomas La Warre, was demolished in 1897. The site then became Parsonage Gardens, which has changed little up to the present day.

The names of streets in the immediate locality reflected the ownership of the land by the church: Parsonage Lane, St Mary's Parsonage, College Land and St Mary's Street linked the church with Deansgate.

The oldest building remaining in the area was originally built as a pair of 3-storey Georgian houses, at numbers 31 and 33 on King Street West. The building was constructed around 1800 in red brick with two pairs of stone pilasters and a central pediment. The ground floor has been replaced by modern shopfronts.

Special Interest

Architectural

- Large number of Manchester's late Victorian and Edwardian commercial architecture and purpose-built shops.
- Diverse mixture of massing and materials.

Historic

- Area of early development in Manchester, which evidence of settlement from the eleventh century.
- Long history of the area having an element of open space, for a variety of uses, tangibly linked to the history of development in the area.
- Site of St Mary's Church, which served the wealthy congregation of the area, until they moved out of the city centre.

6.2.4 St Ann's Square Conservation Area

The area now occupied by St. Ann's Square was once known as Acresfield. The earliest record of this field, which comprised four large 'Lancashire acres', occurs in 1222 when the regent for Henry III granted a licence to Robert Greslet or Grelly, the first Norman baron to settle in 'Mamcestre'. Acres Fair was the only fair held by Charter in Manchester, and it initially served the farming communities of Lancashire and Cheshire as a market for the sale of cattle, sheep, pigs and horses. It grew into an important event with additional benefits for the whole village, which was all that Manchester amounted to in the 13th century.

The field, surrounded by hedges and ditches, was common land over which the villagers enforced their grazing rights, except on the days of the fair. When Manchester began to grow into a town in the 17th century, pressure for development was put on Acres field. In 1708, the Act of Parliament that granted that St. Ann's Church might be built also stipulated that a space 30 yards wide should be reserved for the fair. This became St. Ann's Square, named after the reigning monarch and Lady Ann Bland, the lord of the manor and patron of the church. The church, consecrated in 1712, was Manchester's third after the Church of St. Mary (which is now the Cathedral) and the Cross Street Chapel. The Square also served as the principal place for the hiring of servants. During the 1745 Rebellion, Bonnie Prince Charlie reviewed his troops in the Square.

St. Ann's Square conservation area has been home to the Manchester Cotton Exchange for over two centuries. It first opened in 1729, the second building being erected slightly further south, on the site of the present one, in 1809. The third and current Royal Exchange building was constructed in 1874, boasting the largest trading floor in the country. This building was extensively altered between 1914 and 1921, badly damaged by bombing during World War II, and repaired in subsequent years. It was finally closed in 1968, but by 1976 had been adapted to other uses, one of which was the provision of a home for a theatre of national repute. The building was again badly damaged by the terrorist bomb explosion in 1996, but it was fully repaired and it reopened in 1998.

The buildings around St. Ann's Square and along King Street developed into the most fashionable shopping district in Manchester, maintaining that status to the present day.

St. Ann's Square is one of the main spaces in the city centre. The church, which dominates the southern end of the Square is the only surviving building of that time in the area, the remainder being later replacements which continue to enclose the Square in a satisfactory and coherent manner. As these buildings were constructed in various styles over a long period, they create a rich tapestry of built form, whilst still forming a strong 'street wall' around the Square.

St Ann's Church is the most prominent building in the Conservation Area, Grade I listed. The spire was replaced in 1777 and restoration and internal alterations were carried out by Alfred Waterhouse in 1890. The other dominantly impressive building in the area is Royal Exchange building, a large sandstone building in the Classical style, altered in several phases. Another gem in the Square is on the corner with St. Ann Street, and is the former Benjamin Heywood Bank designed by J.E Gregan. It is a fine example of the Italian palazzo style of architecture, with semi-circular headed arches and Venetian windows and is connected to the manager's house by a single-storey link. It is Grade II* listed.

King Street also has a rich variety of buildings that comes from renewal and repair of individual properties over a long period. Most of the buildings have narrow frontages, so if one is replaced the street still manages to retain its character. John Dalton Street, however, has been subject to more radical redevelopment, and although Victorian frontages remain, few of the buildings have the narrow frontage which characterises other parts of the city centre.

The rectilinear street pattern that Manchester has developed over the centuries is not a 90 degree grid system. Some streets are parallel to others but there are also subtle changes of direction that give rise to irregular sites and to the non-rectangular plan form of buildings. This adds interest to the townscape. The typical Manchester characteristic of acknowledging the corners of buildings, usually for an entrance, is well represented in most of the buildings in this area which are built on street corners.

Stone is the predominant material used for building, but there is also a rich variety of other materials including brick, stucco, mock-Tudor timber-framing and glazed cast-iron framing.

Special Interest

Architectural

- Home to the Grade I Listed St Ann's Church.
- Rich tapestry of built form form the Georgian period onwards, but generally within the footprints originally laid out, particularly on King Street.
- Interesting townscape created by the Square and passage through to King Street with the pedestrian rather than the car dominating the area.
- Strong architectural form on street corners.
- Generally low level massing of architecture, giving a stronger sense of Georgian Manchester.

Historic

- Area in use from the thirteenth century as farmland and as the location for Acres Fair, an important event for the whole village.
- Focus of the growth of Georgian Manchester with the construction of St Ann's Church, Manchester's third church and the laying out of the Square.
- During the 1745 Rebellion, Bonnie Prince Charlie reviewed his troops in St Ann's Square.
- Home to Manchester's Cotton Exchange for over two centuries, extremely important and emblematic in and of Manchester's industrial and economic dominance.

7 Visual Impact Assessment

7.1 Introduction

This assessment aims to appraise the heritage significance of identified views and the potential visual impact of the proposed development on the individual assets identified and the view as a whole. This assessment therefore encompasses an assessment of impact on all designated and undesignated heritage assets. It takes in to account impact on the character of the Conservation Areas, as well as the impact on the setting of the identified listed buildings.

The assessment utilises the guidance and evaluation criteria as set out in Historic England's *Seeing the History in the View* (2011).

7.2 Key View Points

The key view points assessed have evolved from discussion with Historic England and the design team and were formally agreed with Historic England (email correspondence with David James, Historic England, 04/03/16 and 09/03/16). They evolved from an analysis of the baseline conditions and the assessment of the zone of visual impact. Further discussion of their reasons for selection is provided in Section 3.

'125 Deansgate' has been granted planning permission for the demolition of the existing buildings on the site, and erection of basement plus ground plus 11 storey office building with flexible retail units (Use Class A1, A2, A3, A4) at ground floor level and is the direct neighbour to the south of John Dalton House. This scheme is now under construction and creates a markedly different context for assessing the impact of John Dalton House and therefore where relevant CGIs have been included with the new proposed 125 Deansgate to provide a fully detailed and accurate assessment.



Figure 31. Key View Points (John Dalton House in red)

7.3 The Assessment

7.3.1 Viewpoint 1

Baseline



Figure 32. Baseline View 1. North west corner of Bridge Street and Deansgate looking toward John Dalton House.

Grade II listed '105-113 Deansgate / 5-15 John Dalton Street' or Queens Chambers as it is also known, is prominent in this view, particular the decorative corner treatment, a notable feature of Victorian buildings in the city. This view also provides a strong indication of the character that John Dalton House provides at the crossroads of the 4 Conservation Areas, and specifically to the Albert Square Conservation Area. The adjacent '125 Deansgate' development site is also clearly visible to the south of John Dalton House.

With Consented 125 Deansgate



Figure 33 – Viewpoint 1 with the addition of 125 Deansgate

With the addition of 125 Deansgate, the scale of the John Dalton House is reduced and together the two developments from a new architectural language at this key junction and therefore helps the development tie into the character of the Albert Square Conservation Area in this location. Similar to the above, the improved frontages assist in contributing to the Conservation Areas and street scene in this key location.

Similar to the assessment without the addition of 125 Deansgate, the Proposed Development presents a contemporary yet respectful addition to the character of this view and area and therefore **the overall impact of the Proposed Development from this view will be minor beneficial.**

7.3.2 Viewpoint 2

Baseline



Figure 34. Baseline View 2. John Dalton Street looking west towards John Dalton House.

Grade II listed Sawyers Arms Public House is clearly visible and Grade II l**isted '105**-113 Deansgate / 5-15 John Dalton **Street' is just visible on the right. There is** a clear sense of the crossroads, where the 4 Conservation Areas meet. This is a key view out of the Albert Square Conservation Area towards the Parsonage Gardens Conservation Area down Bridge Street, where the changed scale to the surviving Victorian and Edwardian buildings can be read. This view is notable for the presence of many late twentieth century buildings, as well as the more recent law courts in Spinningfields.

Impact Assessment



Figure 35 – CGI View 2 with the addition of the Proposed Development

As the setback of the building is maintained as existing, the culmination of the four conservation areas at the junction of Deansgate and John Dalton Street can still be appreciated. Despite the two additional storeys in height, the building is in keeping with the scale of the surrounding area and is not overbearing to its immediate surrounds. The building maintains a harmonious relationship with regard to the modern buildings in this view, and therefore helps to maintain the appearance of a mix of the historic and modern buildings in this area.

The anodised regency gold screen that wraps around John Dalton House helps to maintain continuity with the colouration of the Sawyers Arms, allowing it to not impact the setting of building and therefore does not harm its significance. There is a general improvement to the appearance of the four Conservation Areas due to the reduction of street clutter, which currently presents a negative feature of the Albert Square Conservation Area. The improved retail frontages also positively contribute to the setting of the Conservation Area by providing active uses and provide a more appropriate sense of scale at street level through the proposed double height glazing.

As a result, the mixture of materiality and scale between new and old is maintained from this viewpoint and as a consequence of removing the street clutter on John Dalton Street, there will be a **neutral impact on the heritage values of this view**.

7.3.3 Viewpoint 3

Baseline



Figure 36. Baseline View 3. Deansgate looking north east towards John Dalton House.

Grade II listed '105-113 Deansgate / 5-15 John Dalton Street' or Queens Chambers as it is also known, is prominent in this view and its relationship with John Dalton House. This view also provides the opportunity to consider the consented scheme for 123 Deansgate and 125 Deansgate. This is a key view towards the St Ann's Square Conservation Area and the change in height is noticeable from John Dalton House towards the St Ann's Square Conservation Area.

With Consented 125 Deansgate



Figure 37 – CGI View 3 showing the Proposed Development in addition to the consented 125 Deansgate.

In addition to the commentary above, the scale of the John Dalton House is reduced and together the two developments from a new architectural language at this key junction and therefore helps the development tie into the character of the Albert Square Conservation Area in this location. Consequently, there will be a **minor beneficial impact of the designated heritage assets in this view.**

7.3.4 Viewpoint 4

Baseline



Figure 38. Baseline View 4. Bridge Street looking south east towards John Dalton House.

Grade II listed Sawyers Arms Public House is prominent in this view and its relationship with John Dalton House. A clear sense of the crossroads, where the 4 Conservation Areas meet is also provided as well as the view up John Dalton Street to the heart of the Albert Square Conservation Area, albeit there are very few heritage assets visible up this street.

With Consented 125 Deansgate



Figure 39. CGI View 4 showing the Proposed Development with Consented 125 Deansgate Scheme.

With the addition of 125 Deansgate, notwithstanding the comments made above, the scale of the John Dalton House is reduced and together the two developments from a new architectural language at this key junction and therefore helps the development tie into the character of the Albert Square Conservation Area in this location.

Consequently, the Proposed Development presents a contemporary yet respectful addition to the character of this view and area and therefore **the overall impact of the Proposed Development from this view in relation to heritage value will be minor beneficial.**

7.3.5 Viewpoint 5

Baseline



Figure 40. Baseline View 5. Ridgefield Street looking north west at the rear of John Dalton House.

This view provides an opportunity to consider the proposed change to the character of the Albert Square Conservation Area in this location. No heritage assets are visible in this view. This area is a neutral / negative space within the Conservation Area, having little functionality.

With Consented 125 Deansgate



Figure 41. CGI View 5 showing the Proposed Development with the Consented 125 Deansgate Scheme.

The addition of the 125 Deansgate Development completes the transformation of this space. Overall this is an enhancement to the Albert Square Conservation Area.

7.3.6 Viewpoint A

Baseline

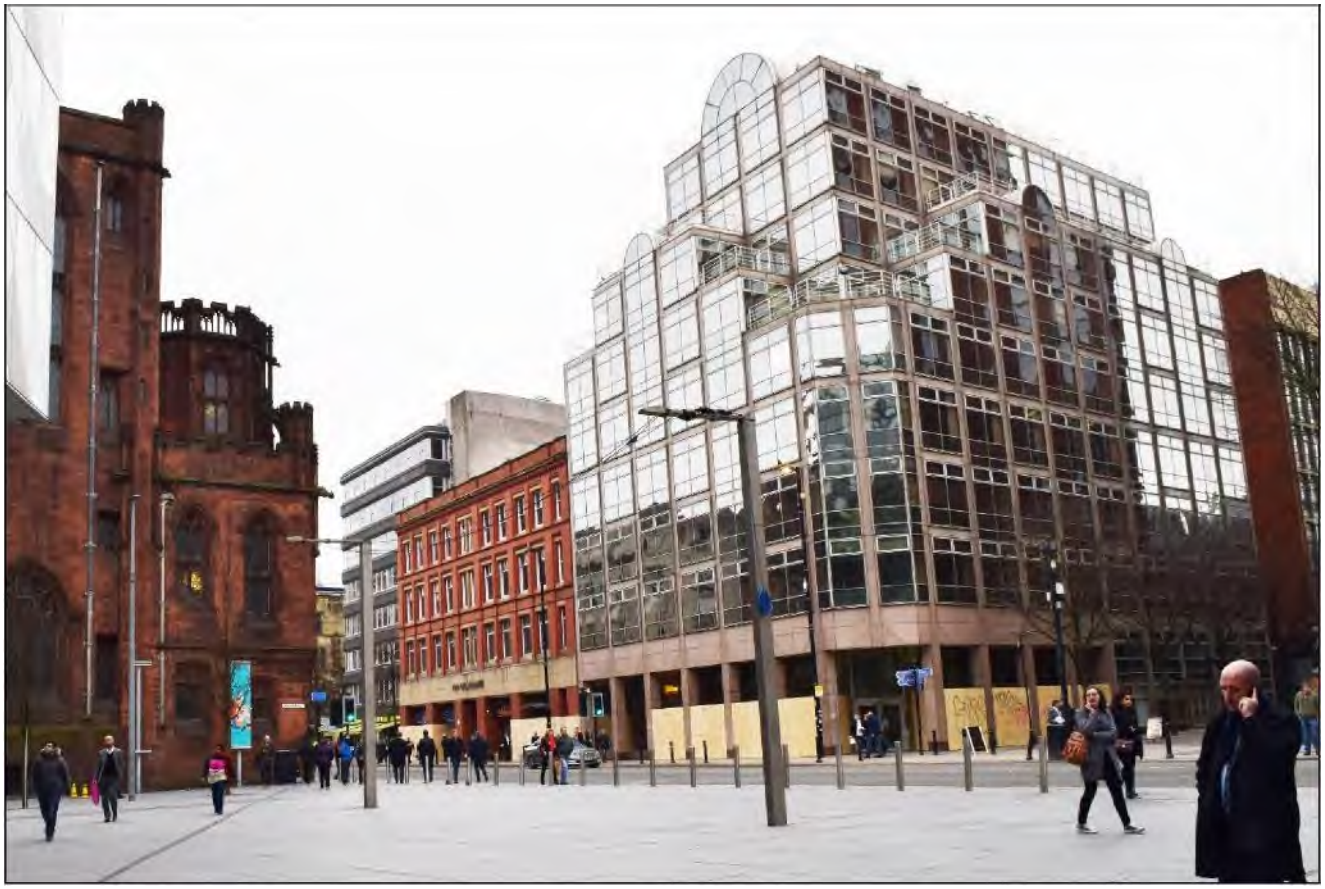


Figure 42. Baseline View A. **In front of the 'Armani Building' looking north** east towards John Dalton House.

Grade I listed John Rylands Library, 125 Deansgate and 123 Deansgate are all prominent in this view. The enhancement of the setting of John Rylands Library by the new Spinningfields Square can be understood. John Dalton House is very much in the background.

With Consented 125 Deansgate

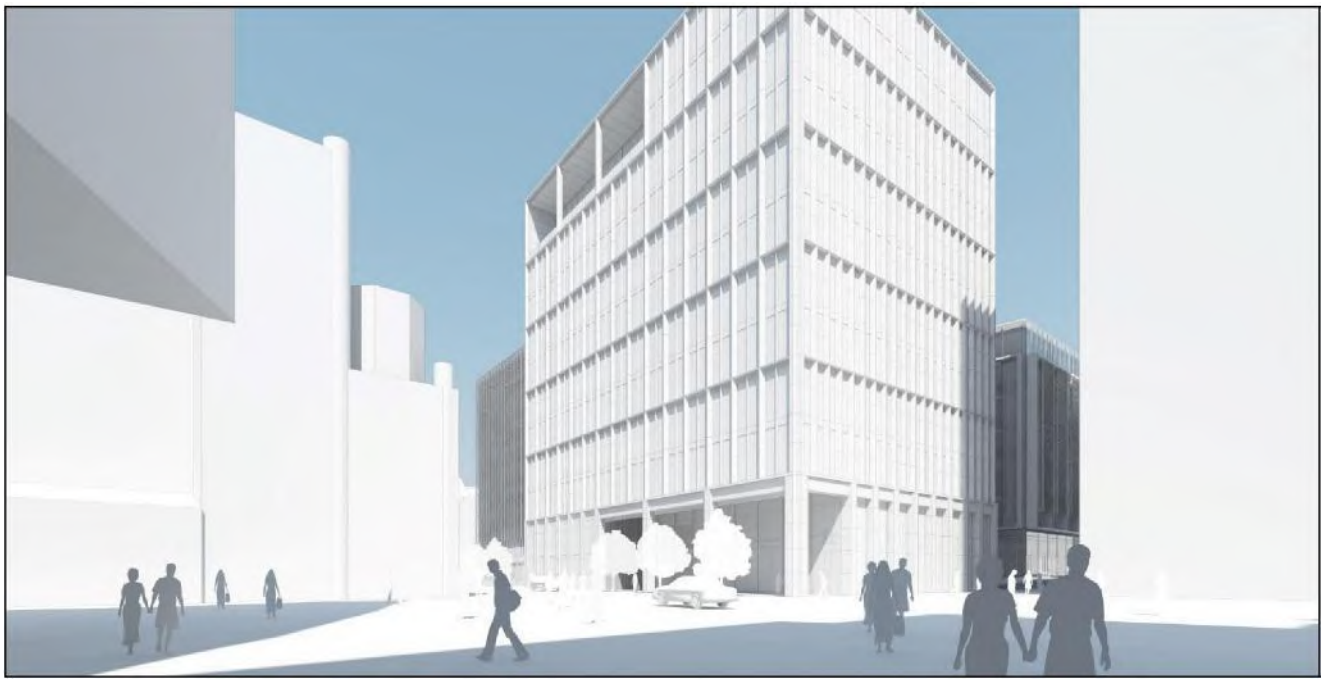


Figure 43. CGI View A showing the Proposed Development with the Consented 125 Deansgate Scheme

The consented 125 Deansgate schemes make the proposed development even more of a background building in this view and makes the proposed changes less noticeable, thereby reducing any impact.

7.3.7 Viewpoint B

Baseline



Figure 44. Baseline View B. On Deansgate looking north towards John Dalton House.

Grade I listed John Rylands Library, Grade II listed '105-113 Deansgate / 5-15 John Dalton Street', also known as Queen's Chambers, 125 Deansgate and 123 Deansgate are all prominent in this view. Only the top storey of John Dalton House is visible. This is a key view out of the Deansgate Conservation Area towards the St Ann's Square Conservation Area.

With Consented 125 Deansgate

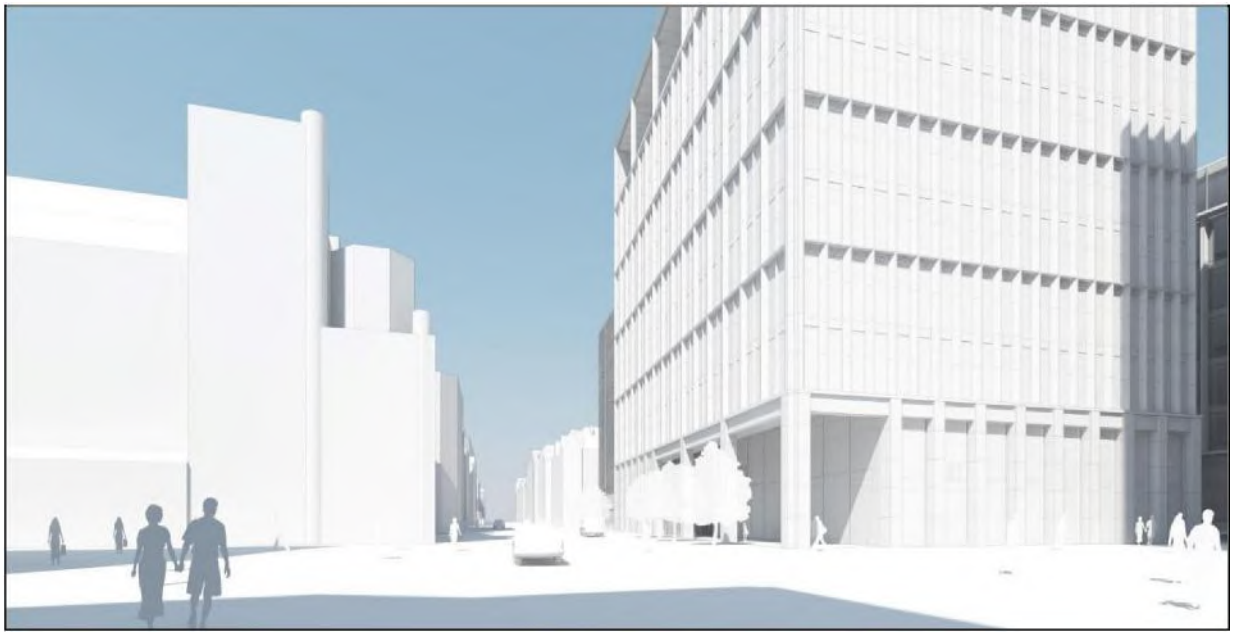


Figure 45. CGI View B showing the Proposed Development with the Consented 125 Deansgate Scheme

The consented 125 Deansgate schemes make the proposed development even more of a background building in this view and makes the proposed changes less noticeable, thereby reducing any impact.

7.3.8 Viewpoint C

Baseline



Figure 46. Baseline View C. Looking west along John Dalton Street.

John Dalton House is barely visible. Grade II listed Sawyers Arms Public House is just visible in the background. This is a key view looking out of the Albert Square Conservation Area. The strong and characterful Victorian and Edwardian street frontage is prominent in this view.

Impact Assessment



Figure 47. CGI View C with the Proposed Development.

Despite the addition of two storeys John Dalton House continues to be barely visible in this view, with the Sawyers Arms continuing to have prominence, giving character to the crossroads. There is no impact on the settings of this asset and therefore no impact on their significance. The characterful street frontage is still the most prominent feature in this view.

7.3.9 Viewpoint D

Baseline



Figure 48. Baseline View D. Albert Square looking north west towards John Dalton House.

This is a key consideration within the setting of the Grade I Listed Manchester Town Hall and Grade II* Manchester Town Hall Extension, and a key character area in the Albert Square Conservation Area. John Dalton House is not visible.

Impact Assessment

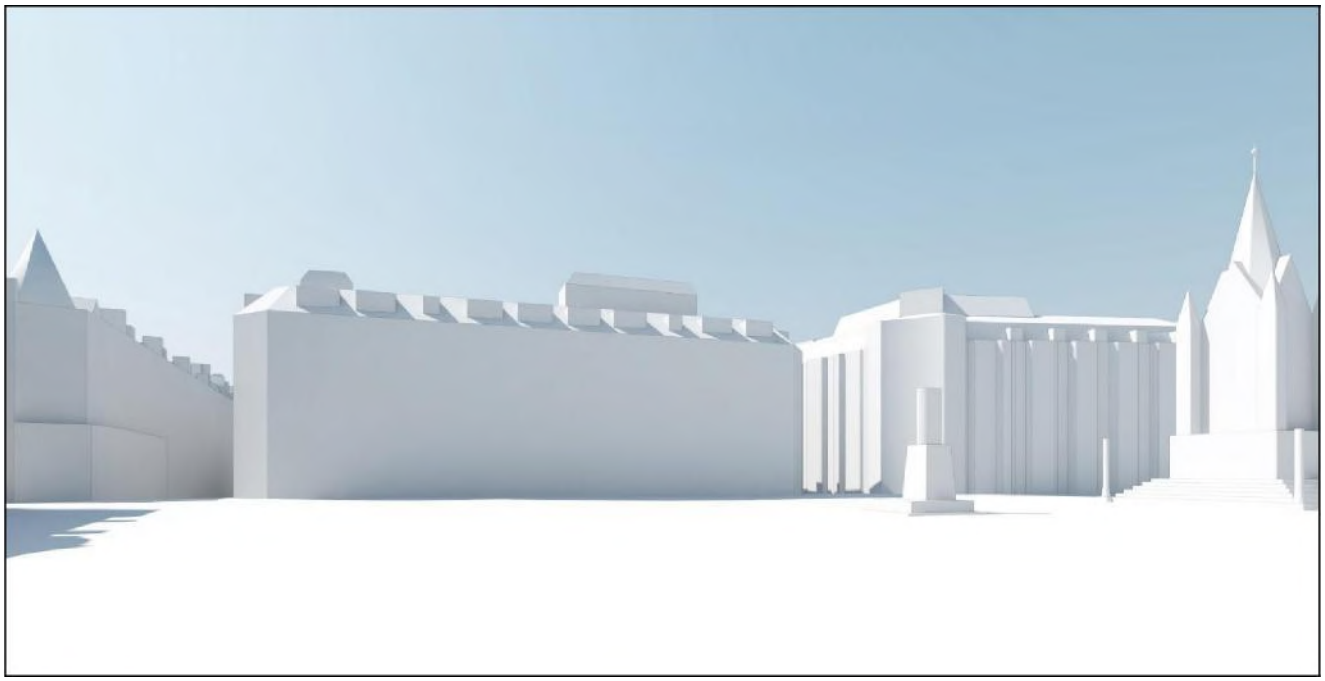


Figure 49. CGI View D with the Proposed Development.

John Dalton House continues to be invisible from Albert Square. There is therefore no impact on designated assets in this view.

8 Planning Policy Assessment

This report evidences that the Proposed Development presents a good opportunity to enhance the significance of the Conservation Area and therefore accords with the policies relating to preserving and enhancing the historic environment contained within the National Planning Policy Framework (NPPF).

Through assessing the Proposed Development from viewpoints agreed with Historic England during pre-application discussions, it has been demonstrated that the scheme will not result in any harm in terms of visual impact on the character and appearance of surrounding heritage assets both with and without the adjoining consented 125 Deansgate scheme.

The cumulative impact of the Proposed Development should therefore be evaluated against the positive contribution to distinctiveness and local character, both in terms of surrounding listed buildings and the adjacent Conservation Areas and the scheme is therefore in accordance with the requirements of the NPPF (Paragraph 134).

The NPPF sets out the national planning policies in England and how these are expected to be applied. The relevant local planning policies contained within the Manchester Core Strategy and Saved Policies of the Manchester UDP have also been considered.

The designated heritage assets which would be directly affected by the proposals are the setting of the Sawyer's Arms, 105-113 Deansgate and 95-103 Deansgate, which are all Grade II Listed buildings. In addition to these buildings, the Grade I Listed railings for the John Ryland's Library are also given due consideration.

The visual impact assessment has demonstrated that the Proposed Development will result in one instance of neutral impact and four instances of minor beneficial both with and without the addition of 125 Deansgate, whose inclusion aids to reduce the scale of the Proposed Development. Cumulatively, the Proposed Development will have a beneficial impact on the character of the wider townscape area, which will improve the appearance of the Albert Square Conservation Area by removing street clutter and tying in better with the site surrounds.

8.1 National Planning Policy

This section seeks to address the relevant policies contained within the NPPF concerned with the Historic Environment (Section 12).

This Heritage Statement has identified and assessed the heritage assets surrounding the subject site that could be affected by the proposals. In accordance with the requirements as set out in paragraph 128, the Heritage Statement describes the significance of the identified heritage assets and the setting of these identified heritage assets has been addressed sufficiently to understand the potential impact of the proposals. The former commercial subject site offers little heritage value and has a neutral impact on the surrounding townscape character and appearance of the Albert Square Conservation Area and the adjoining Conservation Areas of Parsonage, Upper King Street and Deansgate.

The previous sections of this Heritage Statement provide information as appropriate to the identified heritage assets relevant to their importance and the visual impact assessment evidences that the impact of the proposals will result in one instance of neutral impact and four instances of minor beneficial impact. In summary:

- The Proposed Development will not cause harm to the heritage values of the identified heritage assets as a whole.
- The Proposed Development is considered to be beneficial as it will utilise the existing building to provide a scheme that replaces a somewhat tired looking building with one of aesthetic design quality.

- The Proposed Development will also enhance the streetscape of both Deansgate and John Dalton Street by signifying a change in the character of the adjoining Conservation Areas along Deansgate and therefore provides a more appropriate design response and a point of interest to this key intersection of two thoroughfares, creating a local landmark.
- Delivers a fitting modern design that reflects both the historic and the transformation of the local context.
- The proposals have been designed by a professional design team with significant experience and track record of delivering projects of this scale and complexity.

Due consideration has been given predominantly to the materiality of the Proposed Development, with the alignment, scale and massing generally consistent with the baseline appearance of the building given that it is primarily a refurbishment project of an existing building and the footprint does not increase. The accompanying Design and Access Statement supports the paragraphs 56 to 68 of the NPPF and emphasises the Proposed Development's ability to integrate into the built and historic environment. The development responds to the local context of the Site in regard to the variety of massing, scale, alignment and materiality. The design of the building is pertinent and appropriately unique in its ability to continue the independence, variety and place shaping, which addresses connections between people and places (NPPF, Paragraph 58).

Through retention of the existing ground floor restaurant tenants and utilisation of a new entrance point on John Dalton Street following the Site being brought back into active use results in a contribution to the vitality of this part of the City Centre and therefore enhances the character and distinctiveness of the setting of the relevant identified heritage assets.

As such, the scheme is consistent with the desirability of new development and therefore makes a positive contribution to the local character and distinctiveness of this key site along two thoroughfares. Consequently, the scheme fully accords with the required of Paragraph 131 of the National Planning Policy Framework.

8.2 Local Planning Policy

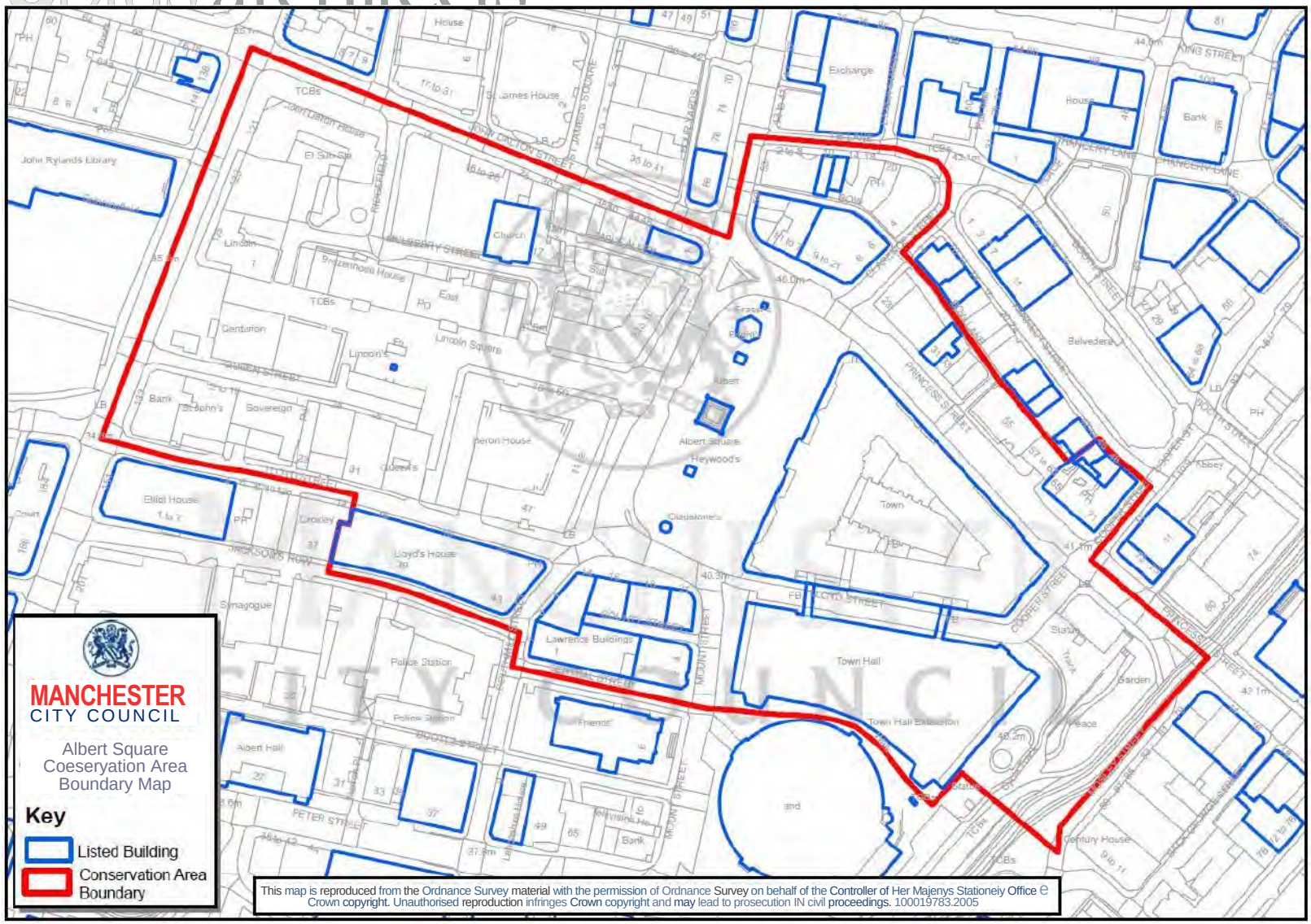
With regard to Policy CC9 (Design and Heritage) and Policy EN3 (Heritage), the proposed development has been designed with the concepts of scale, height, massing, alignment, materiality and use in mind. It is therefore consistent with the contemporary development in this area, as well as the character and appearance of the wider townscape. This is evidenced throughout the Design and Access Statement that is submitted in support of the planning application.

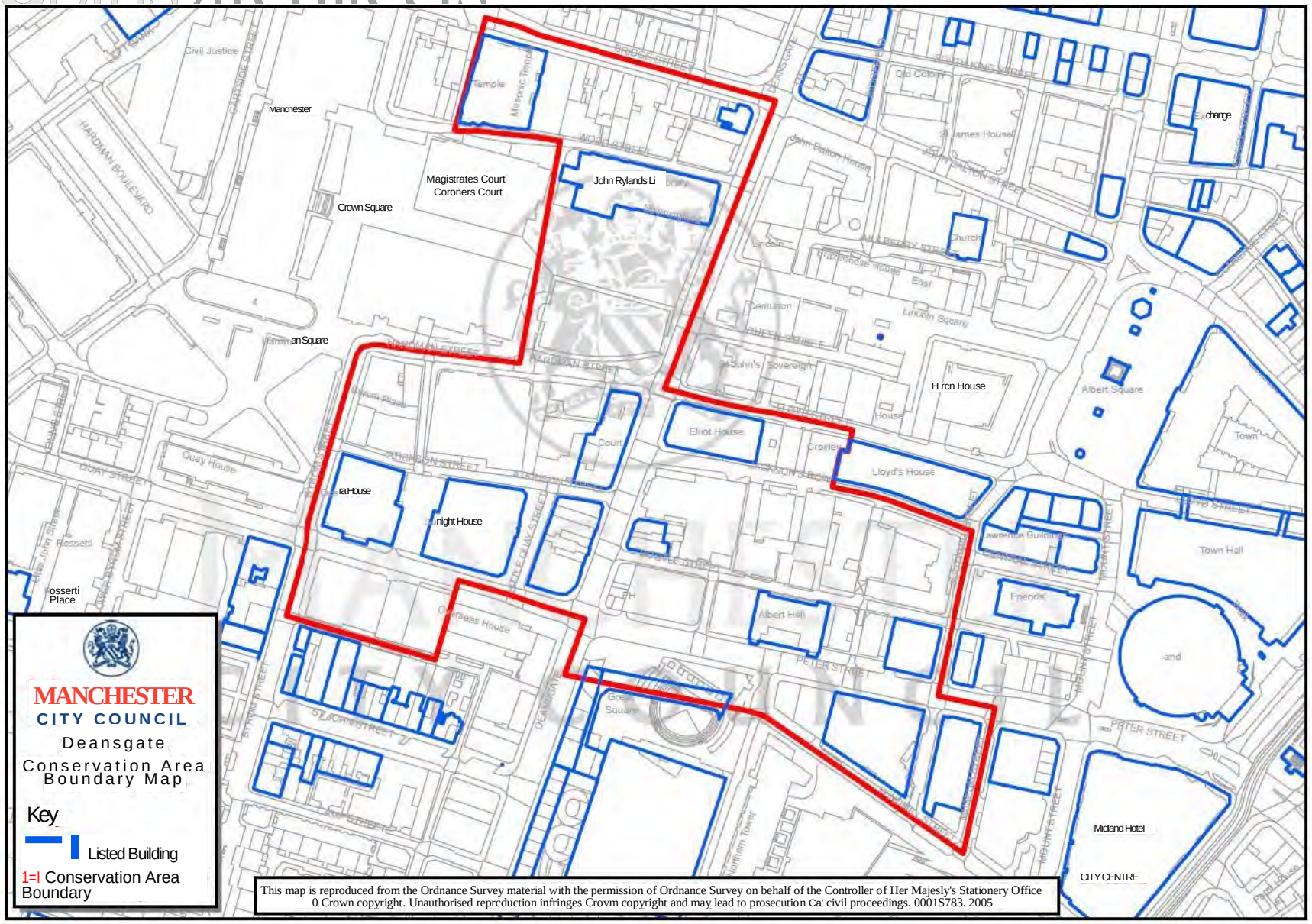
9 Summary and Conclusions

This Heritage Statement has assessed the application proposals in relation to Historic England Guidelines and national and local planning policy requirements. In summary, the Proposed Development complies with national and local planning policy and the following conclusions have been drawn from the assessment:

- A historical assessment of the application site indicates a construction date of c. 1972. The set back from the historic building line is clearly evident, with a nod to a landscaping scheme along John Dalton Street, and the Sawyer's Arms Public House clearly visible in the background, which form key features of the street scene today.
- Following the relocation of the office tenants in 2013, the building has lain vacant and detracts from what should be a landmark location at the junction of two main thoroughfares and four adjacent Conservation Areas.
- The architectural variety expressed throughout the area in terms of both materiality and scale allows the capacity for a unique design concept to be delivered as part of the Proposed Development, which adopts a regency gold anodised screen that helps to reflect this variety of materials expressed and denotes a change from one character area to the other in terms of design and scale.
- The Proposed Development has been assessed to have four instances of minor beneficial impact and one instance of neutral impact both with and without the delivery of the committed 125 Deansgate.
- The Proposed Development will enhance the character and appearance of the Albert Square Conservation Area. The Proposed Development will create a bespoke landmark building at this vibrant City Centre junction.
- The heritage value of the existing building on Site is considered to be limited.

Appendix A: Conservation Areas




MANCHESTER
CITY COUNCIL
Deansgate
Conservation Area
Boundary Map
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Listed Building
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Boundary
Magistrates Court
Coroners Court
Crown Square
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Lincoln Square
Albert Square
Town Hall
Albert Hall
Lloyd's House
Elliot House
Quay House
Midland Hotel
CITY CENTRE
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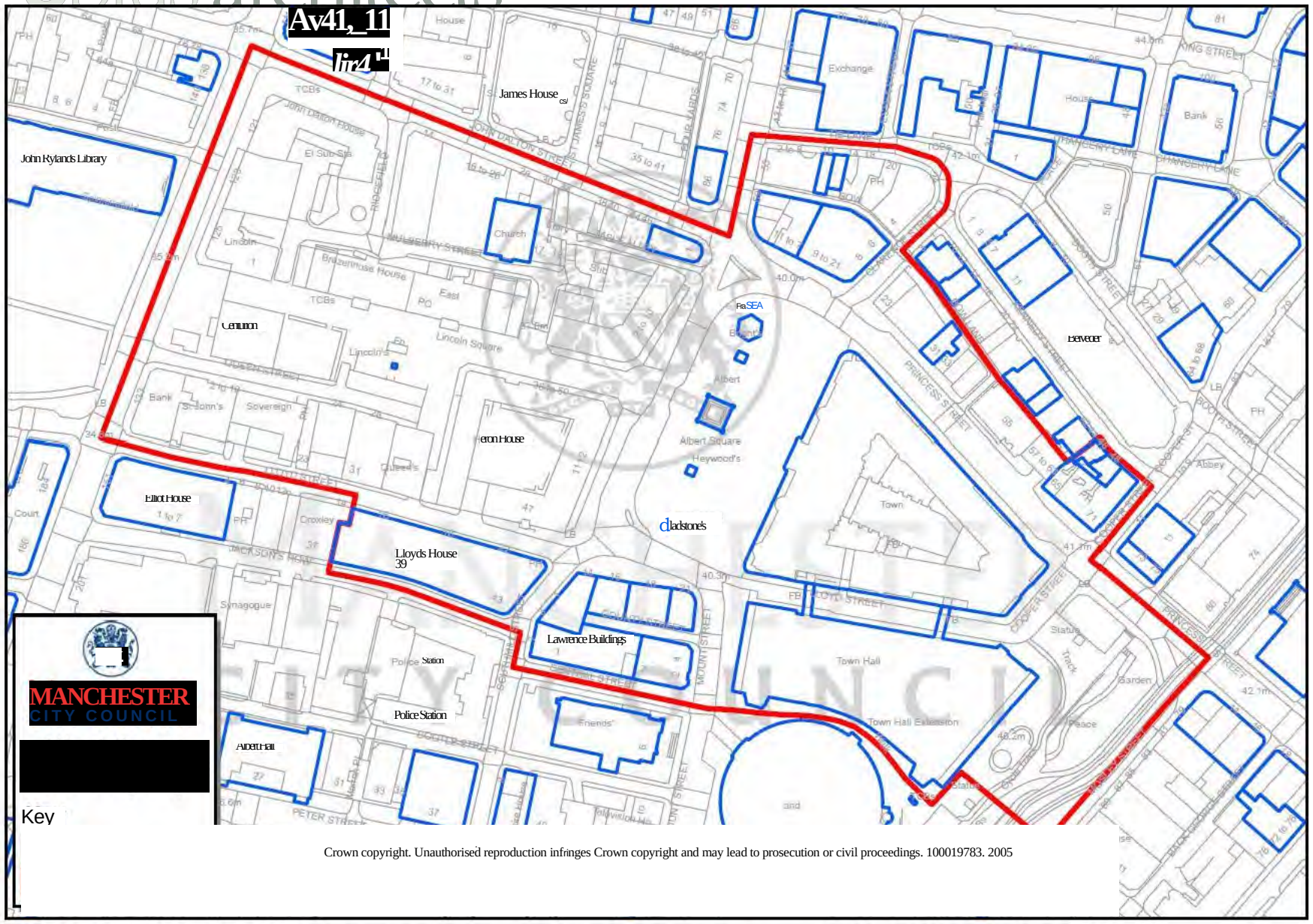

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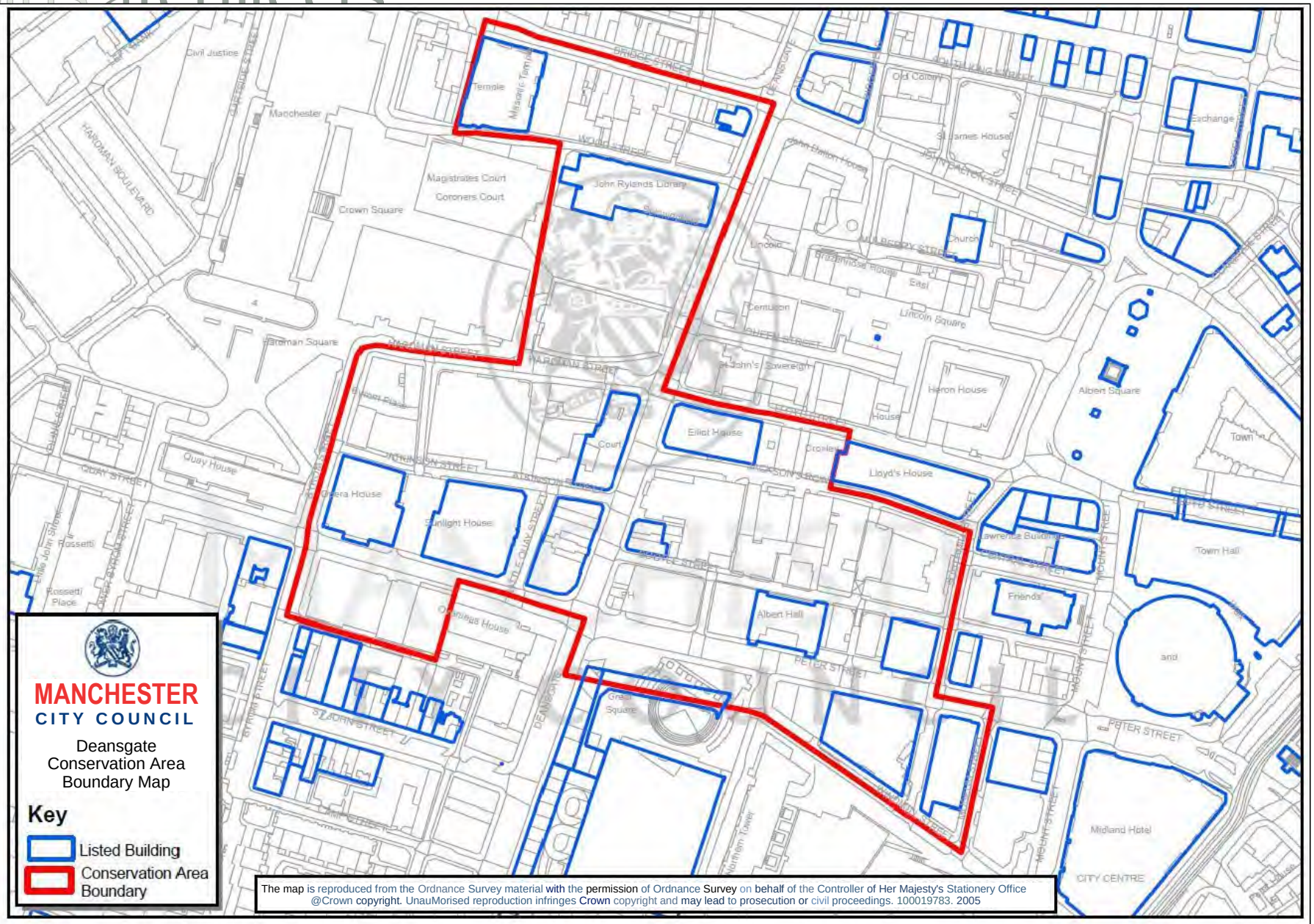

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Appendix B: List Descriptions

a. John Rylands Library and Attached Railings, Gates and Lamp Standards

Grade: I

Date first listed: 25-Jan 1952

Library. 1890-99, by Basil Champneys, for Enriqueta Augustina Rylands in memory of her husband; with back extension 1912, also by Champneys. Red sandstone (roof not visible). Rectangular plan at right-angles to street, plus back extensions. Decorated Gothic style with Arts and Crafts accent. Two unequal storeys with the appearance of 3 storeys, designed like a church raised on a crypt, the facade composed of a 2-storey 3-bay centre (like the gatehouse of a monastery) flanked by square 2-storey 2-bay wings, with an embattled parapet to the whole and large octagonal lanterns over the wings; and, set back behind these, the east window of the reading hall flanked by square towers. The centre has very elaborate Gothic decoration throughout, including a 2-centred arched portal containing coupled doorways with a trumeau, a tall 2-light window each side, 2 small canted oriels above the portal, lacy blind tracery on all surfaces enriched with finely-detailed carving, and open-work aracading in the battlements; and the set-back 3-light east window of the hall has delicate reticulated tracery and shafts carried up to a similar open-work parapet. The walls of the wings and the towers, by contrast, are plain except for string courses enriched with grotesques: the wing to the left has tall transomed staircase windows at 1st floor with staggered sills, and low segmental-headed windows below these, that to the right has tall windows at ground floor and short ones above, and both have octagonal corner turrets with flying buttresses thrown back to the octagonal lanterns. The lanterns have transomed 2-light windows, blind tracery and open-work battlements like those of the centre, and the towers behind them have slender octagonal corner turrets and small 2-light windows above the level of the octagons. Return sides in similar style. Fine bronze forecourt railings with central double gates flanked by lamp standards, all in Art Nouveau style. Interior: very fine vaulted entrance hall and winding vaulted staircase; church-like reading hall with much elaborate decoration, including traceried arcades, rib-vaulted ceiling, panelled reading alcoves with oriel windows, statues of John Rylands and Mrs Rylands, etc. History: built to house the theological library of John Rylands (leading textile manufacturer and philanthropist), subsequently augmented by purchase of other collections, and now one of the finest in the country.

Listing NGR: SJ8356898213

b. Sawyers Arms Public House, 138 Deansgate

Grade: II

Date first listed: 03-Oct 1974

Public house. Late C19. Stucco on brick, with glazed terracotta dressings, slate roof. Irregular plan with rounded corner to John Dalton Street. Eclectic style with some classical features. Three storeys over cellars, 5, 3 and 2 bays round the whole faced; ground floor has pilasters of heavily ornamented deep red glazed terrcotta linked by a dentilled frieze of the same material; upper floors have raised bands, sashed windows in moulded architraves some with pediments and the centre pair of the Deansgate facade linked by balustraded balconies and a single pediment. Cornice and blocking course; hipped roof (no chimneys visible).

Listing NGR: SJ8361598252

c. Masonic Temple, Bridge Street

Grade: II

Date first listed: 20-Jun 1988

Masonic temple. Dated 1929 below centre of parapet, by Thomas Worthington and Son. Portland stone (roof not visible). Large rectangular plan with slightly projecting wings. Stripped classical style. Three storeys, a 3:5:3-window facade, symmetrical, the wings slightly lower, with channelled rustication to ground floor, the centre with low forecourt walls between the wings, a corbelled balcony over 1st floor, and an enriched frieze to the parapet, with lion masks. The centre has a square-headed doorway with moulded architrave and panelled double doors, single-light windows to the inner bays and tripartite windows to the outer, and tall sashed windows at 1st and 2nd floors, the lower with plain reveals and the upper with architraves and cornices, all these windows with small panes, 5 small square ventilation grills above, and the dated "MCMXXIX" in the centre above these. The wings have similar fenestration at ground and 1st floors (those at ground floor with voussoirs and keystones), and at 2nd floor one tall tripartite sash in a round-headed arch, with a corbelled balcony and enriched tympanum. Single-storey extension at right-hand end, with round-headed archway. Rear and interior not inspected.

Listing NGR: SJ8350398272

d. Part of Kendal Milnes Shop

Grade: II

Date first listed: 09-Mar 1982

Department store. 1939, by J.S.Beaumont. Steel frame with cladding of Portland stone and glass. Large rectangular plan on island site. International functionalist style. Probably 6 storeys, 7 bays plus chamfered corners, the upper floors cantilevered out over the ground floor but otherwise without external expression of different levels, the bays divided by plain pilasters strips and each bay divided by narrow full-height mullions to form 3 continuous vertical strips of multi-paned glazing, and the centre flanked by single glazed strips; set back parapet with metal railings. Other sides similar. Interior altered.

Listing NGR: SJ8364098368

e. *no name for this entry* (1-5 South King Street / 4-14 King Street / 95-103 Deansgate)

Grade: II

Date first listed: 03-Oct 1974

Includes: Nos.1 TO 5 SOUTH KING STREET. Includes: Nos.4 TO 14 KING STREET. Commercial block with chambers over shops. c.1870-80, altered. Sandstone ashlar facades and brick rear (roof not visible). Large trapeziform plan on island site. Muted eclectic style with some Gothic features. Four storeys, 5 bays, symmetrical, with cornice over ground floor, sill-bands to the upper floors, modillioned cornice; C20 shops at ground floor; coupled windows on all upper floors, round-headed, segmental-headed and shouldered on successive levels, all with hoodmoulds except at top floor, but the centre accented with differing fenestration: at 1st floor, a 2-light window in a round-headed arch with shafts, keystone and prominent cornice on brackets; shafts with carved capitals to those at 2nd floor; and a 3-light window at 3rd floor; and a tall pedimented dormer above, with round-headed 2-light window. North return has alternate bays slightly projected, with round-headed 2-light windows at 1st floor but otherwise similar fenestration. Interior not inspected.

Listing NGR: SJ8367698298

f. *no name for this entry* (105-113 Deansgate / 5-15 John Dalton Street)

Grade: II

Date first listed: 03-Oct 1974

Includes: Nos.5 TO 15 JOHN DALTON STREET. Commercial building with offices over shops and bank. 1876, by Pennington and Bridgen; altered. Sandstone ashlar, slate roof. Large trapeziform plan on island site, with canted corners. Gothic style. Four storeys over cellars, 5 bays to Deansgate (plus the corners), symmetrical; with polygonal piers, string courses and sill-bands (the topmost with grotesques projected from the piers), the corners and alternate bays with shallow canted oriels to the 1st and 2nd floors and gables above. C20 shop-fronts at ground floor, and at the right-hand corner a canted 3-bay open arcade of moulded 2-centred arches (the centre larger) carried on 2 columns of polished granite with carved caps, various forms of enrichment including honeycombed spandrels and parapet with quatrefoils; mullioned and transomed windows on all floors (except the outer bays which have single-light windows), all with leaded glazing in arched upper lights; embattled parapet to corner oriel; steeply-pitched gables with quatrefoils and finials. Seven-bay return side to John Dalton Street in similar style but assymmetrical, lacking the gables, and with the former bank front of 3 large mullioned windows and an arched doorway at ground floor.

Listing NGR: SJ8368398258

g. Anglia House

Grade: II

Date first listed: 03-Oct 1974

Insurance office. 1906, by Charles Heathcote. Brown polished granite to ground floor, red sandstone ashlar above, lead clad roofs. Narrow rectangular plan on end-of-block site, with canted corner. Free Baroque style. Three storeys and attic, a 1:3:1-bay facade to Cross Street and 1-bay facade to John Dalton Street hinged on a canted corner with turret; Ionic colonnaded ground floor with doorways at the corner and in the 4th bay and shop windows in the others, all under a pulvinated frieze and prominent cornice; upper floors with heavily moulded cornice pierced by projected outer bays which have banded pilasters and emphatic steeply-pitched attic pediments, 2-light casements at 1st floor with broken pediments, coupled 12-pane sashes at 2nd floor, and round-headed casements at attic level with radiating glazing bars; otherwise, casement windows at 1st floor with enriched architraves, and sashed windows at 2nd floor recessed behind a screen with coupled colonnettes; flat-roofed dormer over centre with casement windows. Cylindrical Baroque turret over corner, with banded pilasters, prominent cornice, a round-headed window with open pediment on colonnetes, and ogival domed roof with consoles over the pilasters. Tall corniced chimneys. Facade to John Dalton Street matching the pedimented bays to Cross Street. Interior not inspected.

Listing NGR: SJ 83820 98211

h. Abbey National Building

Grade: II

Date first listed: 03-Oct 1974

Bank or office. c.1900, by Percy Worthington. Portland stone (roof concealed). Narrow, slightly tapered plan on end of block site, with narrow semicircular front. Classical style. Four storeys; 3-window convex semicircular facade with ground floor treated as a rustic and containing a chamfered round-headed doorway with keystone; giant Corinthian pilasters to the upper floors framing 3 curved bays with 12-pane sashed windows, those at 1st floor with moulded architraves and cornices, and all with wrought-iron balconies; entablature, plain frieze, dentilled cornice with modillions; high parapet with balustrades.

Five-bay north side wall (to John Dalton Street) with round-headed windows at ground floor, windows at 1st floor with moulded architraves, the 3 in the centre with pediments and the others with cornices. Interior not inspected.

Listing NGR: SJ8380398184

i. Roman Catholic Church of St Mary

Grade: II

Date first listed: 18-Dec 1963

Roman Catholic church. 1848, by Weightman and Hadfield. Red brick with sandstone dressings and slate roofs. Debased Romanesque style. Basilican form on north-south axis, with aisles and south-east tower. Stone plinth, Lombard friezes to gables and across centre of tower. Painted portal with round-headed doorway moulded in 2 orders and scuptural tympanum, 3 round-headed lancets above, and wheel window in gable. Aisle to left with window of 2 round-headed lights with central shaft, and simple rose window above. Three-stage towe to right with 2 round-headed arches containing very small lancets, a round-headed niche to the 2nd stage, belfry stage with coupled round-headed blank arches each containing small coupled windows with cast-iron diamond lattice grills, and steeply-pitched helm roof with 3 stepped round-headed lancets in each gable. Banded heads to all windows. Interior: 6-bay basilica with green marble columns, very elaborate reredos (etc). Known as "the Hidden Gem".

Listing NGR: SJ8373998187

Appendix C: Historic England Visual Impact Assessment Criteria

Methodology

The assessment has been carried out in accordance with the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF). The assessment of construction and operational effects is based upon the methodology set out in Historic England Guidance *Seeing the History in the View*.

Significance Criteria

Value / Importance	Definition
High	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden, historic battlefield or Conservation Area containing very important buildings, which is a central focus of the view and whose significance is well represented in the view, and / or is situated immediately adjacent to or on the development site. NB. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area containing buildings that contribute significantly to its historic character, locally listed building or other locally identified heritage resource, which is a central focus of the view and whose significance is well represented in the view, and / or is situated immediately adjacent to or on the development site. NB. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. NB. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

Table 1. Value / Importance of Individual Heritage Assets

The sensitivity of the designated heritage asset is defined on the basis of the above guidance, informed by an understanding of the significance, in terms of the special architectural and historic interest of the identified designated heritage assets and the contribution of setting to that significance.

The magnitude of impact in terms of scale, position in a view or design is described in accordance with the table below, again taken from *Seeing History in the View*.

Table 2. Magnitude of Cumulative Impact of Proposals on Heritage

Magnitude of Impact	Definition
High beneficial	The development, in conjunction with other changes, considerably enhances the heritage values of the heritage assets or the ability to appreciate those values.
Medium beneficial	The development in conjunction with other changes, enhances to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
Low beneficial	The development in conjunction with other changes, enhances to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Imperceptible/None	The development in conjunction with other changes, does not change the heritage assets or the ability to appreciate those values.
Low adverse	The development in conjunction with other changes, erodes to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Medium adverse	The development in conjunction with other changes, erodes to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
High adverse	The development in conjunction with other changes, substantially affects the heritage values of the heritage assets or the ability to appreciate those values.

The overall impact can be assessed by correlating the value of the asset and the magnitude of the impact (incorporating the agreed mitigation). This approach is again adopted from *Seeing History in the View* and the *Design Manual for Roads and Bridges*.

Importance of Asset	**With high magnitude of impact**	**With medium magnitude of impact**	**With low magnitude of impact**	**With negligible / neutral impact**
With high value	Major effect	Major effect	Moderate effect	Negligible/Neutral effect
With medium value	Major effect	Moderate effect	Minor effect	Negligible/Neutral effect
With low value	Moderate effect	Minor effect	Negligible effect	Negligible/Neutral effect

Table 3. Magnitude of Impact Against Value