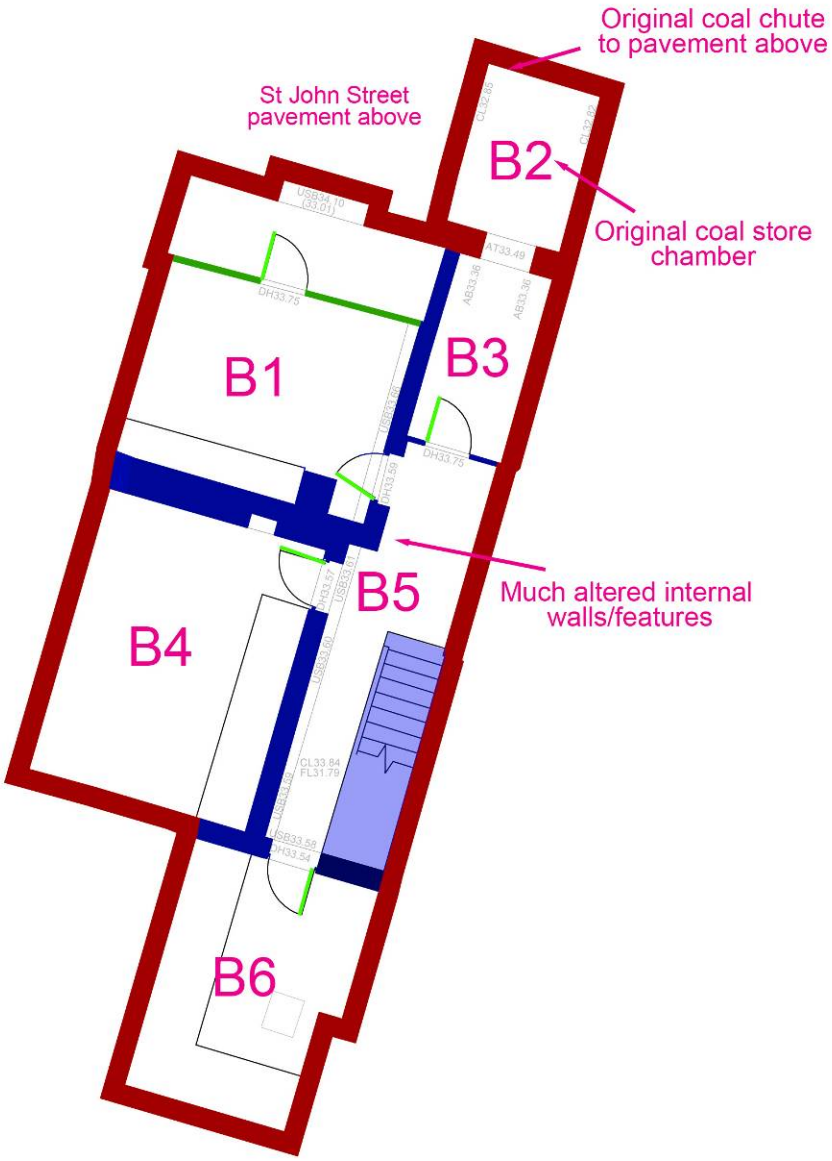


Figure 53 - Basement floor significance plan

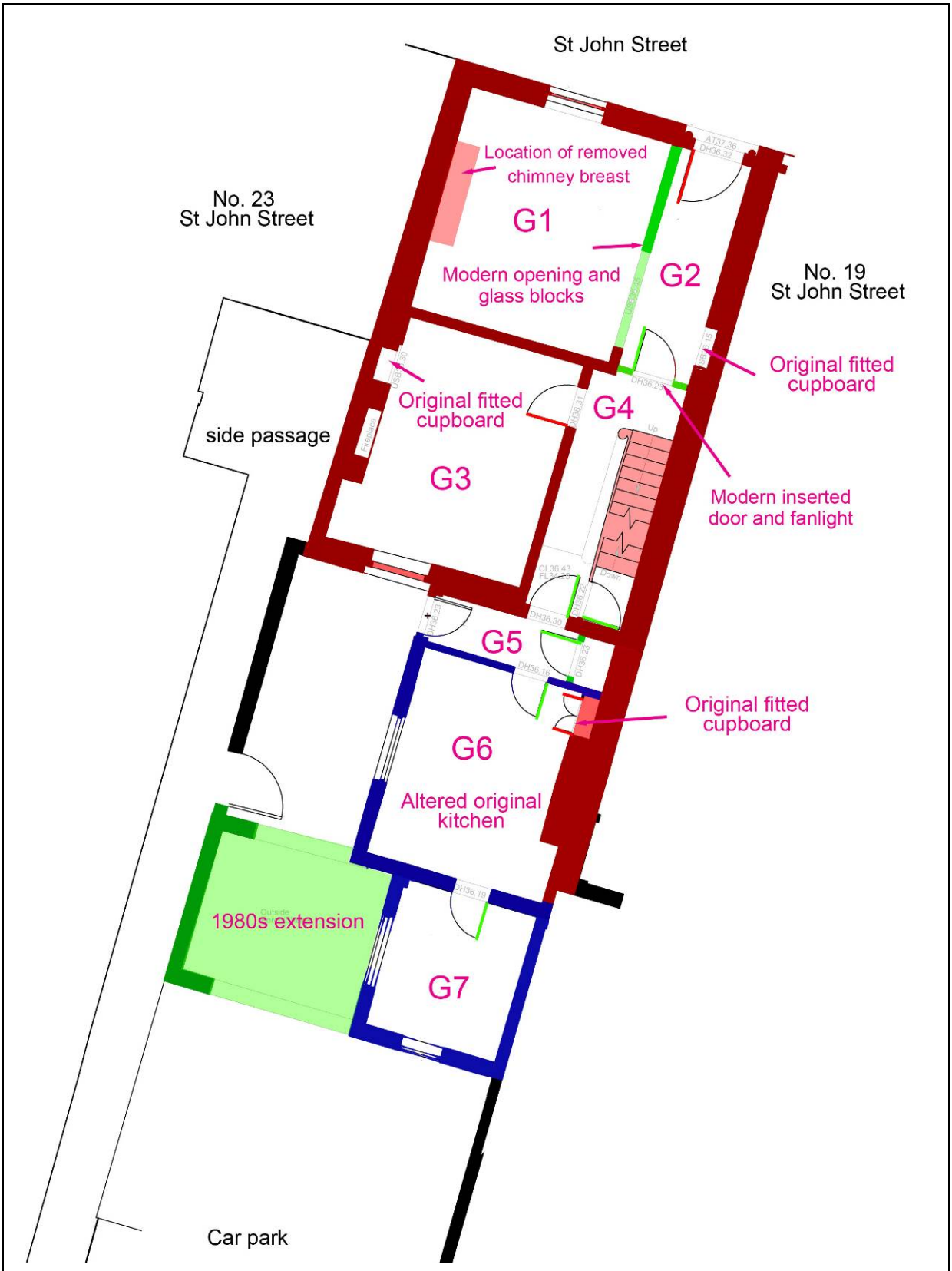


Figure 54 - Ground floor significance plan

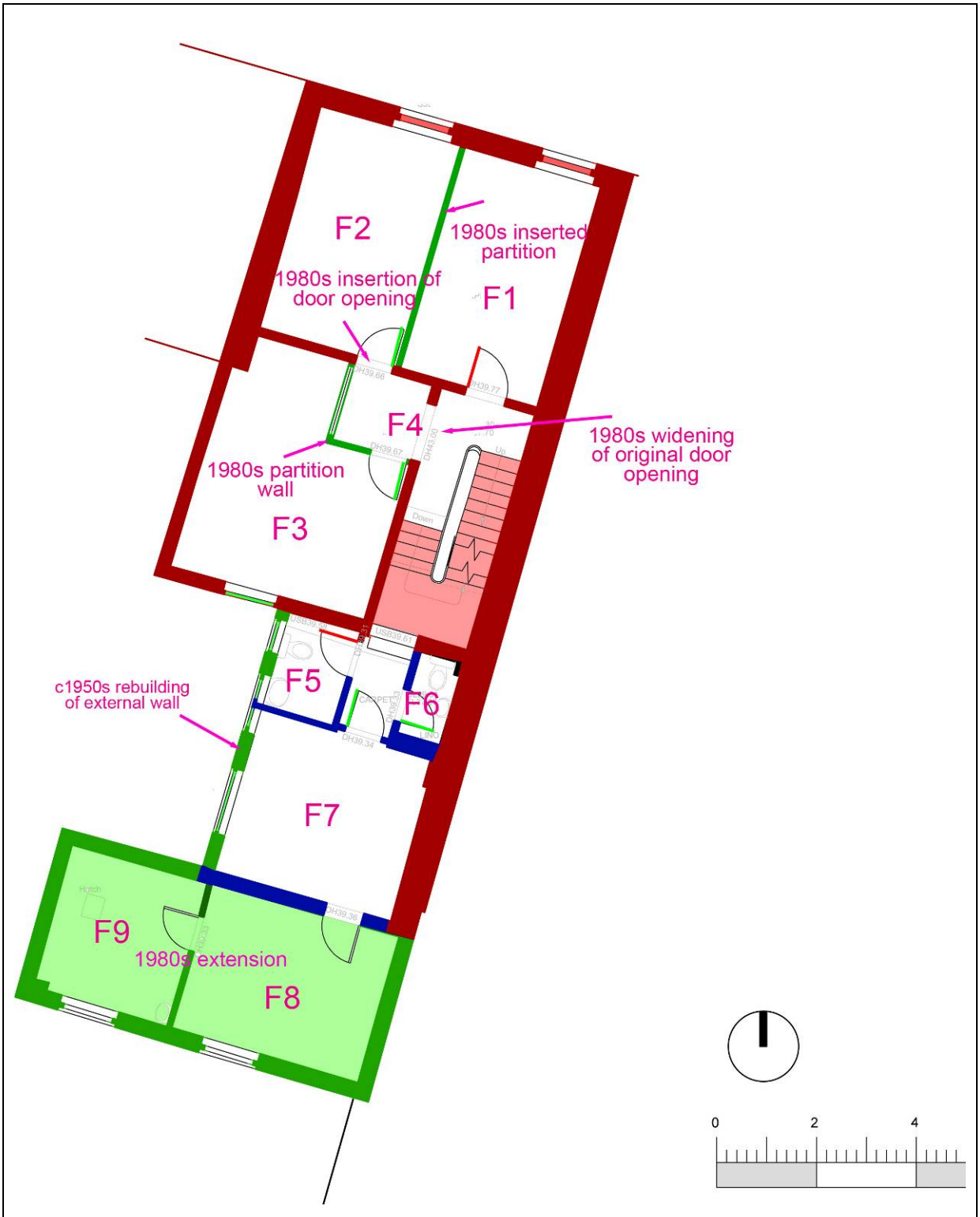


Figure 55 - First floor significance plan

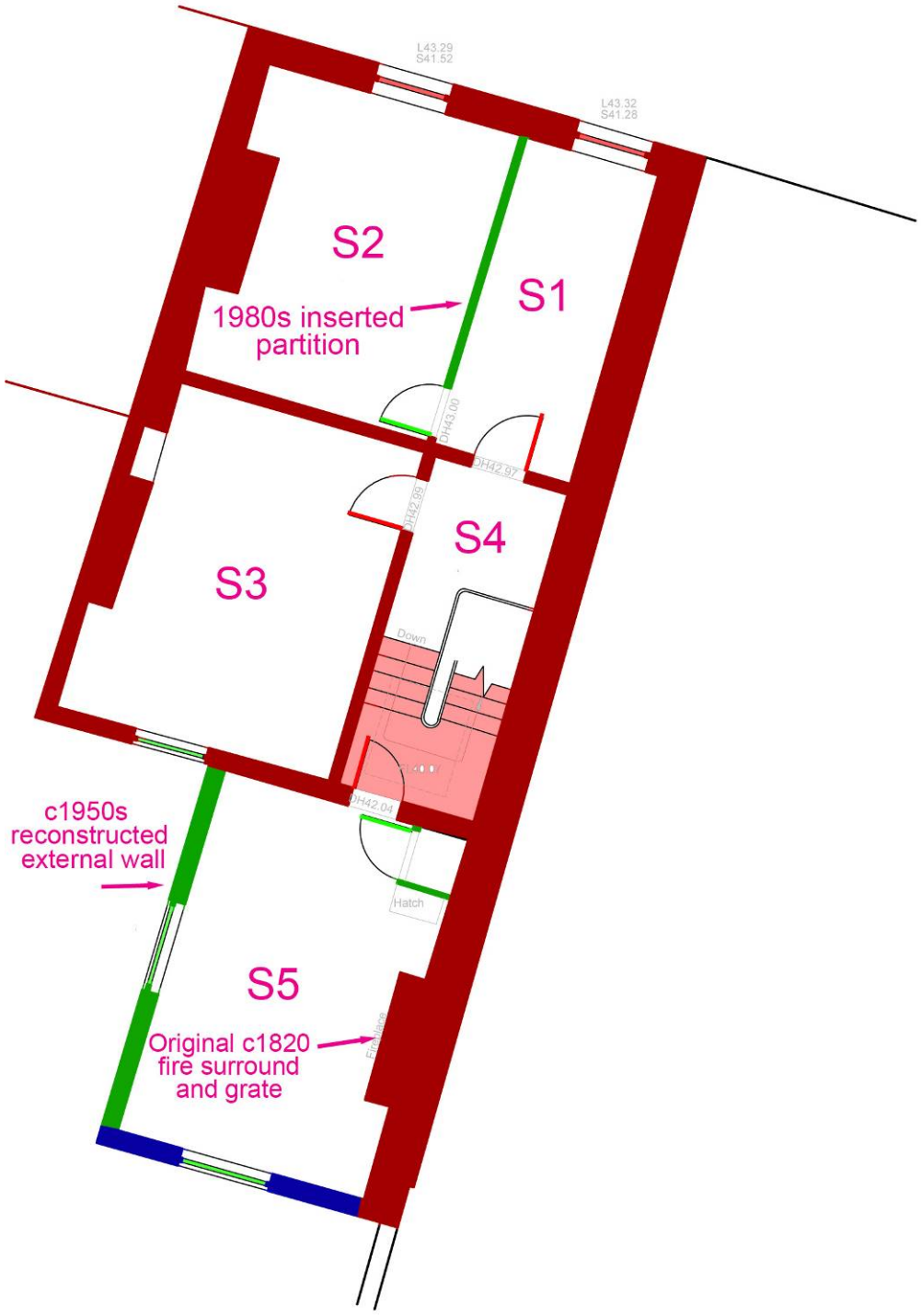


Figure 56 - Second floor significance plan

4.1.1 No. 21 St John Street – Heritage values

The special architectural and historic interest of No. 21 St John Street is recognised by its Grade II Listed designation. The significance of the building primarily lies in its early date of construction, its group value on St John Street.

No. 21 forms a group with the six other Listed properties of the same date and architect of the southern side of St John Street, constructed in c1820. The street forms the main focus and reason for the designation of the St John Street Conservation Area.

Although the Subject Site has not been used as a dwelling since the early 1900s, it can still be fully appreciated and understood as being a former residential property and retains little if any evidence of being used and adapted for business/medical uses. It thus yields **high evidential value** through the survival of much of the original domestic planform, along with the evident hierarchy of spaces which form the principal rooms at ground floor level, and service areas forming the former kitchen/scullery to the rear of the ground floor, and the former servant's bedroom at second floor level.

The building yields **high historical value** though its early date, the survival of this building type in Manchester, and its associative link to the Holt family, who developed the land.

Although subsequent reordering of the original glazing bars to the sash windows to the north elevation was undertaken in the late-19th/early-20th century, the facade closely resembles its original appearance and consequently yields **high aesthetic value**.

Due to the building being used for the majority of its life as a business/medical establishment, the building yields **low communal value**.

The main body of the building retains a number of fixtures and fittings which date to the original c1820s construction including, narrow width 6-panelled doors and architrave, sash windows, a surviving fire surround and grate to the second floor, and a number of original fitted cupboards. These original features are of **high evidential, historic and aesthetic value**.

The rear outrigger has been largely reconstructed during the c1950s, resulting in a new brick face being tied into the wing, and modern windows/window openings, and consequently this part of the building yields **low aesthetic value.**

The basement level of the building has been substantially altered and refurbished during the late-20th century, and now retains no historic building elements dating to the original construction of the house, except for the survival of the original brick barrel-vaulted coal chute and chamber, located beneath the pavement level, and consequently the modern internal alterations and refurbishments yield **low aesthetic, historical, communal and evidential value**.

5. IMPACT ASSESSMENT

5.1 The Proposals

The proposals for the main house largely concentrate on removing the late-20th century alterations which have been inserted throughout the building in order for it to operate as a business establishment. Due to the almost complete survival of the original domestic planform of the building, little is proposed to alter this.

The substantially altered basement will be tanked and used mainly as ancillary space and dining.

The ground floor level will provide the main family living and entertaining areas, including an external courtyard, terrace and parking space for two cars to the rear of the site. A new two-storey extension, attached to the existing 1980's rear extension, is also proposed in order to open up the space into an modern kitchen area.

The first floor will be largely restored to its original planform, with modern stud walls and openings being removed. The new rear extension will provide a large master bedroom with external terrace, whilst the altered and extended outrigger will provide an en-suite and dressing area to the master bedroom and a flexible use room.

The second floor will be similar to the first floor, with modern stud walls and openings to the front of the building being removed to restore the original planform and will form two bedrooms. The rear room located in the outrigger will become a family bathroom.

The 1980's pitch roof to the rear extension will be removed and replaced with a flat roof to tie-in with the new roof, allowing for the window to the rear second floor room to be fully exposed.

Modern, inappropriate additions to the property, such as the UPVC windows at first and second floor level, will be replaced with timber sash windows to match the original early 19th century examples.

Please refer to the following documents by jmarchitects for further details; Window schedule C(0)002 Rev A, Door schedule C(0)003 Rev A, Specification and Scope of Works, Design & Access Statement and plans and sections for further details.

5.2 Scope of Potential Impact

This assessment of the Heritage Impact on the Grade II Listed No. 21 St John Street is intended to support the listed building consent application for the conversion of the whole building back into a single dwelling.

The aim is to demonstrate the cumulative impact of the proposed alterations to the building as a whole. The results justify the proposed interventions by demonstrating, on balance, an overall beneficial outcome.

Thus, the key purpose of the impact assessment is to ensure that the proposals demonstrably balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

The alterations are necessary to ensure the optimum viable use of the heritage asset, and reinstate missing historic features, which are proposed to be restored or reintroduced as part of the designs, and reversing areas of altered planform, undertaken in the 1980s, to its original layout. A summary of the potential impact of the proposals on the Grade II Listed building is provided below (Section 5.3).

There is no recognised standard methodology for the appraisal of physical impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England guidance on *"Conservation Principles"* (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable' thus securing the protection or enhancement of the historic environment.

The current proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that the sustainable conversion and refurbishment of No. 21 St John Street (the Subject Site) requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

The proposals have been refined to take account of the building's significance. The current scheme designed by jmarchitects aims to minimise harm to the structure, fabric, features and character of the building.

The proposals are designed to reintroduce living accommodation into the building, facilitating its conversion back into a single dwelling. These works will see minimal alterations to the main house, and an enhancement of the lower significance rooms of the outrigger and basement. The retention and restoration of key historic building elements is a key part of the proposals, whilst creating a new-build element to the rear of the property, which will introduce a modest extension of high quality in contemporary design/materials, adapting the altered rear outrigger and 1980s extension, which currently consists of low quality former service and utility rooms, into comfortable spaces for modern family living.

5.3 Less than Substantial Harm & Assessment Methodology

As noted above, the NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset. There is no specific definition for substantial harm in the NPPF, so reliance is given to the evaluation of the impact on the significance of the heritage asset.

As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. The question as to whether proposed physical works will cause

substantial harm is a judgment having regard to the circumstances of the case and the policy in the National Planning Policy Framework.

However, the Planning Practice Guide 2014, which supports the NPPF notes that 'substantial harm', *"is a high test, so it may not arise in many cases"*. It does not arise in the current proposals for No. 21 St John Street as the proposed, conservation-led designs have focused simply on those works necessary to reintroduce living accommodation into the former house, whilst introducing new build elements of high quality design/materials. These works will aim to reveal the heritage values of the house and restore/reproduce lost historic elements/planform where feasible.

It will be clear that individually the proposed minor works to No. 21 St John Street would constitute small instances of alteration. The most important consideration would be whether the impact of the alteration would seriously affect a key element of the building's special architectural or historic interest, (such as an original or key building component) and therefore amount to any harm. It is the degree of 'harm' to the asset's significance, rather than the scale of the development that is to be assessed.

In this case, the necessary changes to the fabric of the building impact largely on minor components, with some alterations undertaken to restore key historic building elements/planform and lost features resulting in a beneficial impact.

The key design objective has been to secure the building's long-term future, maintaining its fundamental integrity and fabric authenticity, whilst ensuring that areas of more considerable works are concentrated on the lower significance outrigger and 1980s rear extension, and/or parts of the building which are altered and of low significance. Collectively the overall impact on the building is beneficial.

An in-depth examination of the impact of the proposed works can be found below.

5.4 Impact Assessment of No. 21 St John Street

Assessment Methodology

The impact of the proposals on the individual components and the overall integrity and significance of building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, to ensure that it is outweighed by the overall beneficial impact on the building.

The scale of the overall impact of the proposed works on the significance of the fabric of the building and its grounds are evaluated as:

. • **Negligible** – *works that result in no material change, or works that result in a small instance of material change that does not affect the public's ability to understand and appreciate the listed building;*

• **Minor** - *changes that only make a small difference to the public's ability to understand and appreciate the listed building, and may be either adverse or beneficial.*

• **Moderate** - *a change that makes an appreciable difference to the public's ability to understand the listed building, and may be either adverse or beneficial.*

• **Substantial** - *these will be changes which have a fundamental impact on our appreciation of the listed building and maybe either adverse or beneficial.*

5.5 Impact Appraisal of Proposed Works

The following section sets out in tabular form each of the proposed interventions/works to each part of the building, setting out the proposed impact of each intervention and any mitigating circumstances.

Please refer to room numbers provided in Figures 53-56

Building element	Proposal	Impact/Justification
Basement Floor		
Doors	Replace all modern flush doors with contemporary styled doors	**Minor beneficial**
Windows	Reinstate basement window onto St John Street	**Minor beneficial**
Windows	Block high-level basement windows to rooms B4 & B6	**Negligible**

Fitted cupboards to dining area, wine cave and utility room	Install new wall cupboards and fridge units	**Negligible**
Tanking	Tank entire basement	**Negligible** Tanking will allow for the basement floor to become a fully useable space. The basement level retains no historic fixtures and fittings
Staircase	Remove staircase to allow for tanking of walls, then refit	**Negligible**
Ground Floor		
1980s glass brick wall and door opening between rooms G1 & G2	Replacing the 1980s glass block wall with wall and doorway back to their original positions, utilising the remains original downstand and plaster cornice.	**Minor Beneficial** Lower parts of glass block wall and door opening date to the 1980s and are of no significance. The reconstruction of a new wall in the location of the original c1820 wall will restore the original proportions and appearance of rooms G1 and the entrance hall (G2).
Original fitted cupboard in entrance hall (room G2)	Remake Georgian six-panelled timber door and refit to original cupboard opening.	**Minor Beneficial** Installing a new six-panelled door will restore the cupboard to its original appearance, and enhance the entrance hallway.
Original fitted cupboard in G3	Remake Georgian six-panelled timber door and refit to original cupboard opening.	**Minor Beneficial** Installing a new six-panelled door will restore the cupboard to its original appearance, and enhance the
Original fitted cupboard in former kitchen alcove (room G6)	Retain and redecorate	**Minor Beneficial**
Hall archway	Remove modern glazed door and surround from original decorative arch and restore	**Minor beneficial**
Hall vestibule	Construct new vestibule door and side lights to centre of hallway	**Minor adverse**
Doors	Retain and redecorate all original panelled doors and door handles	**Minor beneficial**
Doors	Replace any lost original doors with	**Minor beneficial**

	copies	
Wall dividing rooms G01 and G03	Remove large section of wall to link both rooms	**Minor adverse** Removal of the section of wall will retain the original cornice and downstand.
Removal of wall, window and doors between rooms G5 & G6 and the rear yard	Removal of altered internal kitchen corridor wall	**Minor Adverse** The wall divides the rear corridor from the former kitchen and has been altered and modernised, retaining little original fabric
Back door	Removal of current back door and its replacement with new, powder-coated glazed door	**Negligible** The replacement door will be of high quality and materials
Window to room G06	Remove late 19th/early 20th century sash window and install powder-coated French windows into external courtyard	**Minor adverse** Window, lintel and opening have all been altered, and are not original
Window shutters	Retain and refurbish all window shutters	**Minor beneficial**
Fitted cupboards	Install full-length fitted cupboards & shelves to G07 and alcoves in G06	**Negligible**
Widening of doorway between rooms G6 & G7	Widening of two narrow doorways between former kitchen and altered scullery	**Negligible** Wall is of low significance and has been altered
Insertion of new, door opening between room G7 and proposed kitchen extension	Insertion of new doorway into proposed rear extension	**Negligible** This wall was constructed as part of the 1980s alterations.
Blocking of modern window & window opening in room G7	Removing modern window and blocking opening.	**Negligible** This wall was largely reconstructed as part of the 1980s alterations.
Removal of a section of garden wall to the west of the rear yard	Removal of a section of altered 19th century brickwork.	**Negligible** The wall was largely altered/rebuilt in the late-19th century.
First Floor		
Wall and door between rooms F1 & F2	Remove modern stud wall and door between rooms F1 & F2.	**Minor Beneficial** Wall and door date to the 1980s and are of no significance, and their removal will restore the room

		back to its original proportions.
Wall and door in room F3	Remove modern stud wall and door in room F3	**Minor Beneficial** Wall and door date to the 1980s and are of no significance, and their removal will restore the room back to its original proportions.
Wall and doorway between rooms F3 & F4	Reconstruct wall and doorway between rooms F3 & F4	**Minor Beneficial** Wall and door date to the 1980s and are of no significance, and their removal will restore the room back to its original proportions.
Wall and door between rooms F5 and F4 (corridor)	Remove wall and door between rooms F5 and F4	**Negligible** Later alterations, now altered. Original panelled door to opening in room F6 will be rehung in opening into room F3
Doors	Retain and redecorate all original panelled doors and door handles	**Minor beneficial**
Doors	Replace any lost original doors with copies	**Minor beneficial**
Windows to rooms F5 & F7	Use brick to infill two small windows, which were inserted in the c1950s.	**Negligible**
Windows to rooms F5 & F7	Replace two modern windows with new timber sash windows to match originals	**Minor beneficial**
Window shutters	Retain and refurbish all window shutters	**Minor beneficial**
Door opening between rooms G07 & G08	Widen door opening, inserted in the 1980s	**Negligible**
Second Floor		
Windows to room S5	Replace modern windows with new timber sash windows to match originals	**Minor beneficial**
Doors	Retain and redecorate all original panelled doors and door handles	**Minor beneficial**
Doors	Replace any lost original doors with copies	**Minor beneficial**
Window shutters	Retain and refurbish all window shutters	**Minor beneficial**
Partition and door between rooms S1 & S2	Remove modern stud partition and door between rooms S1 & S2	**Minor Beneficial** Wall and door date to the 1980s and are of no significance, and their removal will restore the room

		back to its original proportions.
Fireplace, grate and surround to room S5	Restore original fireplace, grate and surround to room S5	**Minor Beneficial** Last surviving original chimneypiece and grate within the building will be retained and redecorated.
Exterior		
Windows	Retain all original sash windows throughout. Redecorate and repair. Replace lost sash windows to the rear with copies of originals *(excluding windows to G6, F5 & F7)*	**Minor Beneficial** Retention/repair and redecoration of sash windows and replacement like-for-like.
Construction of new extension connected to the south of the house to form new kitchen	Construction of a new, two-storey extension connected to the 1980s extension.	**Negligible** The two-storey extension aims to be a subtle and clearly contemporary addition in brick to the rear aspect of the 1980s extension. The new extension aims to not create a pastiche of the existing house, as the 1980s extension attempted, but to introduce a new design element to the overall architectural composition which creates a useable living space of good design and high craftsmanship with kitchen/dining area with covered terrace at ground floor level, and master bedroom suite and terrace at first floor level.
External landscaping	Paved terrace, concrete planters and planting with two car parking spaces onto Camp Street	**Negligible**

5.6 Impact Assessment Conclusions

This statement has presented details of the proposed conversion of No. 21 St John Street back into a single residential dwelling. The overriding aim of these proposals is to formulate a sustainable scheme that ensures the building has an appropriate long-term use, whilst minimising impact on the historic fabric.

As is demonstrated by the impact assessment, the proposals will result in a beneficial impact overall.

6 SUMMARY AND CONCLUSION

- No. 21 St John Street is Grade II listed and located within the St John's Conservation Area.
- The building is considered to be a positive contributor to the character and appearance of the conservation area, due to its architectural and historic interest.
- The building has been in use as a solicitor's office for many years, and subsequently inappropriate repairs, additions and removal of historic elements have occurred.
- The proposed development will bring the former house back into an active residential use, enabling conservation repair works which will enhance the ability to understand and appreciate the special interest of the building.
- The proposed extension to the rear will be read as a contemporary addition that is subservient to the heritage values of the subject site and adjacent heritage assets.
- The proposed development complies with national and local planning policy.

7. APPENDICES

7.1 Appendix i: List Description

List entry Number: 1270728

21-25, ST JOHN STREET

Grade: II

Date first listed: 25-Feb-1952

Date of most recent amendment: 06-Jun-1994

SJ8397NW ST JOHN STREET 698-1/30/401 (South side) 25/02/52 Nos.21 TO 25 (Odd) (Formerly Listed as: ST JOHN STREET (South side) Nos.11 TO 25 (Odd))

GV II

Row of 3 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, each house single-fronted, with various back extensions. Three storeys over cellars, 6-bays, with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, each house 2 bays. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights; the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Interiors not inspected. Matches Nos.11 to 17 (q.v.), forming west end of terrace which is uniform except for No.19 (q.v.).

Listing NGR: SJ8337897920



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