The construction of the Holt's new town houses included the retention of the older, and differently designed No. 19, and continued either side. This suggests that they intended on eventually purchasing and demolishing No. 19, and replacing it with a town house matching their new houses, in order to seamlessly continue the southern side of the street.

Whereas the principal town houses were intended solely for the middle classes and professionals of the burgeoning town of Manchester, in stark contrast, the Holt family constructed slum back-to-back slum courts and dwellings in the three rear streets by the 1820s/30s.

Interestingly, James Holt, and his wife Hannah, are recorded as living over the street from the Subject Site at No. 20 St John Street in 1825, and again as residing in St John Street in 1834. His son, John was also an engraver to calico printers, and during this period lived at Pool Street with his wife Sarah.



Figure 6 – An aerial view looking south onto the southern side of St John Street, showing the buildings erected by the Holt family outlined red. The first house to be built at No. 19 (not by the Holt family) is shown roughly centre of the group (marked by a green star).

But like his father, John is also recorded as living at their luxurious family home at No. 11 St John Street in 1840, when his father James moved back to their country residence at Beech House, Chorlton.

In 1829 two further members of the Holt family are listed at occupying houses in St John Street. Jonathan Holt is recorded as living at No. 14, whilst Jason Holt is recorded as living at No. 6; both men were also engravers to calico printers.

The 1836 Electoral Register for Manchester states that James Holt owned freehold land and buildings in St John Street, along with his son John who is also recorded as owning freehold land and buildings in St John Street.

The 1851 census records Edward William Clayton (born c1817), agent for consignment of goods to China, as living at No. 21 with his wife Elizabeth, two sons, Ralph and Louis, and a daughter, Francis. along with two domestic servants, Jane and Margaret.

The second resident recorded as living at No. 21 was Edward William Clayton, merchant, who is noted in the 1853 trade directory for Manchester and Salford.

The 1861 census for No. 21 records Charles Baker (born c1809) - Master Upholsterer from North Wales as living at the house with his wife Elizabeth, and Mary their servant.

Dr David Little (1840-1902)

In 1865, the Manchester Eye Hospital moved from its location on South Parade, Manchester, to an empty site on St John Street directly opposite the Subject Site, and was renamed The Royal Eye Hospital (No. 24).



Figure 7 – David Little in his youth.

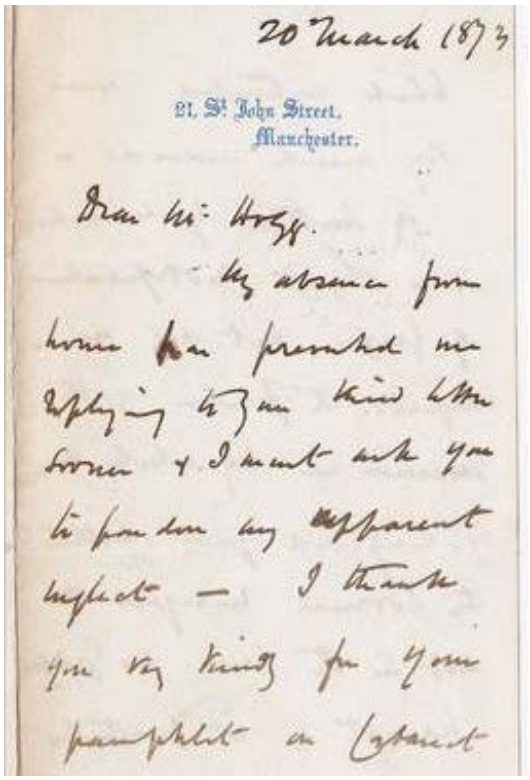


Figure 8 – A photograph of Dr Little operating on a patients' cataract in 1893.

Because of this move, resident eye surgeon, Dr David Little M.D - Oculist (1840-1902) eventually relocated his home to No. 21 (the Subject Site) in 1879, opening his own private practice there, whilst continuing to work opposite at the new Eye Hospital opposite.

Dr Little had a successful career in Manchester, being a Royal Infirmary and Ophthalmic Surgeon from 1878-99, House Surgeon to the Royal Eye Hospital in 1863, secretory to the hospital, and lecturer on Ophthalmology at Owens College from 1878 – c1897.

From at least 1871, until his death in 1902, Little's colleague was Dr Charles Edward Glascott M.D. (1847-1918) Surgeon to the Manchester Royal Eye Hospital at No. 24 St. John Street. Glascott was one of the leading ophthalmological surgeons in Manchester, and became senior consulting surgeon and one of the vice-presidents of the hospital. Glascott was also lecturer and examiner in ophthalmology at the Manchester University for thirty-five years, and honorary surgeon to the Manchester Royal Eye Hospital.


20 March 1873

21, St John Street,
Manchester.

Dear Mr Hogg.

My absence from home has prevented me replying to your kind letter sooner & I must ask you to pardon my apparent neglect — I thank you very much for your pamphlet on Cataract

Figure 9 – Letter sent from Dr little from No. 21 St John Street on the 20th March 1873 (source historicalautographs.co.uk)

The 1883 Trade Directory for Manchester and Salford records No. 21 as being the business premises of Dr Little, with his home being in Victoria Park.

The directory also records Charles Glascott as living next door to Dr Little at No. 23 St John Street, and another colleague, Abraham Emrys-Jones as living at No. 10.

Glascott's obituary in The Lancet, dated the 7th September 1918 states that "in conjunction with the late Dr. Little, [Glascott] undoubtedly assisted very greatly in making that hospital one of the foremost centres for the treatment of eye disease in the North of England".



Figure 10 – A painting by Harold Speed of Dr David Little (centre) operating on a patients' cataract in 1893, commissioned by his widow in 1919. Also pictured is Dr. Robert Edie and nurse Miss Lizzie Isherwood. (source Manchester Art Gallery).

Dr David Little passed away in 1902, having suffered ill health in his final years. His colleague Dr Charles Glascott is recorded as occupying No. 21 by 1911.

Subsequent Occupiers of No. 21

The early 20th century saw a number of medical practices operating from the building. An indenture dated the 3rd June 1912 was made between Robert Stonex (honorary Secretory of the Greengate Dispensary, the night asylum and the Manchester and Salford Lock Hospital) and Herbert Garnett Janion (solicitor) of the first part, Charles Thomas Ernest Haigh (a descendant of James Holt) and the said Herbert Garnett Janion of the second part, and Florence Ethel Holt Haigh (a descendant of James Holt) of the third part.

On the 29th May 1913 an indenture between Montagu Heath Hall and Florence Ethel Holt Haigh, descendant of James Holt. Montagu was Herbert Garnett Janion's partner carrying on business at No. 14 St John Street as 'Janion & Hall'. The partnership was dissolved in 1914 due to Janion's retirement.

By 1912 they Holt family owned seven of the houses on St John Street as well as shops cottages and a beer shop in the surrounding streets as well as land and the Beech House estate in Chorlton.

Doctor John Wharton R.A.M.C is registered as occupying No. 21 in 1915 and 1918.

Florence Ethel Holt Haigh passed away on the 2nd February 1953 leaving several of her ancestor's houses on St John Street to her relative, Geoffrey Holt Hordern Haugh, who subsequently sold No 21 to Denis Poole Wilson in February 1954.

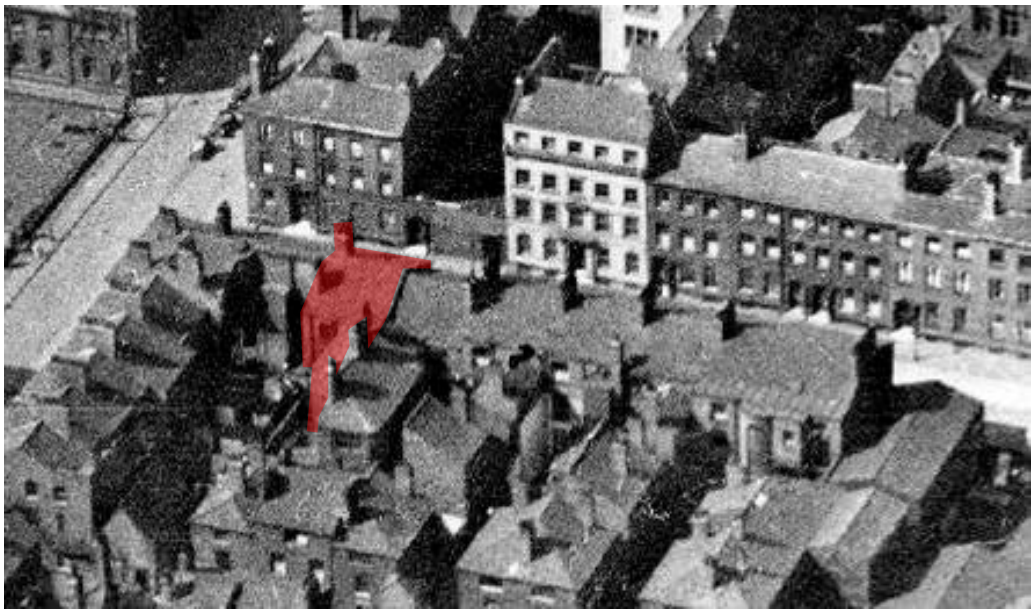


Figure 11 – Looking north across the Subject Site and St John Street in 1930 showing the rear of No. 21 shaded red. This view clearly shows the densely compacted range of slum dwellings erected at the rear of the site by the Holt family, before they were demolished in the 1960s. (source Britain From Above).



Figure 12 – Looking west along Camp Street in 1938 showing the front of No. 26 Camp Street outlined in red, which marked the southern boundary of the Subject Site. (source Manchester Local Images Archive).

By the early 1980s the Subject Site was being used as a doctor's surgery, and an application dated the 3rd September 1982 was submitted for *"Alterations and 2 storey extension at rear of doctor's surgery for Mr. H. Showman, Contasia Ltd"* (original plans do not survive).

A second application was submitted on the 2nd February 1983 for the *"Revised plans for Alterations and 2 storey extension at rear of doctor's surgery, by Beaumont & Cowling"*, followed by another application in 1988 for Listed Building Consent for the construction of a first floor consulting room and office extension, and the covering over of the rear yard (original plans do not survive).

17th April 1989 – Alterations and extension to doctor's surgery by Smith & Way Architects (original plans do not survive).

3.5 Summary

- The building (No. 21 St John Street) was constructed in c1820-1, and along with No's 11, 13, 15, 17, 23 and 27, was erected by James and John Holt.
- During the 1820s the Holt family constructed slum dwellings along John's place, James Place and Holt's Place to the rear of the site, accessed from Camp Street.
- No. 21 was used as a single residence from c1820-1 until the c1860s, when it became partly used as an eye surgery, with domestic quarters on the upper floors.
- From the early 1910s to the 1990s No. 21 was used for various medical practices, and underwent internal alterations and a two-storey extension during the 1980s.
- The building is presently occupied by a solicitor's practice.



Building Description

3.6 Building Description

Please refer to the room numbering on the four floorplans of the building on pages 47-50.

Exterior



Figure 13 – The sash windows would have been the same as the windows to No. 19 to the left.

The principal elevation of the building faces north onto St John Street. This elevation uses orange/red brick in a Flemish bond. The building is three storeys, with a basement level largely concealed by the pavement. The basement contains one original lightwell beneath the ground floor window, which retains its stone surround and iron grill.

To the centre of the pavement, almost directly in front of the front door, is the original coal chute, which allowed for deliveries of coal to be poured through the iron pavement cover into the coal store directly beneath the pavement.

The ground floor level of the building is slightly raised by two stone semi-circular steps to the front door. Either side is a stone plinth, which has since been painted. The front door is an elegant and well-proportioned classical doorcase, set within a round-headed opening with finely rubbed brick voussoirs forming the brick arch.

The door case uses two slender ionic columns, which support a Greek Key pattern freeze. At either end, the freeze is terminated by two projections featuring the initial 'H' for 'Holt'. The plain glass fanlight above is likely to have originally contained a metal-framed fanlight to the same design as found surviving at No. 11 (see Figure 15 below). The eight-panelled door is also original.



Figure 14 – The original front door and door case at No. 21



Figure 15 – The original front door and door case at No. 11, showing the only remaining example of the original metal-framed decorative fanlight.

A simple stone sill course (now painted) visually separates the ground floor from the first floor, and runs continuously westwards across No's 21, 23 and 25, misses No. 19, and then continues eastwards across No's 11, 13 & 15.

The first floor contains two, two-over-two sash windows, set within flat-arched openings with steeply angled rubbed brick arches. Beneath both windows is a shallow stone apron, which is now painted.

Both sash windows were altered in the late-19th/early-20th century, using parts of the original sash frames and 'modernising' the glazing pattern by removing the original six-over-six pane arrangement (as can be seen surviving in No. 19), and replacing it with a single, vertical glazing bar to each sash. Scaring of the original glazing bar pattern can be seen on the internal face of the frames.

The second floor level retains its original sash windows, with only the central, horizontal glazing bar being removed from the lower sash of each window (again compare to the second floor window of the adjoining No. 19). The roof is covered with slates, and the timber eaves contain pairs of simple brackets. The original brick chimney stacks survives, with later pots.



Figure 16 – Looking up at the rear of No. 21, showing the modern windows to first and second floors, and reconstructed outrigger to the right.



Figure 17 – Looking north towards the rear of the building from Camp Street, showing the 1980s two-storey extension.

The rear of the building is uniformly utilitarian in its design, decoration and arrangement, and would have largely contained the service areas of the original dwelling. The elevation uses cheaper brick in an English Garden Wall bond, and simple segmental brick arches to window openings.

The main part of the former dwelling contains a single window to each floor level. The ground floor two-over-two sash is a late-19th century replacement and would have originally consisted of a six-over-six sash as originally used on the front elevation. The first floor contains a late-20th century timber casement and its original stone sill is now removed. A modern UPVC casement can be found at second floor level.

The rear outrigger, as seen with the main body of the former house, is set over three storeys, with concealed basement level. However, due to the location of the main staircase, the first and second floor levels of this rear wing are constructed at different heights so as to allow access from the mid-landing points of the stairs.

The rear outrigger contains former service rooms to the ground floor, with former bedrooms above. During the 1950s the entire first and second floor elevations were reconstructed in modern brick, with new window

openings and windows being installed in different locations. At ground floor level a 19th century sash window and panelled back door were retained.

All metal rainwater goods date to the early-to-mid 20th century, together with other modern UPVC examples.

A two-storey extension was constructed across the width of the plot during the 1980s, in a faux-Victorian style, and contains a covered access into the rear of the plot onto Camp Street.

Interior

The interior of the building is set over four floors (including basement level). Each floor would have originally contained a room to the front of the house, and one to the rear on each floor. At first and second floor levels, the front room was the largest, and extended over the area of the ground floor entrance hall.

The front ground floor room (G1) would have been the grandest room, where official visitors would have been received, whilst the rear ground floor room (G3) is likely to have been used as a dining room. To the rear of the building is a four-storey outrigger (including basement level), this part of the house would have been almost entirely given over to the use of the servants, with large kitchen (G6) and scullery (G7) on the ground floor, toilet and bedroom at first floor, and large bedroom for live-in servants at second floor.

Ground Floor

The entrance from St John Street leads up into the entrance hall. This wide hallway (G2) was knocked-through into the front room during the c1980s alterations, and part of the wall replaced with glass blocks. The original cornice and downstand are retained. On the east wall of room G2 is an original built-in cupboard, originally fitted with shelves. This cupboard was designed to mirror the now removed door into room G1 opposite, and would of originally have contained a matching six-panelled door.

The original archway was in-filled with a modern glass fanlight and door during the c1980s alterations, however the paired plaster corbels featuring acanthus leaf decoration can still be seen either side. The original panelling which made up the timber arch has been in-filled.

The front room (G1) retains its original timber panelling and window shutters within the window reveal. The chimney breast has been removed, and the original plaster cornice has been replicated across its former location. Beyond the arch is the original staircase (G4), which survives intact. The staircase uses square timber spindles with a hardwood handrail (now painted) which terminates in a typical 1820s scrolled newel post.



Figure 18 – The entrance hall of No. 21 showing the removed wall to the right, which would have contained a door mirroring the fitted cupboard to the left for symmetry.



Figure 19 – In comparison, the similar, but more elaborate entrance hall of the Holt family home at No. 11.

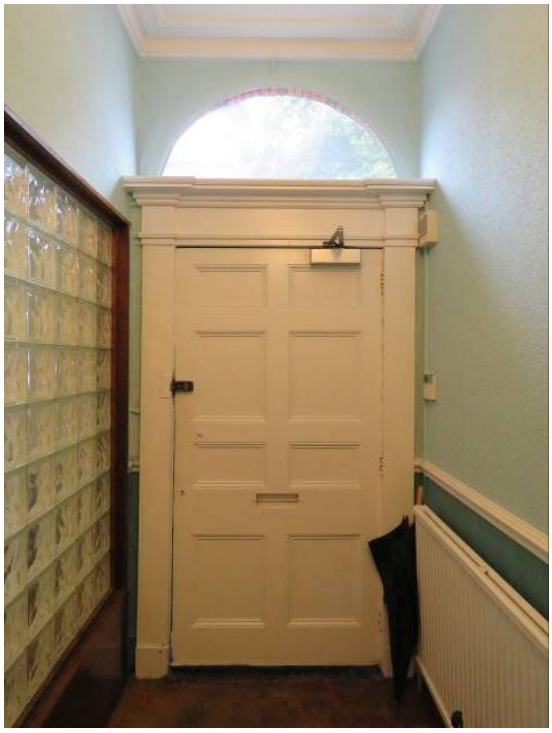


Figure 20 – The inside face of No. 21's front door, showing the simple eight-panelled door and plain classical door case.



Figure 21 – In comparison to the Subject Site, the high quality inside face of No. 11's front door, showing the elaborate carved composite pilasters either side of an eight-panelled door with reeding to each panel.

The rear ground floor room (G3) retains its original plaster cornice, window panelling and shutters, and an original fitted cupboard, however the six-panelled door has now been removed.

Room G3 contains the only surviving original panelled internal door on the ground floor, and as seen on the hallway cupboard contains original architrave and characteristic corner blocks with circular pattern.

The rear of the ground floor leads into the former kitchen (G6) and scullery (G7), which are now used as offices. These two rooms retain little original fabric except for an original fitted cupboard in the former kitchen alcove.



Figure 22 – The original in-built cupboard in the east wall of the hallway (G2). This cupboard was designed to match the now removed doorway into the front room opposite, and would have contained a six-panelled door to create the illusion of a larger house with more rooms.



Figure 23 – The rear ground floor room (G3), showing the retention of the original six-panelled door and architrave, with characteristic corner blocks.



Figure 24 – The original archway between the hallway and the staircase. This decorative arch was originally open, and has since been infilled with a glazed fanlight and door.



Figure 25 – The original archway to the hall of the neighbouring No. 25, showing the original appearance in comparison with the blocked example at the Subject Site.



Figure 25 – The original staircase (G4) with square timber spindles and hardwood handrail (now painted brown).



Figure 27 – The original carved newel post.



Figure 28 – The front ground floor room (G1), showing the original timber panelling around the later-19th century sash window. The cornice here is original, however the chimney breast has np been removed to the left (outlined red).



Figure 29 – Looking across the front room (G1) into the entrance hall (G2), showing the removal of original wall and the insertion of c1980s glass bricks. The original location of the door into the front room is shown outlined red.



Figure 30 – The rear ground floor room (G3), showing the same later 19th century sash window replacement set within original timber panelling. The bookcase to the right is original and would have had a six-panelled door fitted, concealing the shelving behind, as seen in the entrance hall cupboard. As seen in the entrance corridor (G2) this was designed to create the illusion of more rooms.

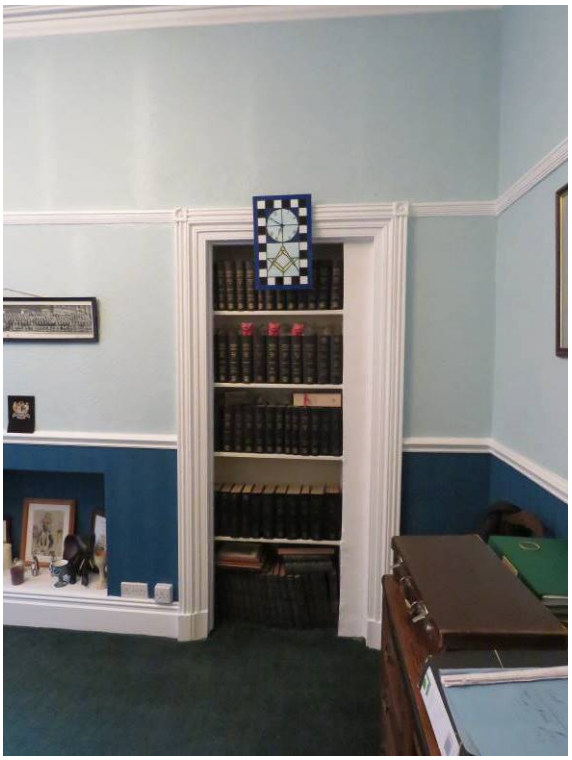


Figure 31 – The original fitted cupboard, which is missing its original six-panelled door, which gave the illusion of a larger house with more rooms.



Figure 32 – The later-19th century sash window and original panelling.

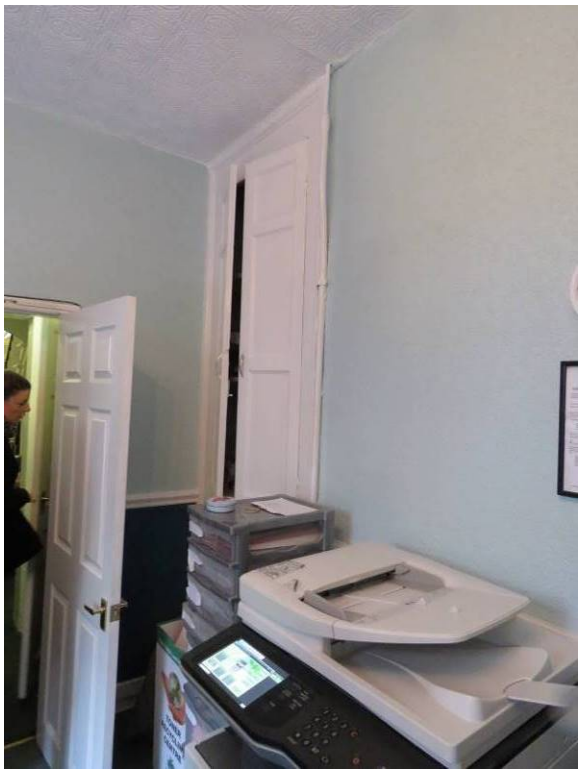


Figure 33 – The original timber kitchen cupboards (room G6).

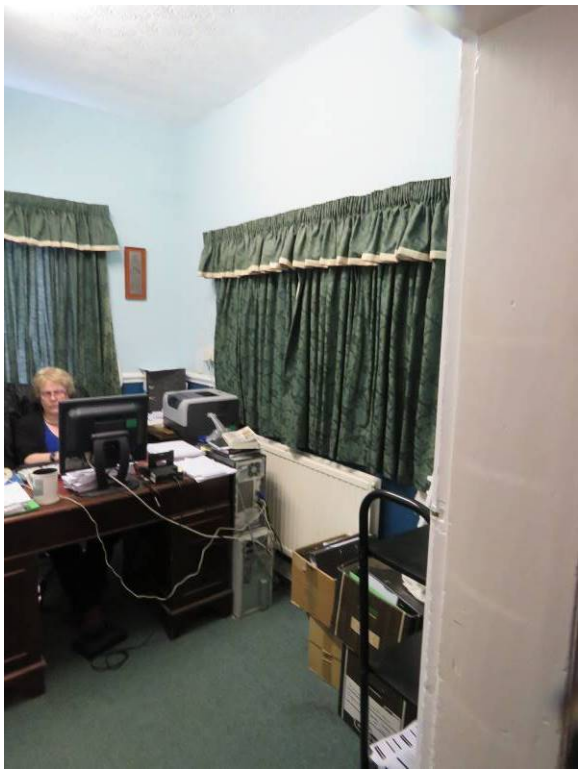


Figure 34 – Looking into the later, single-storey kitchen extension, probably originally used as a scullery (room G7) and reconstructed as part of the 1980s alterations.

Basement Floor

The basement level is accessed via a narrow set of altered stairs (non-original) beneath the main staircase. All the rooms on this floor level have been substantially altered and modernised throughout the 20th century, and retain almost no historic features.

To the northern end of the floor is the original barrel-vaulted brick coal store (B2), which extends beneath the St John Street footpath.



Figure 35 – Looking into the small basement room which leads into the coal chute chamber from room B3.



Figure 36 – The vaulted chamber (B2) beneath the footpath of St John Street, showing the original coal chute circled red.



Figure 37 – Room B1.

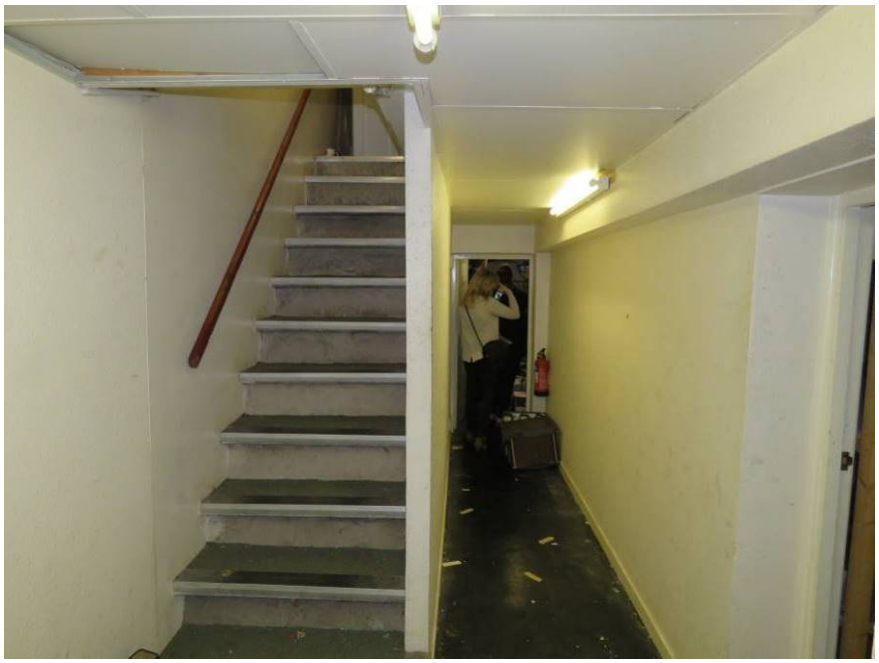


Figure 38 – The altered basement staircase and corridor (B5).

First Floor

The mid-landing at first floor level leads into the rear outrigger, via three steps and two small toilets. Here a large central room (F7) gives access into the 1980s extension (rooms F8 & F9).

The principal part of the first floor originally contained a large front bedroom, and a smaller rear bedroom. The front room was separated into two offices (rooms F1 & F2) by the insertion of a stud partition wall during the 1980s alterations.

Access into the newly created room F2 was provided by creating an extension off the main corridor (F4), borrowing part of the rear room (F3). The two windows facing onto St John Street from rooms F1 & F2 retain the original timber panelling beneath, and the original doorway into the front room (F1) retains its six-panelled door.

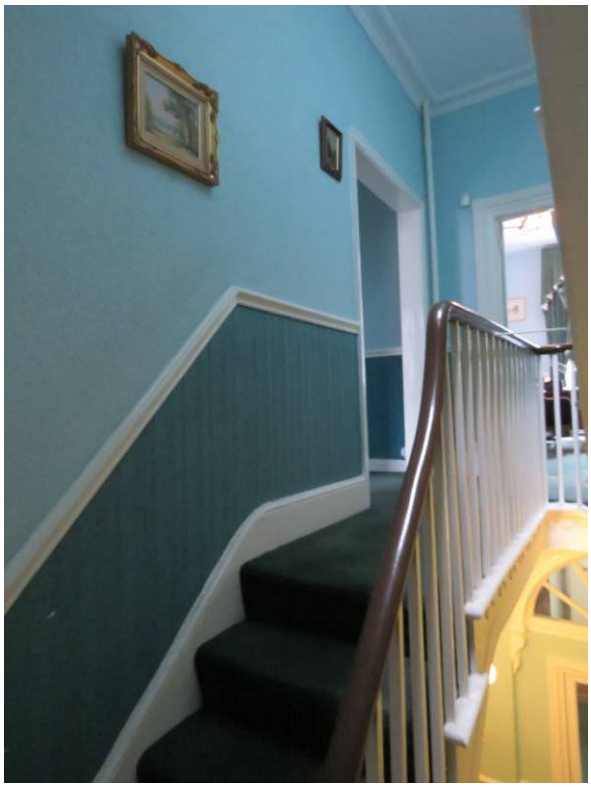


Figure 39 – The first floor mid landing looking towards the front of the house.

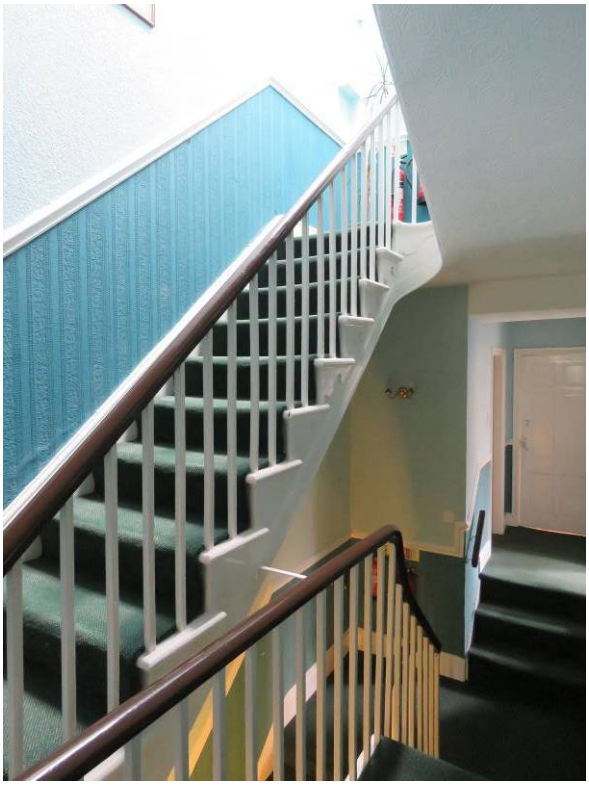


Figure 40 – The first floor mid landing looking down towards the rear outrigger.



Figure 41 – looking into room F7 from the 1980s extension (F8)..



Figure 42 – The first floor toilet to the outrigger (F5).



Figure 43 – The first floor rear room in the main part of the building (Room F3).



Figure 44 – One of the two rooms at the front of the first floor (room F2).

Second Floor

The second floor of the rear outrigger is accessed from the mid-landing, which itself is illuminated by a large glazed skylight above (S4).

Here a large room is accessed through an original six-panelled door. The room beyond (S5) probably formed the servant's accommodation, and retains the only surviving original chimneypiece within the house, which

consists of a fine, decorated cast iron grate set within a Regency style stone surround with corner blocks as seen to the ground floor architrave.

The front of the building, as seen on the first floor, originally contained a large bedroom looking onto St John Street, and a smaller bedroom to the rear. Both rooms retain their original six-panelled doors, with one retaining two eary-1900s decorated copper finger plated to the inside face.

The front room was subdivided into two offices during the 1980s to form S1 & S2, and contains a stud partition wall.



Figure 45 – The second floor landing, looking down at to the mid-landing and outrigger.

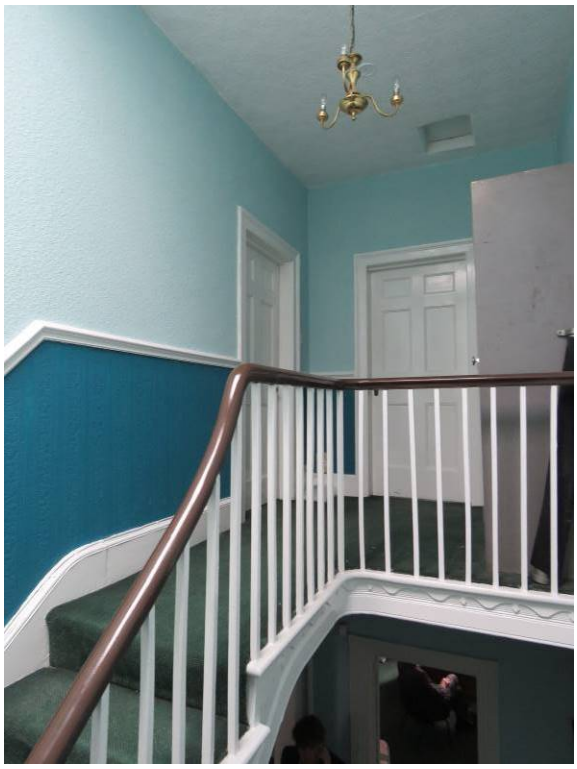


Figure 46 – Looking up at the second floor from the mid-landing.



Figure 47 – The rear second floor former bedroom (S5), showing the original c1820s fire surround and grate.



Figure 48 – The original fireplace and grate.



Figure 49 – A detailed view of the intact original cast iron fire grate.



Figure 50 – The rear second floor room (S3).



Figure 51 – One of the two second floor front rooms (S2).



Figure 52 – One of the two second floor front rooms (S1), showing the modern partition wall separating dividing this room from S2.

Heritage Significance



4. HERITAGE SIGNIFICANCE

4.1 Introduction

This section will specifically assess the heritage values of No. 21 St John Street which are likely to be impacted by the proposed conversion of the building back into residential use.

English Heritage guidance with *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment,* 2008, describes a range of heritage values, arranged in four groups, which may be attached to place. These are:

- **Evidential Value** – relating to the potential that No. 21 St John Street has in yielding primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through No. 21 St John Street to a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from No. 21 St John Street;
- **Communal Value** – relating to the meanings of place No. 21 St John Street has for the people who relate to it, and whose collective experience or memory it holds.

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. English Heritage's criteria outlined in 'Conservation Principles, Policies and Guidance,' have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the building. This has been used to inform and justify the capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The assessment of the significance is based on both desktop research and on-site visual surveys.

> **High significance** *relates to those parts or elements of the structure deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historic, aesthetic or communal values.*
>
> **Considerable significance** *relates to those components of the structure deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the buildings' evidential, historic, aesthetic or communal values.*
>
> **Low significance** *relates to those components of the structure deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values.*
>
> **None/Detrimental** *features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.*

The following floorplans (Figures 53-56) visually illustrate and describe the locations of key features/elements of significance throughout the building, using the above assessment of significance.