

14 Chorlton Street Manchester

Built Heritage Statement

on behalf of Kamani Property

October 2017



Prepared by – WYG Environment Planning Transport Ltd.

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SECTION 1

Introduction

1.1 Introduction

This report has been prepared by WYG, on behalf of Kamani Property, in order to assess the impacts on the historic built environment arising from the proposed conversion of 14 Chorlton Street, Manchester into residential apartments.

Reference should be made to the accompanying plans submitted as part of the planning application for technical detail. Other documents have been referred to in the writing of this report and should also form important background reading for the report. These include (but not exclusively) the statutory list descriptions for nearby listed buildings, and national and local government policy.

1.2 Site description and location

14 Chorlton Street, the site, is located within Manchester City Centre to the south-east of the main shopping district at the junction of Chorlton Street and Bloom Street. To the immediate north-west of the site is Manchester coach station and the Bloom Street NCP multi-storey car park (MSCP). To the immediate north is Boulton House (office building). Adjacent buildings, 16 Chorlton Street and 15 Bloom Street (Richmond House), comprise multi-occupancy office space.

14 Chorlton Street is a five storey Victorian building, which includes a basement. The main entrance is located on Chorlton Street and there is a secondary emergency egress, along with refuse store, located on Bloom Street adjacent to 15 Bloom Street. The building is currently vacant on all floors. A bar, Mothers Ruin, was located on the ground floor and a take-away food outlet, Miami, was located within the basement, both relocated earlier in the year.

The building is not listed, but is located within the Whitworth Street Conservation. The conservation area was designated by Manchester City Council in September 1974 and was extended in June 1985. It includes the area bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Whitworth Street, London Road and the Piccadilly to Oxford Road railway viaduct. There are a number of listed buildings within close proximity of the site including the Churchill Public House (Grade II listed), 9 Richmond Street (Grade II listed) and 39 Chorlton Street (Grade II listed).



Photograph 1: 14 Chorlton Street on the corner of Chorlton Street and Bloom Street



Photograph 3: View north-west along Chorlton Street with the bus station and MSCP on the left

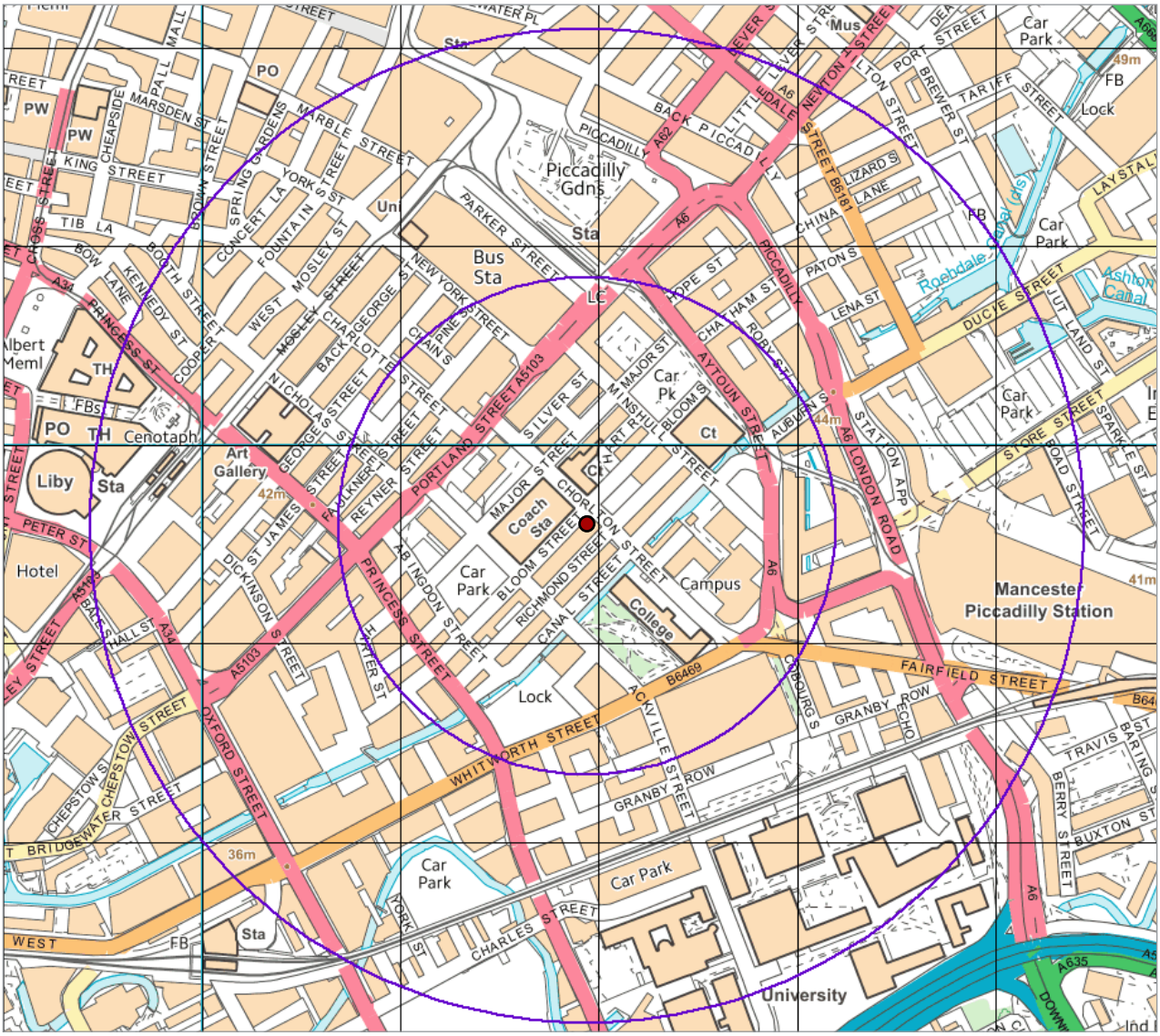

Figure 1: Site location plan


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SECTION 2

Methodology

2.1 Introduction

This heritage assessment follows the 5-step process set out in Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2015) (GPA 3) in order to assess the potential impact of proposed development on the setting and significance of the heritage assets identified. Where relevant, additional guidance, such as *Seeing the History in the View* (Historic England, 2012), and Supplementary Planning Guidance are utilised as part of the appraisal.

Step 1: Identification of built heritage assets and their settings.

A search of the Historic Environment Record (HER), together with the National Heritage List for England (NHLE) and the Council's website provides an initial list of potential heritage assets to be considered, including listed buildings, conservation areas, and other national or local heritage designations which may need to be considered. This is augmented with a site visit and additional research, where other buildings and structures not included in any of the above, but potentially considered as non-designated heritage assets, can be identified. Each heritage asset is visited, as far as public access allows, and its surroundings are examined in order to understand the degree to which elements of the surroundings allow for the building to be experienced or better understood, therefore identifying its setting, as defined within the NPPF.

Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage assets.

In order to undertake this stage, the significance of the heritage assets has to be understood, whether designated or non-designated. Although there is no proscriptive method for assessing significance, this appraisal utilises the heritage values set out in Conservation Principles, Policies and Guidance (English Heritage, 2008), and considers each heritage asset against these values. Whilst the British Standard suggests a variety of additional potential values, the ones set out by in Conservation Principles are generally recognised as appropriate and proportionate values to assess. Once each heritage asset has been assessed against the five heritage values, and its significance is understood, an assessment of the contribution of setting to this significance can be undertaken. This is achieved through assessing each element of setting against the heritage values of the asset, and identifying whether it is a positive, negative or neutral contribution, if any—and if so, identifying which heritage values it contributes to and how. The final stage is to identify the relative extent of significance arising from setting, in comparison to other sources of heritage value.

Step 3: Assess the effect of the proposed development on the significance of the heritage assets.

GPA 3 sets out suggested, although non-exhaustive, potential attributes of a development which may affect the setting of heritage assets, which include location and siting of the development; the form and appearance of the development; other effects such as planting, lighting, noise, change to general character, and changes to skylines or built surroundings and spaces; permanence of the development; and longer term or consequential effects of the development. These are used as a guide and a basis from which to assess how a development may alter a particular element of setting, and to understand which heritage values the proposed development may impact

upon. Details of the design of the proposed development will often vary, and will range from initial concepts through to detailed plans and elevations, verified photographs and photomontages. Where details are lacking, assumptions based on professional judgement and knowledge can be used to undertake assessment—where this is the case, this will be set out clearly in the report, and caveated accordingly. Where harm is identified to the significance of a *designated* heritage asset, the nature of harm is explained, and the extent of harm to significance is set out in terms of substantial harm, or in degrees of less than substantial harm, as appropriate. Where harm is identified to the significance of a *non-designated* heritage asset, the nature of harm is set out in terms of high, moderate, low or negligible. This is in recognition that the NPPF differentiates the extent of weight to be afforded to the conservation of a heritage asset, dependant on its status of designation. Where benefit is identified, this is identified in terms of substantial, moderate, low or negligible, for the purpose of clarity.

Step 4: Maximising enhancement and minimising harm

Although this step generally relates to identification and assessment of potential impacts during design, and the subsequent mitigating harm through re-design, for the purposes of this assessment, this step will be used to identify areas of where there is heritage benefit within the scheme, and/or elements of mitigation integral to the design (for instance, landscaping, or repairs to a listed building). In order to be able to undertake a quantitative balancing exercise between heritage benefit and heritage harm in the next step, benefit is referred to in terms of substantial, moderate, low or negligible.

Step 5: Making and documenting the decision and monitoring the outcomes

As this final stage is explicitly for the decision-maker, this step is not undertaken within this assessment. However, as any decision will be based on the compliance of the proposed scheme with legislation and policy at both national and local level, this step is used to assess whether the scheme is in line with the requirements stemming from such. A synopsis of the identified impacts on each heritage asset is provided, followed by an assessment of cumulative harm on the surrounding historic built environment. Where both heritage harm and heritage benefits are identified, a balancing exercise of these is undertaken. Finally, the assessment will identify whether the proposed scheme is compliant with relevant legislation and policy, and whether any additional balancing of harm against public benefit is required. This final step will take account of all relevant and up-to-date case-law as it pertains to the scheme, as well as the planning history of the site where relevant, including (but not exclusively) any previous applications, appeals, together with any formal or informal pre-application advice from both the Local Planning Authority and from Historic England.

2.2 Additional information

The appendices contain background information and reference material, including list descriptions. This should all be referred to throughout these five steps.


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SECTION 3

Description of Proposals

3.1 Proposals

This Heritage Statement has been prepared to support a full planning permission to convert 14 Chorlton Street, Manchester into ten residential apartments, including one, two and three bedroom dwellings. The application involves a change of use from A4 (drinking establishments and A3 (food and drink) along with vacant office space on the upper floors into C3 residential.

Conversion of the building into residential apartments will involve restoring the building's facade to its original appearance. This will involve repairing and making good damaged brickwork, stonework and mortar. Masonry surfaces will be cleaned. Surviving original sash windows will be fully restored and this process has already started with the ground floor windows. Where original sash windows have been removed, replacement windows will be fitted based on the existing ground floor windows. All cast iron rainwater goods, downpipes, hoppers and brackets will be restored and retained. Inappropriate additions to the facade, such as the timber panelling around the main entrance on Chorlton Street, will be removed.





Photographs 1 & 2: Inappropriate additions will be removed



Photograph 3: Elevation onto Bloom Street - damaged brickwork, stonework and mortar will be made good

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SECTION 4

Description, Significance and Setting of Heritage Assets

4.1 Introduction

This section describes the significance and setting of the heritage assets that need to be considered as part of converting 14 Chorlton Street in residential apartments. It starts with a summary of how the Chorlton Street area has developed over time to place the site in context.

4.2 Historical development

Manchester in the mid-nineteenth century was the world's largest producer of cotton and there was a significant demand for warehouses where cotton products could be stored. From the mid-1850s architect-designed warehouses were being constructed all over the city centre, including in the area to the south-east of Portland Street (Parkinson-Bailey, 2000).



Photograph 4: Britannia Hotel (former Watts Warehouse)

The construction of Watts Warehouse on Portland Street (now the Britannia Hotel) between 1851-56 was a significant development both in terms of its sheer scale and elaborate architecture. Many other warehouses, varying in scale and architectural detailed followed. The demand for warehouses continued throughout the Victorian and Edwardian eras. 14 Chorlton Street dates from the Victorian era and was built in the 1880s along with the adjoining properties of 16 Chorlton Street (1888) and Richmond House (1886). The 1851 map shows that prior to the construction of the current building, the site was occupied by a number of smaller properties.

The 1908 map shows the dense, grid pattern of streets that had developed by the early twentieth century. The area contained a mixture of industry, warehouses and housing. The Rochdale Canal is visible, running parallel with Canal Street, along with associated wharfs and a canal basin. To the south-east of 14 Chorlton Street is a school (now the Sheena Simon 6th Form College) and the only open space in the area (now Sackville Gardens). The school was built between 1897-1901 and extended in 1911.



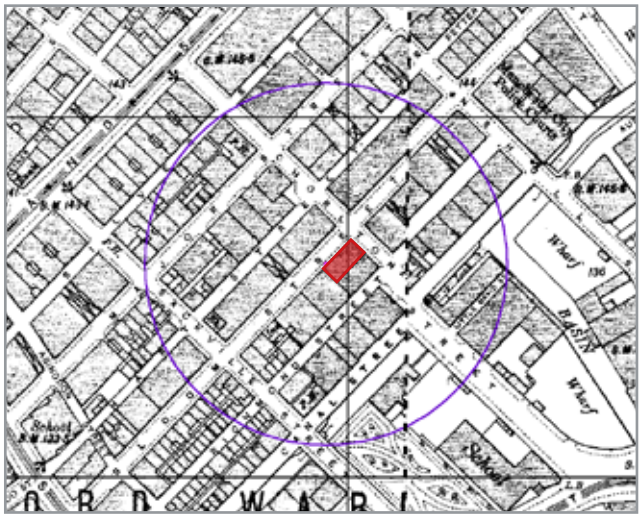
Photograph 5: Sheena Simon 6th Form College



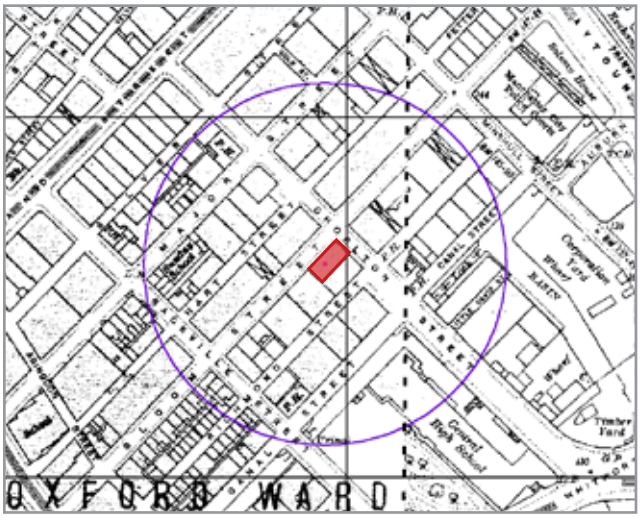
Historical Map 1: 1851



Historical Map 2: 1891



Historical Map 3: 1908



Historical Map 4: 1922



Historical Map 5: 1955



Historical Map 6: 1965

The area largely remained unchanged until after World War II. The economy of the city centre had started to change in the 1920s and by the 1950s many of the warehouses had been vacant for some time. Many were cleared, in some cases entire streets were demolished.

In the 1950s the character of the area to the immediate north-west of 14 Chorlton Street changed significantly. The land was cleared and by the mid-1960s a bus station and large multi-storey car park was constructed. The type, scale and style of the development was out of character with the rest of the area.

Further demolition took place in the 1970s immediately to the north of 14 Chorlton Street. Land between Bloom Street and Silver Street was largely cleared and a series of office buildings constructed. Replacing Victorian buildings with modern office blocks reflected a general trend in Manchester at the time (Parkinson-Bailey, 2000). Boulton House immediately to the north of 14 Chorlton Street was built in 1973.



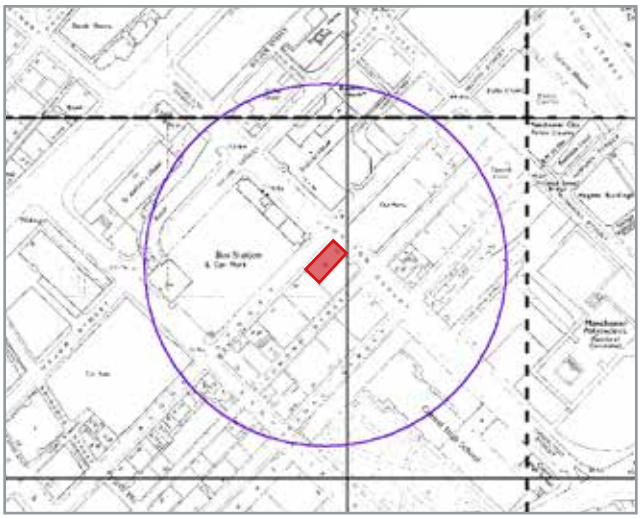
Photograph 6: Boulton House



Photograph 7: Car park directly opposite 14 Chorlton Street

By the early 1980s the warehouses opposite 14 Chorlton Street had also been demolished. This site remains vacant and is used as a surface car park. Other changes included the construction of educational buildings, associated with Manchester Polytechnic, to the south-east of 14 Chorlton Street.

From the late 1980s attention turned to regenerating Manchester City Centre through the Central Manchester Development Corporation (CMDC). CMDC had the task of developing a 187 hectare crescent to the south and east of the central business district. CMDC ran for eight years before it was disbanded in March 1996. The initiative delivered new housing, office space and leisure schemes. There was a growing recognition during this time of the need to conserve historic buildings and CMDC promoted the conversion of warehouses into apartments. In the Whitworth Street area this included the conversion of Granby House and Orient House. CMDC also promoted the Gay Village, repaving streets, improving lighting and providing grants for cleaning the buildings on Canal Street (Parkinson-Bailey, 2000).



Historical Map 7: 1980-1985



Historical Map 8: 1992



Photograph 8: MSCP under construction



Photograph 9: Bus station and MSCP

In the twentieth century the development of the area into a mixed-use quarter has continued. In addition to the small scale changes that have taken place, including the re-use and conversion of buildings, larger developments are also being implemented. The Kampus neighbourhood is a new mixed use district being developed to the east of 14 Chorlton Street.

4.3 Heritage assets

14 Chorlton Street is not a listed building, but it is located within the Whitworth Street Conservation Area. There are also a number of listed buildings within close proximity of the building.

Some of these listed buildings are not considered within this assessment. The assessment focuses on those assets within close proximity of the site that share *intervisibility* with it and have the potential to be affected by the proposals. Nos 11 and 42 Bloom Street are close by, but 14 Chorlton Street is not visible from either building. Both 11 and 42 Bloom Street have blank gable ends facing towards 14 Chorlton Street.

There are a total of four listed buildings within close proximity of the site that share intervisibility with it (see Table 1), and the setting and significance of these designated heritage assets has been assessed in accordance with Historic England's Conservation Principles, Policies and Guidance (2008) and GPA 3 (2015). List descriptions for the listed buildings in Table 1 are included in Appendix B.

Manchester City Council does not have a list of locally listed heritage assets.

4.4 Whitworth Street Conservation Area

The Whitworth Street Conservation Area is uniquely Mancunian in character. Its physical form and character derives from its rectilinear grid pattern of streets and its wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. The buildings, many of them built originally as warehouses, reflect the historical importance of the textile industry in Manchester. By the mid-nineteenth century, Manchester had become the largest producer of cotton in the world and there was a need for warehouses to store products close to the city centre.

The warehouses built in the Whitworth Street/ Princess Street area were larger than those previously constructed and more elaborate in terms of their architectural details. The distinctive architecture was a functional response to the operational requirements of the textile trade, but also expressed the wealth of the owners.

Buildings covered the entire building plot and were constructed to the back edge of

Name	NHL Ref.	Grade	Date Designated
9, RICHMOND STREET	1247476	II	06-Jun-1994
THE CHURCHILL PUBLIC HOUSE	1197758	II	06-Jun-1994
39, CHORLTON STREET	1283091	II	06-Jun-1994
BRITANNIA HOTEL	1246952	II*	25-Feb-1952

Table 1: Statutorily listed buildings considered within this report

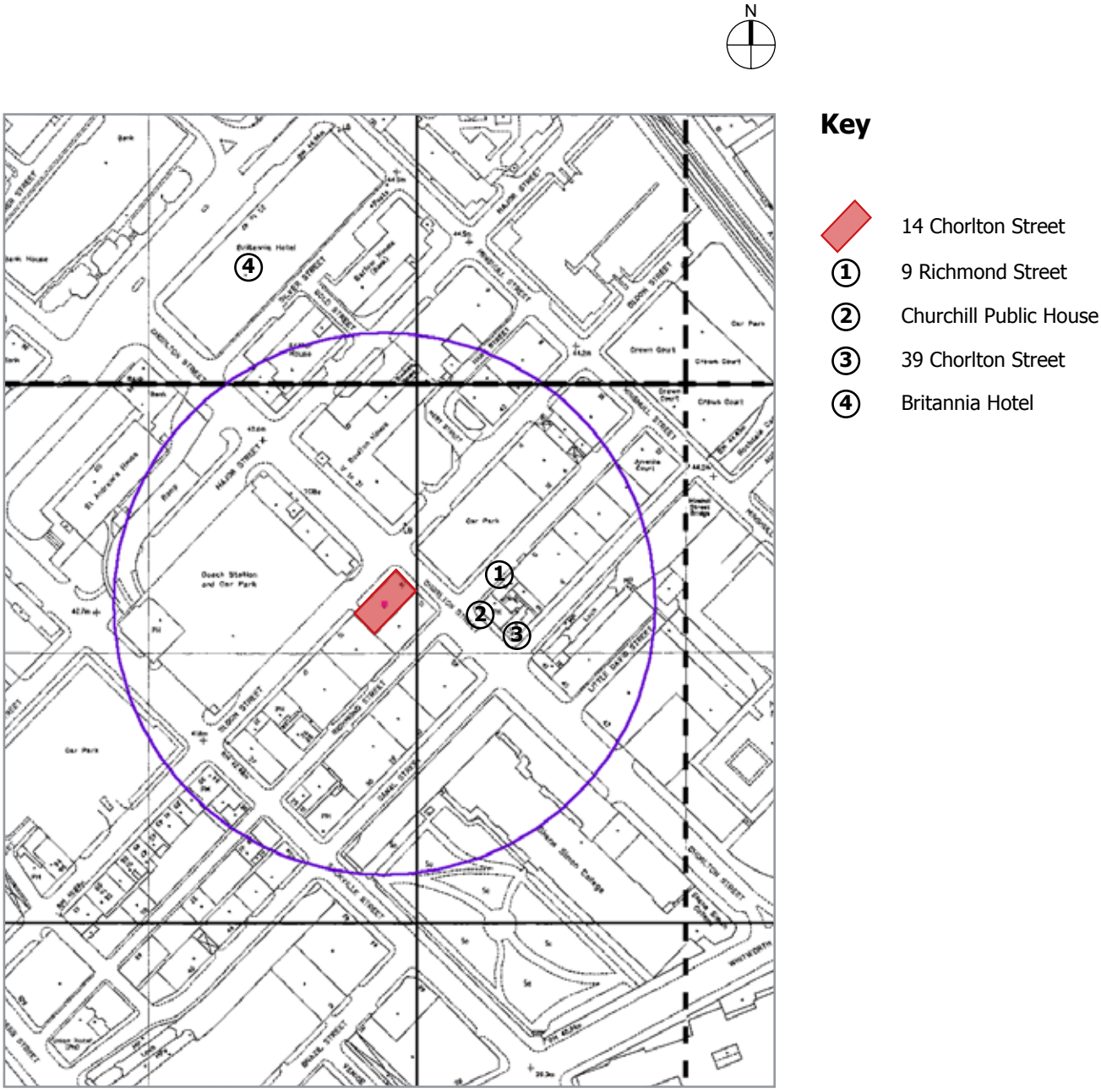


Figure 2: Listed buildings considered as part of the assessment



Photograph 10: Rochdale Canal Lock Number 86



Photograph 11: Rochdale Canal and Canal Street

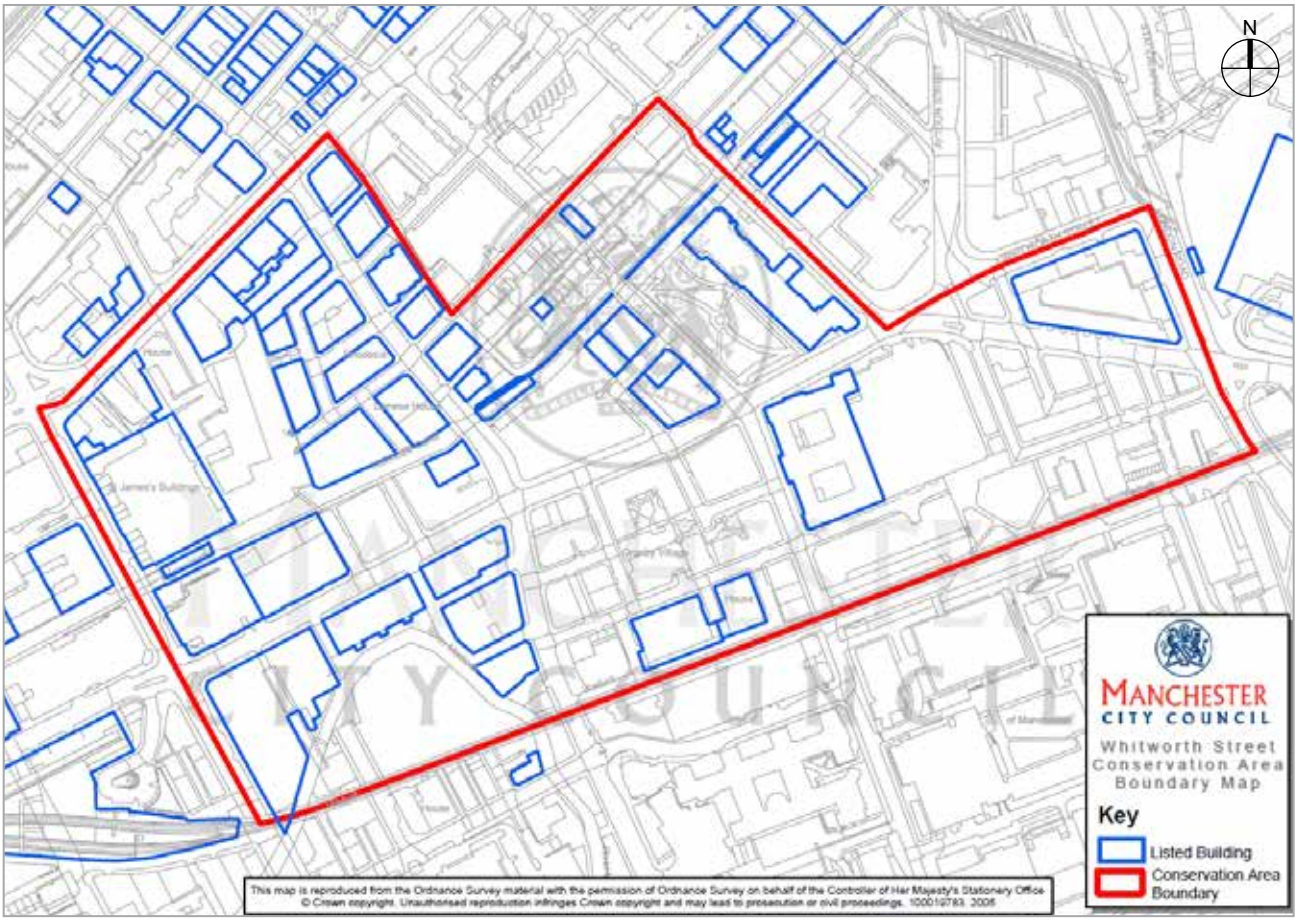


Figure 3: Whitworth Street Conservation Area Boundary Map

pavements. Access for delivery and servicing vehicles was by means of a loading bay within the building itself on the ground floor. This pattern of building creates a distinctive townscape with well defined streets that in some cases, especially Whitworth Street, have a canyon-like feel.

The warehouses were generally built from brick with roofs finished in slate, although by the Edwardian era buildings with steel or reinforced concrete frames were being constructed. Facades were finished in faience or glazed terracotta, which was fashionable at the time. Windows were predominantly vertical sliding-sashes.

In the 1930s the economy of the city centre changed from warehousing to commerce and administration. Many of the warehouses became vacant. Some have been re-used for alternative uses, whilst others have remained totally or partially vacant. There is still a large supply of vacant floor space in the conservation area. The general policy is that this space should be put to beneficial use to maintain the character of the conservation area.

4.5 Listed buildings

9 Richmond Street *(NHL 1247476)*

9 Richmond Street was first listed (Grade II) in June 1994. It was built circa 1800 and is a rare example of a Georgian domestic building in the city centre. It is brick built with a slate roof. The brick has been finished with render on the ground floor and the whole facade has been painted. It forms part of a group of Georgian buildings with No 39 Chorlton Street (which is similar) and No 37 (the Churchill Public House) between them.



Photograph 12: Facade of 9 Richmond Street and side elevation of the Churchill Public House

The building has a single-depth double-fronted plan. Originally it would have had a symmetrical facade. The central round-headed doorway with an open-pedimented doorcase of semi-columns with entablatures is currently blocked up. There are no windows on the ground floor. The first and second floors have two windows.

The significance of 9 Richmond Street is considered to derive from its evidential, historical and aesthetic values as a rare example of a Georgian domestic building within Manchester City Centre.

The immediate setting of 9 Richmond Street is the open area in front of the building (currently used as a car park). It is defined by the buildings fronting onto the north-west side of Bloom Street and the buildings fronting onto the south-west side of Chorlton Street, including No 14. Therefore, 14 Chorlton Street is considered to form part of its setting.



Photograph 13: The facade of the Churchill Public House and 39 Chorlton Street (now part of the pub)

The Churchill Public House *(NHL 1197758)*

The Churchill was first listed (Grade II) in June 1994. It was built in the early nineteenth century but has been substantially altered. It occupies the corner of Chorlton Street and Richmond Street and has a rectangular plan. It is brick built with a painted stucco facade and side elevation. It is two storeys, but was probably three storeys (similar to the adjacent buildings of 39 Chorlton Street and 9 Richmond Street. It has a symmetrical double-fronted facade with a tall central doorway with cornice on elongated consoles and square overlight with margin panes. There are two tall windows with glazing bars on either side of the doorway and three small square two light casements on the upper floor.

The significance of the Churchill is considered to derive from its evidential, historical and aesthetic values as an early nineteenth century building. However, it has been listed primarily for its group value with the adjacent buildings of 39 Chorlton Street and 9 Richmond Street.

The immediate setting of the Churchill is Chorlton Street (roughly between Canal Street and Bloom Street). 14 Chorlton Street is visible from the Churchill and, therefore, is considered to form part of its setting.

39 Chorlton Street *(NHL 1283091)*

39 Chorlton Street was first listed (Grade II) in June 1994. It was built circa 1800 and is a rare surviving Georgian domestic building in the city centre, although it now forms part of the Churchill Public House. It occupies the corner of Chorlton Street and Canal Street and has a double-depth, single-fronted plan. It is brick built (now painted white) and has a slate roof. It is three storeys in height. The facade has a round headed doorway to the left, with an open-pedimented doorcase of semi-columns with entablatures. The fanlight has been boarded up. To the right of the doorway is a twentieth century shop window. On the first floor there are two segmental-headed windows and on the second floor there is a single square window. The building is part of a group of Georgian buildings.

The significance of 39 Chorlton Street is considered to derive from its evidential, historical and aesthetic values as a rare example of a Georgian domestic building within Manchester city centre.

The immediate setting of 39 Chorlton Street is Chorlton Street (roughly between Little David Street) and Richmond Street. 14 Chorlton Street is just visible from 39 Chorlton Street and, therefore, is considered to form part of its wider setting (albeit only a small part of its wider setting).

Britannia Hotel *(NHL 1246952)*

The Britannia Hotel, formerly the Watts Warehouse, was first listed (Grade II*) in 1952. It was built between 1851 and 1856. It occupies a large rectangular shaped plot and fronts onto Portland Street. It is five storeys with a basement and roof pavilions and comprises 23 bays. The building is characterised by an eclectic palazzo style. The window openings are treated in a different style on each floor, but all the windows are recessed. There are seven-bay returned ends in a matching style. The facade and end elevations are finished in sandstone ashlar. The rear of the building is brick (except the ground floor, which is also finished in sandstone ashlar).



Photograph 14: The rear of the Britannia Hotel along Silver Street

The significance of the Britannia Hotel is considered to derive from its evidential, historical and aesthetic values as one of Manchester's largest and most grandiose nineteenth century warehouses.

The immediate setting of the Britannia Hotel is Portland Street and the northern ends of Chorlton Street and Minshull Street. 14 Chorlton Street is visible from the rear of the hotel (although only from a small number of rooms) and, therefore, is considered to form part of its wider setting (albeit only a small part of its wider setting).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SECTION 5

Impact Assessment

5.1 Introduction

As explained above, 14 Chorlton Street is not listed. The adjacent buildings of 16 Chorlton Street and 15 Bloom Street are not listed. Therefore, the proposals will not cause direct harm to the significance of any heritage assets. Any harm that could be caused will only arise if the development falls within the setting of any assets, and then only if the proposals harm the contribution that the setting makes to the significance of the identified heritage assets.

As set out above, there are four listed buildings within close proximity of 14 Chorlton Street that share intervisibility with it. This stage of the assessment will consider the impact of the development proposals on the setting and significance of each of the identified assets, and will then examine the potential for maximising enhancement and/or minimising harm, where identified.

5.2 Whitworth Street Conservation Area

The conversion of 14 Chorlton Street into residential apartments is considered to offer a positive contribution to the character and appearance of the conservation area. The building, which is currently vacant, will be brought back into use. This will help to create a mixed-use residential 'quarter' in the area, which has been emerging for a number of years. It will also help to enliven the streetscape of Chorlton Street and Bloom Street.

14 Chorlton Street occupies a highly visible corner location and can be viewed from Bloom Street, Chorlton Street and Richmond Street. Restoration of the facade and the removal of inappropriate additions to the facade (which currently detract from the character of the conservation area) will improve views towards the building.

5.3 The Churchill, 9 Richmond Street and 39 Chorlton Street

The significance of this group of buildings is considered to derive from their evidential, historical and aesthetic value as rare surviving Georgian buildings in the city centre. Much of their original setting was lost in the second half of the nineteenth century with the construction of a large number of warehouses in the area. Since then a number of these warehouses (between Richmond Street and Major Street) have been demolished, resulting in further changes to their setting. 14 Chorlton Street is visible from the listed buildings and, therefore, is considered to form part of their setting. Views between the buildings and 14 Chorlton Street do not contribute to understanding the significance of the heritage assets. However, changes to the external appearance of 14 Chorlton Street, including the repair of the facade and the removal of inappropriate additions, will have a positive impact on views towards it from the heritage assets.

5.4 Britannia Hotel

The significance of the Britannia Hotel is considered to derive from its evidential, historical and aesthetic value as one of the largest and most grandiose of all Manchester's warehouses dating from the nineteenth century. Much of its original setting has been lost with the large scale clearance of buildings, including many warehouses, surrounding it in the twentieth century. 14 Chorlton Street is visible from the rear of the hotel and, therefore, is considered to form part of its wider setting (albeit only a small part of its wider setting). Changes to the external appearance of 14 Chorlton Street, including the restoration of the facade, will have a positive impact on views towards it from the listed building.

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SECTION 6

Decision-making

6.1 Introduction

The decision-making of the application is within the role of Manchester City Council. In making their decision, they will have consideration of legislation and policy (at both national and local level). As such, this section will examine the relevant built heritage legislation and policies and guidance at national and local levels, in relation to the site's development proposals.

6.2 Legislation and National Policy

Legislation regarding listed buildings and conservation areas is set out in the *Planning (Listed Buildings and Conservation Areas) Act 1990* (the 1990 Act). Section 66(1) of the 1990 Act states that, in exercising their role as decision-makers on planning applications which affects a statutorily listed building or its setting, a local planning authority should have special regard to the desirability of preserving the building or its setting.

Paragraphs 126-141 of the National Planning Policy Framework (the NPPF) relate to the conservation of the historic environment. These paragraphs set out an approach for decision-making, taking into account both harm to the significance of a heritage asset, the extent of such harm, and, in the case of designated heritage assets, the need to weigh harm against public benefit. NPPF Paragraph 128 outlines the requirement for applicants to describe the significance of any heritage asset potentially affected by development proposals, sufficiently and proportionately, in order to be able to understand the potential impact that such proposals will have on that heritage asset's significance. It also states the need for clear and convincing justification for harm to or loss of a heritage asset (whether designated or not). Furthermore, NPPF Paragraph 129 requires LPAs to identify and assess the significance of heritage assets, and to take this assessment into account when considering the potential impact of development proposals, to avoid or minimise where possible, any conflict between the heritage asset and the proposals. The NPPF, therefore, requires a thorough assessment of any impact that proposals may have upon the significance and setting, which needs to be proportionate to both the heritage asset's significance, and the degree to which the proposals will enhance or detract from that significance and the ability to appreciate it.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal decision relating to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA civ 137*. The Court agreed with the High Court's judgment that Parliament's intention in enacting Section 66(1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings.

The Court of Appeal Judgment of *Mordue v South Northamptonshire Council [2015] EWBC 539* (Admin) in examining the compliance of the approach for decision-making set out in the NPPF with the requirements set out in the 1990 Act, found that "a decision-maker who works through those paragraphs [NPPF Paragraphs 131-134] in accordance with their terms will have complied with the Section 66(1) duty". Thus, the approach set out in the NPPF for assessment and decision-making relating to heritage assets complies with the special regard for the desirability of preserving a listed building or its setting. It can be assumed that these tests also comply with the requirements set out in Section 72(1) of the 1990 Act, relating to the special attention to be paid to the desirability of preserving or enhancing the character and appearance of a Conservation Area.

6.3 Local Planning Policy

Manchester City Core Strategy

Manchester Core Strategy was adopted on 11 July 2012.

Policy EN1 defines the site as lying within the City Centre Character Area, and in regards to development in the area, states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area, and that while there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.

Policy N3 relates to Heritage, stating:
Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

In regards to conservation areas, paragraph 8.53 of the Core Strategy states:
The City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context offers should not be supported.


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SECTION 7

Conclusions

7.1 Introduction

In accordance with NPPF Paragraph 128, this report has identified the heritage assets in the site's vicinity and what, if any, impacts will arise from the development proposals upon their respective settings and significance.

7.2 Key Findings

This assessment has found that:

- 14 Chorlton Street is not a designated heritage asset. The adjoining buildings, 16 Chorlton Street and 15 Bloom Street, are not designated heritage assets. Therefore, development will not have any direct impact on any nationally or locally important built heritage assets.
- 14 Chorlton Street is located in the Whitworth Street Conservation Area. The conversion of the building into residential apartments and the restoration of its facade is considered to offer a positive contribution to the character and appearance of the conservation area. Inappropriate additions to the facade, which currently detract from the character and appearance of the conservation area, will be removed.
- There are three listed buildings within close proximity of the site that share intervisibility with it. However, in all cases views between 14 Chorlton Street and the listed buildings do not contribute to understanding the significance of the heritage assets. Furthermore, there is no evidence of any functional relationship between these assets and the site. As a result, it is considered that the conversion of 14 Chorlton Street into residential apartments does not have the potential to impact on the significance of these heritage assets. However, changes to the external appearance of 14 Chorlton Street will have a positive impact on views towards it from the listed buildings.

It is, therefore, considered that the proposed development is in accordance with guidance on Cultural Heritage within the NPPF, and the requirement set out at Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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APPENDICES

APPENDIX A

References

Manchester City Council (2012) *Core Strategy*, Manchester City Council, Manchester

Parkinson-Bailey, J. (2000) *An Architectural History of Manchester,* Manchester University Press, Manchester

http://www.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area

APPENDIX B

9, RICHMOND STREET

List entry Number: 1247476

Grade: II

Date first listed: 06-Jun-1994

Details
Town house, now part cafe. c.1800, altered. Painted brick, slate roof. Single-depth double-fronted plan. Three storeys, a wide 2-window facade, formerly symmetrical, with wooden modillioned eaves cornice (damaged); central round-headed doorway (now blocked) with open-pedimented doorcase of semi-columns with entablatures; inserted shop window to left and inserted doorway to right; segmental-headed windows at 1st floor, that to left now a 2-light casement and that to right boarded; square windows at 2nd floor, that to right a 12-pane sash (slightly altered) and that to right a 2-light casement. Rear and interior not inspected. Rare example of Georgian domestic building in city centre; forms part of group with No.39 Chorlton Street (which is similar) and No.37 (Churchill PH) between them.

Listing NGR: SJ8443597926

THE CHURCHILL PUBLIC HOUSE

List entry Number: 1197758

Grade: II

Date first listed: 06-Jun-1994

Details
Public house. Early C19, altered. White-painted stucco on brick, slate roof. Rectangular plan on corner site. Now 2 storeys and 3 windows (but probably formerly 3 storeys), symmetrical, with a sill-band to windows which are at 2nd-floor level; tall central doorway with cornice on elongated consoles and square overlight with margin panes, and 2 tall windows with glazing bars; lettered band over ground floor; 3 small square 2-light casements to the upper floor. Chimney at junction with No.39 to right. Left gable wall has blocked doorway with overlight like that at front, window to left and 2 small casements to the upper floor. Adjoins No.39 to right (q.v.) and No.9 Richmond Street to rear (q.v.), which it probably formerly resembled before remodelling. Included for group value.

Listing NGR: SJ8442997919

39, CHORLTON STREET

List entry Number: 1283091

Grade: II

Date first listed: 06-Jun-1994

Details
Town house, now shop. c.1800, altered. Brick, painted white, slate roof. Double-depth single-fronted plan. Three storeys and 2 windows, wooden modillioned eaves; round-headed doorway to left, with open-pedimented doorcase of semi-columns with entablatures, plain fanlight; C20 shop window to right, 2 segmental-headed windows at 1st floor with altered glazing, one square window at 2nd floor sashed without glazing bars. Cut down gable chimney to right. Interior not inspected. Rare survival of Georgian domestic building in city centre, forming part of group which includes No.9 Richmond Street (q.v.), a similar building, and No.37 (Churchill PH) between them.

Listing NGR: SJ8443797910

BRITANNIA HOTEL

List entry Number: 1246952

Grade: II*

Date first listed: 25-Feb-1952

Details
Formerly known as Watts Warehouse. General warehouse, the largest and most grandiose of all Manchester warehouses; now hotel. 1851-6, by Travis and Mangnall. Sandstone ashlar (roof not visible). Large rectangular plan parallel to street. Eclectic palazzo style. Five storeys with basement and roof pavilions, 23 bays, symmetrical; with granite base to massive chamfered plinth, channelled rustication to ground, 1st and 2nd floors, fluted corner pilasters to each upper floor, cornices over 2nd, 3rd and 4th floors (that over 3rd floor dentilled), and 4 large lateral rectangular pavilions symmetrically placed (at the ends and flanking a 7-bay centre). The openings are treated in a different style on each floor, and all the windows are recessed: those at ground floor round-headed with stepped voussoirs and keystones enriched alternately with herms and ship-prows, except for coupled doorways in the 7th and 8th, and 16th and 17th bays which have round-headed arches on coupled columns, mask keystones and internal steps; those at 1st floor square-headed, with balustrades and Elizabethan-style enrichment including carved swan-neck pediments with urn finials; those at 2nd floor square but with colonette-in-antis screens; those at 3rd floor taller and round-headed, with imposts and keystones; and those at 4th floor set in continuous colonnades of short square columns with carved caps. In addition, each pavilion has panelled pilasters, cornice, parapet (formerly with shaped gables) and 2 large Gothic wheel-windows. Seven-bay returned ends in matching style, the pavilions with wheel windows in 5 bays, strap-work in the outer bays, and balustraded parapets. Interior: internal porch of left-hand entrance contains fine war memorial of c.1920, with bronze sculptural group and inscribed tablet; entrance hall has spectacular open staircase of cast-iron with flying lateral flights at each floor in the form of a succession of "Ponte Rialtos".

Listing NGR: SJ8433698041



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