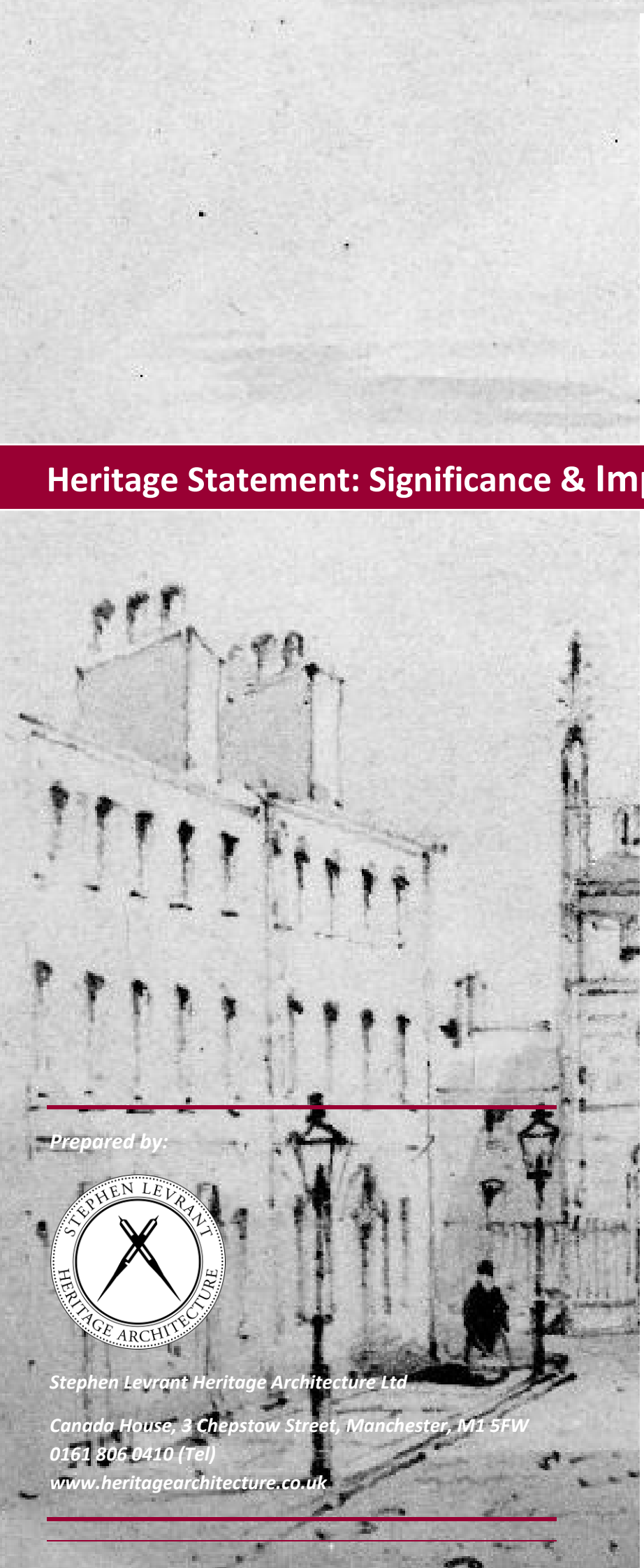
No. 21
St John Street
Manchester

Heritage Statement: Significance & Impact



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Prepared for:

ZERUM

19th December 2017



21 ST. JOHN STREET, MANCHESTER – HERITAGE STATEMENT

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1 INTRODUCTION

1.1 Purpose

This heritage statement has been prepared in support of the listed building consent application for the conversion of the Grade II Listed No. 21 St John Street, which forms a three-storey (plus basement), early 19th century former townhouse, into a single residential dwelling.

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the significance of the heritage assets affected, and the consequent potential impact of the current proposals.

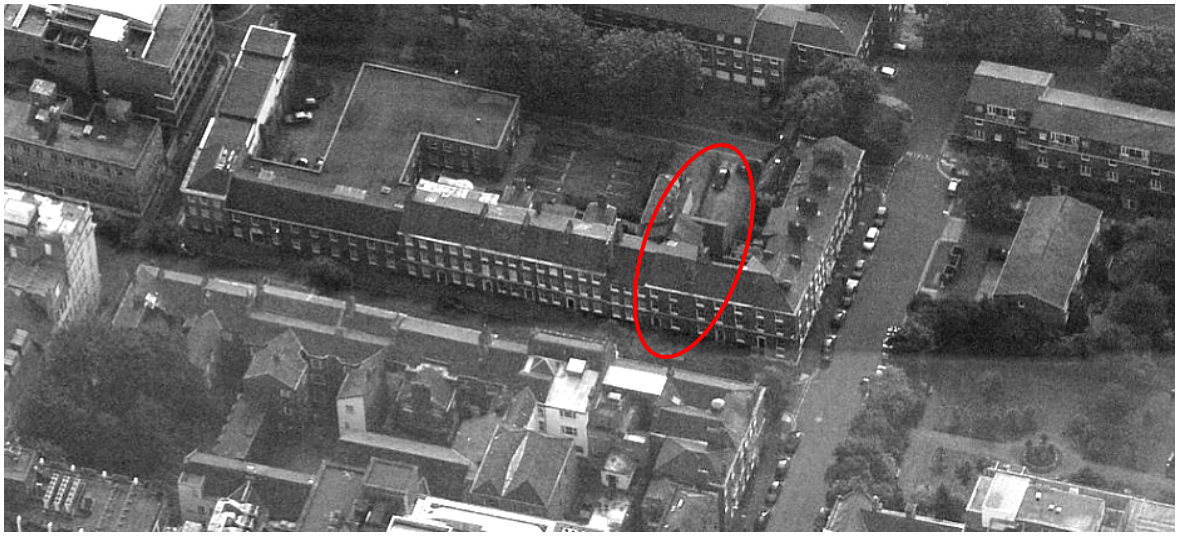


Figure 1 – Looking south over St John Street, showing No. 21 circled red.

1.2 Context

The purpose of this Heritage Statement is to appraise the historical and architectural significance of the Grade II Listed No. 21 St John Street, Manchester. It also provides an assessment of impact for the proposed works related to conversion of the existing building back into a single dwelling.

The assessment examines the historic development of the building which forms the site in the context of the St John Street Conservation Area, assessing the special architectural and historic significance of the building.

1.3 Structure of the report

Following this introductory section the report is structured as follows:

- Section 2 provides a description of the site's location and statutory designations;
- Section 3 analyses the historic development of the site;
- Section 4 details and appraises the heritage significance of the building;
- Section 5 appraises the impact of the proposed scheme;
- Section 6 provides a summary and conclusion; and
- Section 7 provides the appendices.

1.4 Authorship

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

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- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] - Principal Architect
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2 THE SITE

2.1 Location

No. 21 St John Street (the Subject Site) is located within the commercial centre of the City of Manchester. The building was constructed during the early c1820s by an unknown architect, and was designed as one of seven elegant middle class townhouses on the southern side of the street.

The site is bounded by St John Street to the north, No. 19 St John Street to the east, Camp Street to the south, and No. 23 St John Street to the west (see Figure 1a).



Figure 1a – Map looking north across the site, showing the location of No. 21 St John Street outlined red.

2.2 Listed Buildings

Statutory listing means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

Combined with the adjoining properties at number's 23 and 25 St John Street, the Subject Site (No. 21) was Grade II Listed on the 25th February 1952, and amended on the 6th June 1994. A full list description for the building can be found in Appendix i.



Historical Development

3 HISTORICAL DEVELOPMENT

3.1 Introduction

In order to understand the heritage significance of the subject site it is first necessary to understand its historical development.

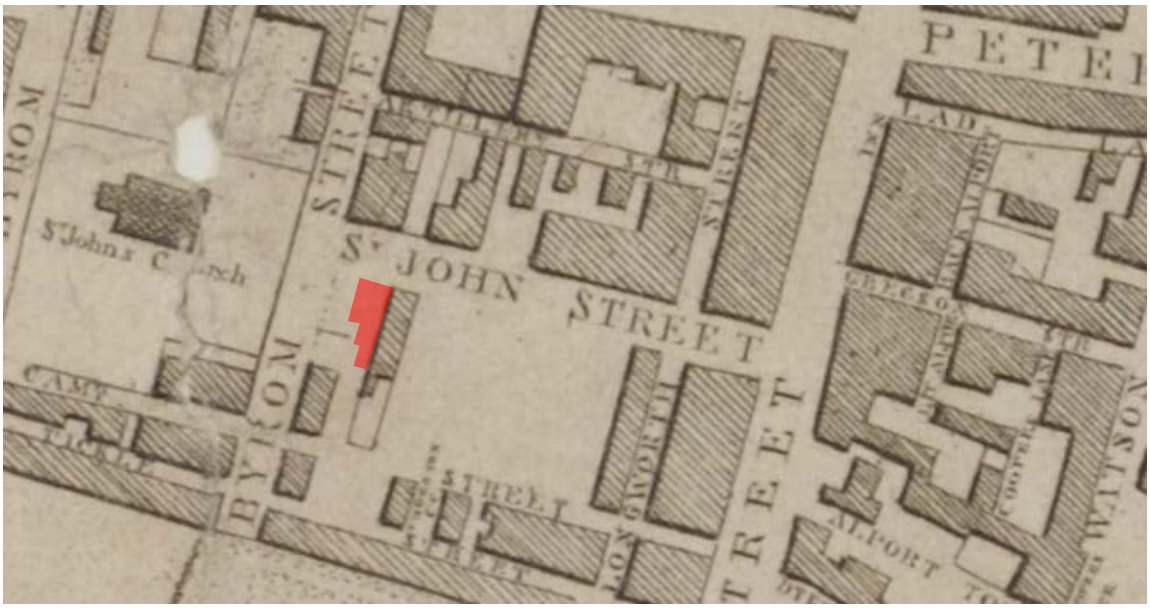
This section of the report analyses and interprets historic maps and primary and secondary information in order to:

- Provide a sound evidence base highlighting the main periods of development; and
- Inform assessment of the survival and significance of the building.

3.2 Map Regression

The subject site today contains a late-18th century former townhouse, which is located on Manchester's last surviving upper class Georgian terraced street and which has seen a long sequence of subsequent former uses. This section will chronologically chart these phases and developments.

Table 1 – Map Regressison



1800 A Pocket Plan of Manchester and Salford – This map is largely indicative, showing the rough outlines of buildings as they appeared in 1800. This map shows that that No. 21 has not yet been constructed, and that the neighbouring No. 19, to the east, is already completed.

Table 1 – Map Regression



1804 A Plan of Manchester and Salford - This map is also largely indicative, showing the rough outline of buildings as they appeared in 1804. The map shows that No. 21 has yet to be constructed. The street is marked as being called 'St John's Street', showing that throughout the 19th century it was known as either 'St John' or 'St John's' Street.



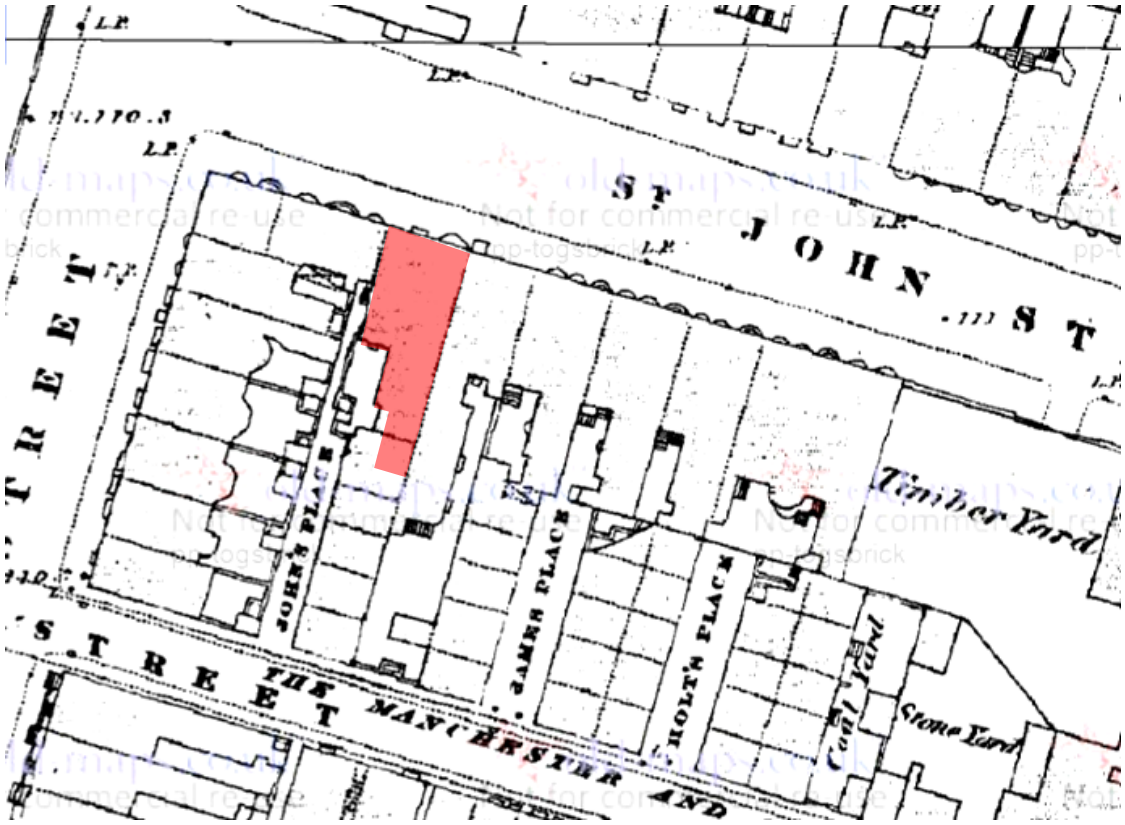
1829 Pigot - By the end of the 1820s the southern side of St John Street can be seen to now be almost fully developed with a number of new townhouses being constructed to the immediate east and west of No. 21 by the Holt family.

The map also shows for the first time the construction of a number of back-to-back slum dwellings which have been constructed at the backs of these newly built townhouses, illustrating the close proximity in which the working classes and middle classes lived during the early 19th century.

Table 1 – Map Regression



Richard Thornton - Plan of Manchester and Salford 1832 - This map shows the Subject Site with a terraced row of six slum dwellings to the south of its rear yard to form John's Place.



1849 OS – This map of the site shows a detailed view of the site.

Table 1 – Map Regression



1851 Adshead – Adshead's map shows that by 1851 the house was still being used as a domestic residence (shaded grey).

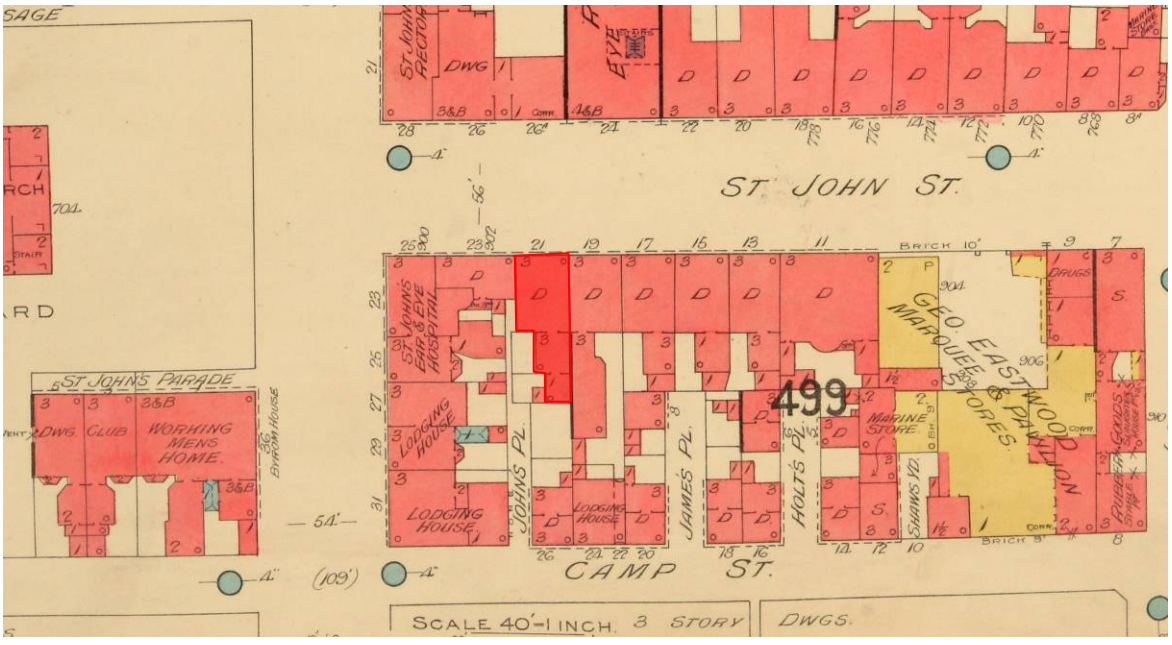


1891 OS – This map shows the site much as it appeared on the 1849 OS map.

Table 1 – Map Regression

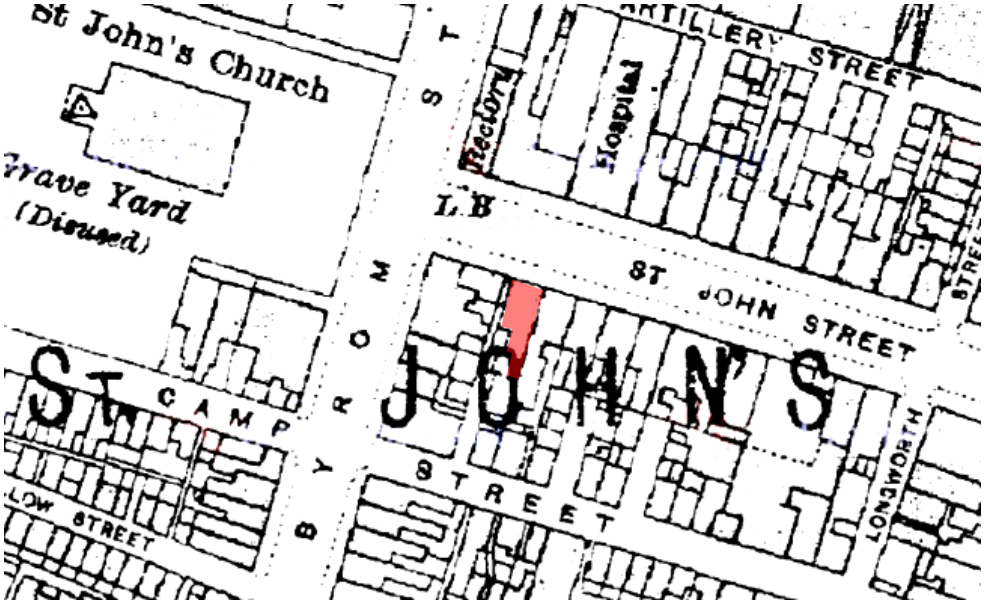


1908 OS – By the end of the Edwardian Era the house and site has changed little, except for the demolition of the nearest slum dwelling to the rear of the property on John's Place, and four of the other dwellings being knocked through to form two larger dwellings.

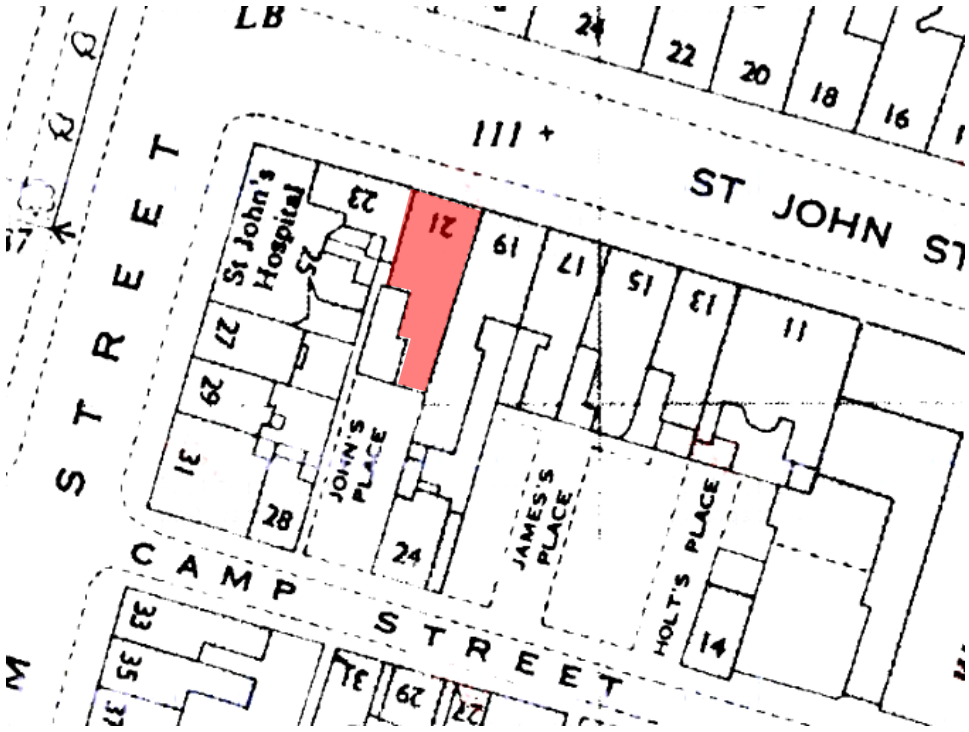


1913 Goad's Fire Insurance Plan – This 1913 fire insurance plan shows that both the front of the house and the rear outrigger are both of three stories, whereas a smaller outhouse attached to the southern end of the outrigger is one-storey. This map also shows that only one slum dwelling remains on John's Place.

Table 1 – Map Regression

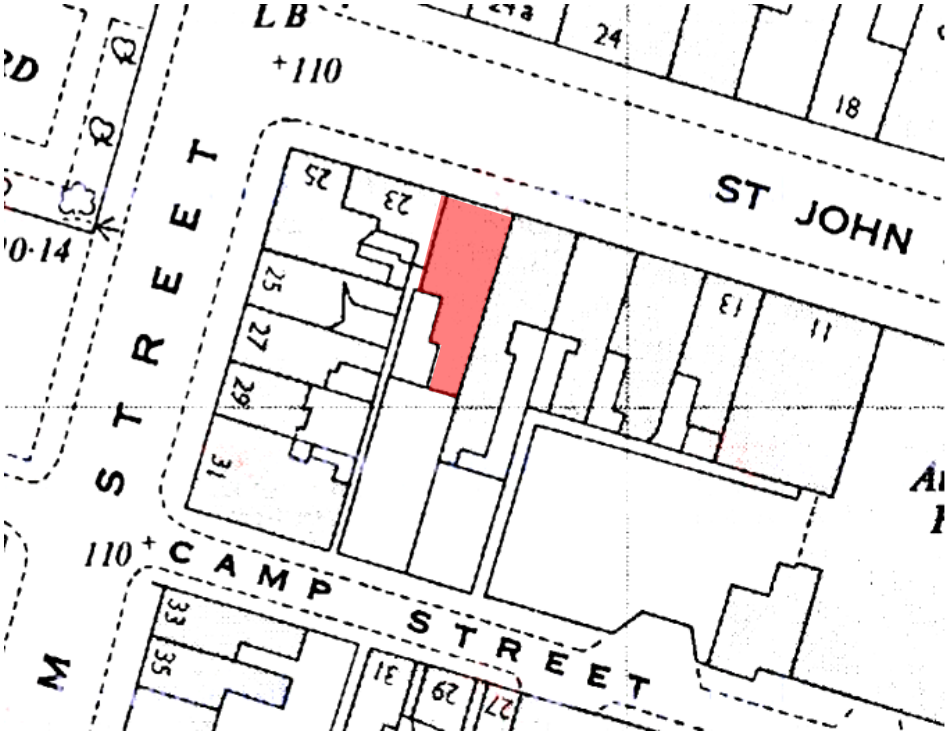


1922 OS – By 1922 the site remains unaltered.



1948 OS – By 1948 the Subject Site remains unaltered, however by this date the majority of back-to-back slum dwellings to the south can now be seen to have been demolished. John's Place is now a cleared plot.

Table 1 – Map Regression



1962 OS – By 1962 No. 21 remains unaltered. Note the large surface car park created in the area which once formed Holt's Place and Jame's place.



1973 OS – By 1973 the site remains unaltered.

3.3 Historical Development of St John Street

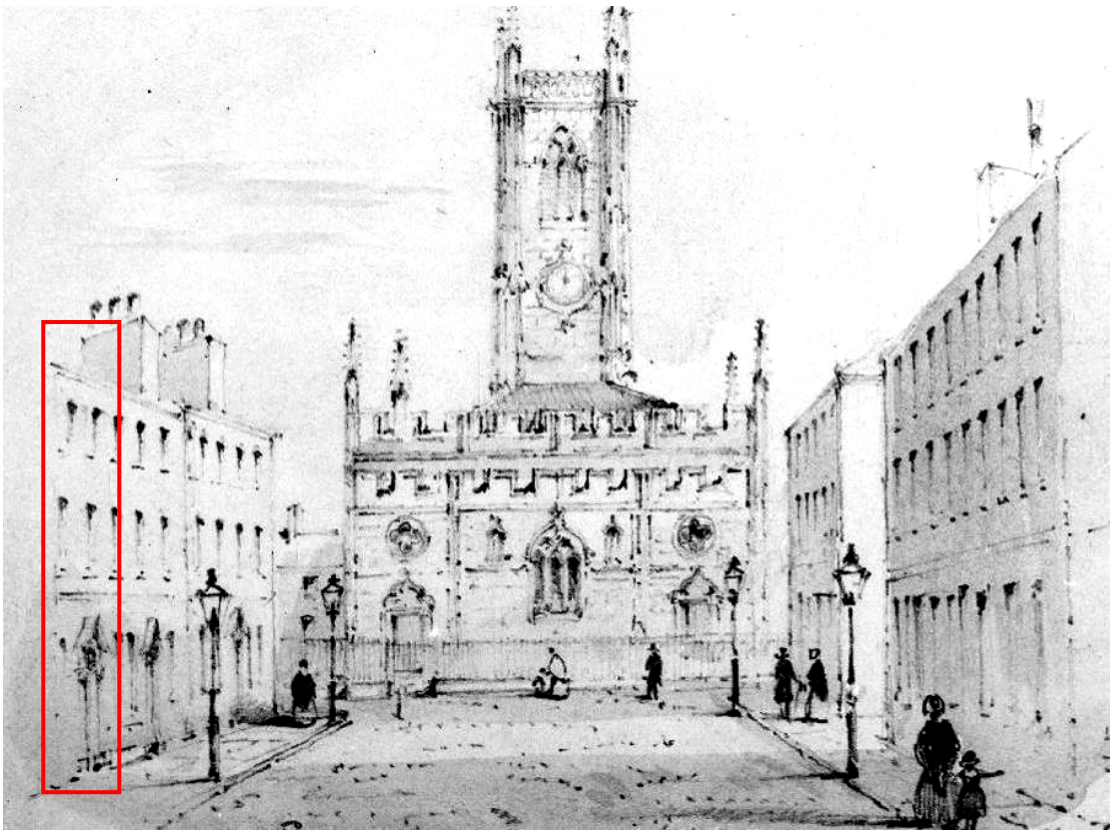


Figure 2 – A drawing of St John Street looking west towards St John's Church in 1845, showing the location of No. 21 to the left of the church (outlined red), showing the adjoining number's 23 and 25. (source Manchester Local Images Archive).

St John Street, or 'St John's Street' as it was originally called, along with the neighbouring Byrom Street, were initially laid out by the wealthy Byrom family, who owned large areas of land in the immediate area and lived nearby at Byrom House, Quay Street.

Although not immediately obvious, St John Street did not form a single phase of development, instead, the southern side of the street contained only two houses by 1804, including the adjoining house at No. 19 to the east of the Subject Site.

The Subject Site, and the land surrounding it, had been owned by Mr Henry Atherton and Miss Eleanora Byrom since at least the 1760s. The land was surveyed in 1776, and again in 1788 by Thomas Townley for reasons of future development to form a new, genteel residential area for the middle classes.

By 1772 the positions of both streets had been formed, with the only structure present being the Church of St John, which was located at the western end of St John Street. The church had been previously constructed in 1768-9 at the expense of Edward Byrom; the first Mayor of Manchester.

St John's Church was designed in the early "Gothick" style, and influenced the Gothick door cases on the early neighbouring townhouses on Byrom Street. The church was demolished in 1931 due to a dwindling population and now forms the site of St John's Gardens.

Early residents of the new houses on St John Street represented a broad mix of professional occupations, but within 30 years occupancy became almost exclusively connected with the medical and legal professions, and the houses were largely used as medical business premises, usually with business professionals living in the upper floors.

Other parcels of land in neighbouring streets were also sold off by Eleanora Byrom and Ann Atherton during the 1820s, due to the construction of the world's first passenger railway station nearby on Liverpool Road in 1830.

Both Ann Atherton and Eleanora Byrom strongly opposed the new railway line into Manchester as they did not consider the proposed location of a new railway line and station to be an ideal neighbour to their intended genteel dwellings. However, a Bill was eventually passed in 1826 securing the future of the new railway station site. Due to the area becoming an undesirable location for any intended high-class townhouses, the sites were sold off by Ann Atherton, Eleanora Atherton and Eleanora Byrom.

3.4 Development of the Subject Site

The location of the Subject Site was sold on the 8th November 1796, when the first "Chief Rent Deed" was formed between the owners of the land; Elizabeth Byrom and the first Reverent of St John's Church, John Clowes of the first part, Henry Atherton and Ann his wife and Eleanora Byrom of the second part and George Lloyd Esq (Barrister) and Thomas Falkner Phillips Esq (born 1744 - Barrister, merchant and treasurer of the Hulme and Stretford Turnpike Road Trust and the Theatre Royal) of the third part.

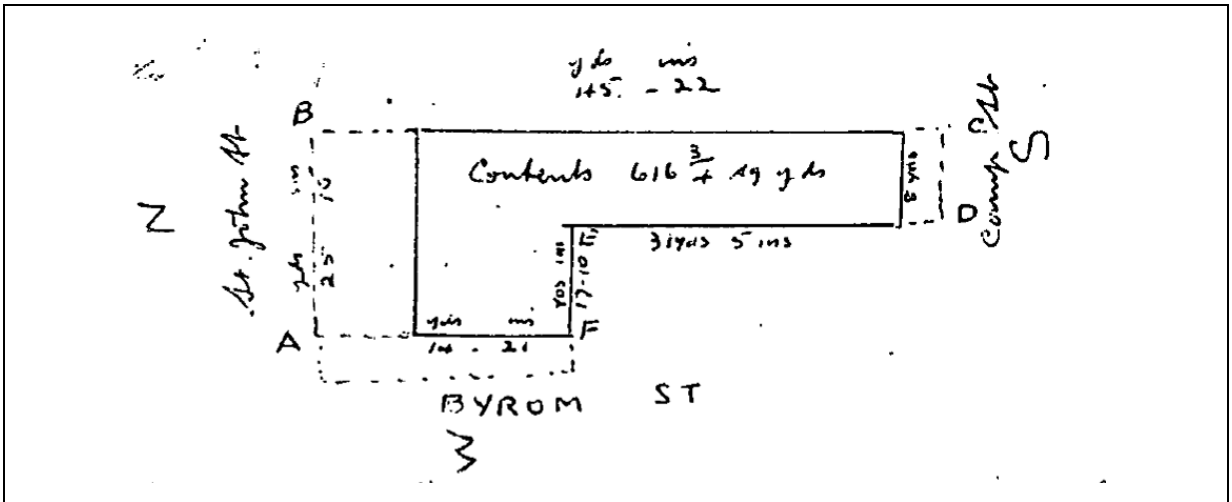


Figure 3 – 1796 drawing of the site, redrawn in 1953, showing Camp Street to the right (source original property deeds).

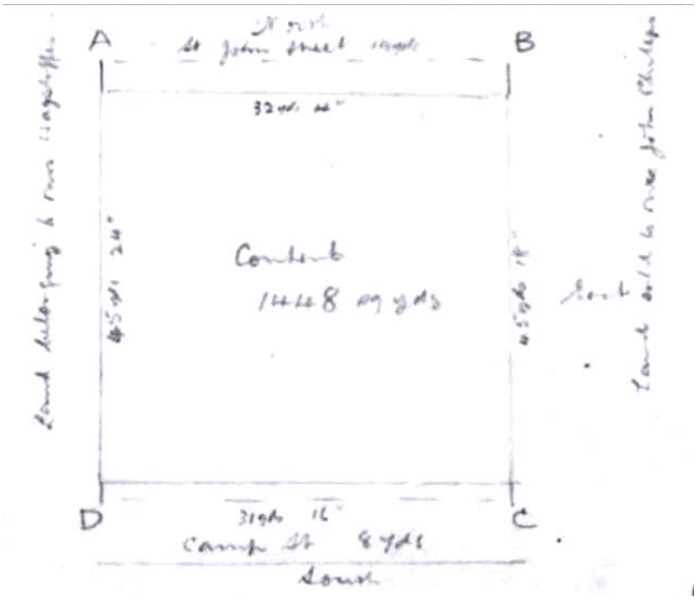


Figure 4 – Original block plan of the Subject Site, redrawn in 1954 from the original 1796 plan. This plan shows the property to the east of the site (now No. 19) was *"lately purchased by & then belonging to John Phillips Merchant…on the westerly side by other part of the said field called the Rogers Field then lately purchased by & then belonging to Mary Wagstaffe & Agnes Wagstaffe Spinsters"* (source original property deeds).

The land purchased by George Lloyd and Thomas Falkner Phillips Esq formed a part of what had historically been known as 'Rogers Field'; a large field that also included the site of the adjoining No. 19 St John Street. Rogers Field is thought to have derived its name from the family by that name who owned the land during the 17th century, and was next to another large enclosure of land known as Camp Field.

An indenture dated the 11th December 1824 was formed between Elizabeth Lloyd of the first part, George Lloyd of the second part, Frederick Phillips and Susanna his wife of the third part, Samuel Kay (Clerk to the Trustees of the Hulme and Stretford Turnpike Road) of the fourth part, John Holt of the fifth part, and James Holt of the sixth part.

Lloyd and Phillips are also recorded as purchasing the land in 1790 on which No. 11 St John Street is now located, however, it appears that the men were not responsible for the construction of the new town houses. It is probable that an agreement was formed between the two men, and James and John Holt, to undertake the development of the land to a suitable standard before the above formal agreement for sale was finally reached in 1824.

This theory is strengthened by the Manchester and Salford trade directory for 1821-2, which states that No. 21 is occupied by Mr John Robinson, surgeon-dentist, followed by an article in the Chester Courant Newspaper dated the 18th September 1827 stating Robinson is still living at the address.

The Holt Family

James Holt Esq (c1770-1858), and his son John Holt Esq (c1796-1871), were partners in the firm of *Holt, Birch and Holt*, engravers to calico printers, whose business premises were close to the first Theatre Royal in Manchester, and later Back Mosley Street in 1819. James had made his success in the early 19th century with the engraving of printing blocks for the lucrative trade of calico printing at a time when Manchester's cotton manufacturing trade was thriving and known colloquially as "Cottonopilis".



Figure 5 – The Holt's family town house at No. 11 St John Street, built by James and John Holt at the same time as No. 21 as their own town house.

The Holt's plans saw seven townhouses being constructed in approximately 1820-1. The new houses included the Subject Site at No. 21, along with three matching townhouses at No's 17, 15 and 13, two houses at No's 23 and 25, and a grand, double-fronted house at No. 11. Except for No. 11, all of the new houses were almost identically decorated, with matching staircases, architraves and doors and similar planform.

No. 11 St John Street was designed to be the town residence of the Holt family, and was lavishly designed and decorated as a small country house, including carved columns, exquisite plaster ceiling cornice and roses, servant's quarters and a cantilevered stone staircase with three-storey hand painted window.

It appears that James and John Holt wanted to leave their mark on Manchester, and designed each classical door case with the initial 'H' for 'Holt' carved twice into each pediment. To the rear (south) of St John Street, the Holt family built three side streets off Camp Street, which they named after themselves; John's Place, James's Place and Holt's Place.