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Planning, Development & Heritage Consultants

The Bay Horse Tavern Ltd

The Bay Horse, 35 – 37 Thomas Street, Manchester City Centre

Heritage Statement

7 June 2017

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of The Bay Horse Tavern Ltd to accompany an application for planning permission and advertisement consent and listed building consent at The Bay Horse, 35-37 Thomas Street, Manchester.

1.2 Following the recent closure of 'The Bay Horse', the applicant has now acquired the building. They are seeking to reopen the premises which would operate as 'The Bay Horse Tavern' under the existing planning permission (ref: 072054/FU/2004/C1). However, in order to maximise the chances of success of the business, a series of internal and external alterations to the subject building are applied for.

1.3 Historic research has found that the site was built upon from the late 18th century and the plot occupied continually since this time. The original building was demolished in the early 1990's and subsequently rebuilt, however the building continues to be covered by a statutory grade II listing designation which covers 31 – 35 Thomas Street. The application building is also located within the Smithfield Conservation Area. This statement has been prepared to consider the potential impact of the proposed works upon the heritage significance of the listed building and upon the character and appearance of the Smithfield Conservation Area.

1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 26th April 2017), in addition to an examination, analysis and assessment of available historic records and cartographic sources held at Manchester Central Library and Greater Manchester Archaeological Advisory Service.

Structure of Statement

1.5 This statement includes:

- A description of the application site's location;
- A summary of the application site's archaeological and historical background;

- A summary of the heritage planning policy guidance context, and;
- An assessment of the relative archaeological, historical and architectural significance of the application site.

This statement is not intended to be a full or complete record of the site.

2. The Application Property and Surrounding Area

2.1 The application building is located on the east side of Thomas Street within the Northern Quarter area of Manchester City Centre. The building is bounded by built development to the north (33 Thomas Street) and south (39 Thomas Street) and development fronting Edge Street to the east (see figure 1 below).

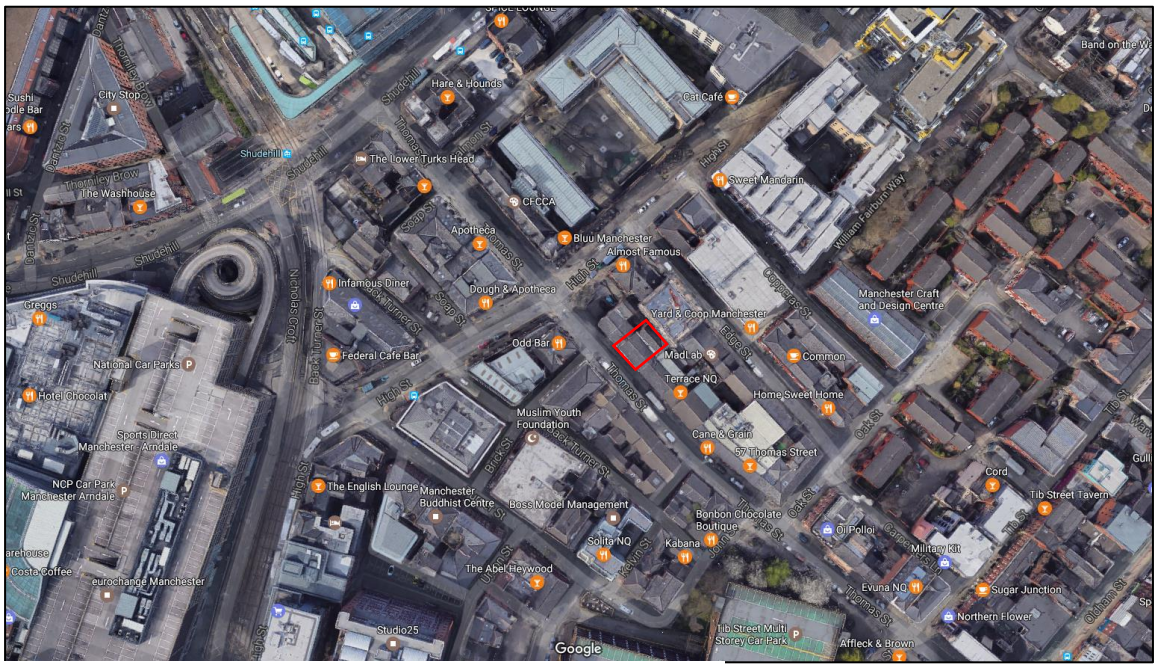


Figure 1: The application property location (outlined red).

2.2 The building forms part of a grade II listed designation which includes 31 – 35 Thomas Street and appears as an entry on the Historic Environment Record (No. 8637.1.0). The National Grid Reference of the site is SJ 8437 9864.

2.3 The application building is three storeys in height above a basement. The application relates to the ground floor and basement of the building only. The first floor is occupied by a martial arts centre, with the second floor a dance studio.

2.4 The building is constructed in red brick in Flemish bond. The west face of the building forms the front elevation, with two personnel doorways, one to number 35 the other to 37. Both have steps up to them although the doorway to 37 has an ornate surround with flanking pillars and small portico and pediment over. Flanking this doorway are two large windows,

both covered with roller shutters. A pair of windows lie above these at first floor level, each with a timber frame and containing a pair of top hung opening sash windows. Above these again are narrow timber framed casement windows, with a smaller one above the door. To the left and right, straight joints are clearly visible between number 33 and 39, running the length of the face. The rear elevation lies within a small yard and is constructed in modern red brick. There is a sash window on the ground and first floor of the outrigger extension. The rear elevation is otherwise featureless.



Figure 2: The Thomas Street elevation of 35 – 37 Thomas Street.



Figure 3: Small yard area to the rear of the application property.

2.5 Internally, the ground floor is plastered throughout, although where this has been removed the steel 'I' beam frame is visible as are the modern timber joists. The basement is likewise modern, with concrete floors and concrete block walls throughout. The whole is supported on the steel 'I' beam frame.



Figure 4: Interior of application property.



Figure 5: Interior of application property.

2.6 The Historic Environment Record lists the building as "31-35, THOMAS STREET" and describes it as:

> *'GV II. Row of 3 small town houses, or shops with dwellings and workshops over, now shops. Late C18, altered. Red brick painted white, slate roof. Double- depth plan, each house single-fronted, with back extensions. Three low storeys over cellars, a 3-window range; each has a doorway to the le", up 3 steps, those to Nos 31 and 35 round-headed with open-pedimented Tuscan pilaster doorcases, panelled doors and plain fanlights, and that to No.33 square-headed with similar door and plain overlight; each has one large square shop window at ground floor with a cornice on consoles (that to No.33 run out over the door), all now with C20 plate glass; one large segmental-headed window at 1st floor, all with coupled 4-pane sashes; at 2nd floor Nos 33 and 35 have low horizontal 3-light casements, and No.31 has 2 shorter but similar windows with 8 panes each. Large multiple-flue chimney stack to left. Rear and interior not inspected. Rare survival of domestic buildings of this period in city centre (and if originally shops, unique).'*

The Surrounding Area

2.7 The site lies inside the Smithfield Conservation Area and is close to other listed buildings, such as 75-77 High Street (HER No. 8425.1.0), a shop and warehouse from the 1880's. Smithfield was known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish were sold on both a wholesale and retail scale. At its peak around the turn of the century, it was probably the largest market complex in Britain, occupying seven acres and the predominant building type was food markets. Buildings to the south of the Conservation Area, closest to the commercial heart of the regional centre along Oldham Street, Market Street and Church Street, are larger and of later date than the rest of the area. The contrast is especially noticeable around Turner Street and Back Turner Street, where there are some very smallscale houses dating from the Georgian period, subsequently converted or used for commercial purposes (Smithfield Conservation Area Description).

2.8 Today, the area around the site is commonly known as the Northern Quarter. It is part of the City Centre which is characterised by a broad mix of uses. Food and drink uses are particularly established within the Northern Quarter and have been successful in bringing activity and vibrancy to the area and providing vacant buildings with active uses.

2.9 Residential uses have also been important in the regeneration of the Northern Quarter whether this be through the conversion of historic buildings or the construction of new purpose built residential developments. The nearest residential property is within 'Bollin House' which fronts Edge Street to the east.

3. The Proposed Scheme

3.1 This Heritage Statement has been prepared in support of an application for planning permission, listed building consent and advertisement consent. The proposed works are detailed on the submitted application drawings prepared by Paul Astill & Associates and include:

Works to Thomas Street Elevation

- Painting front elevation grey. Prior to rebuilding the building was historically painted as confirmed by historic photographs.
- Existing timber sash windows to upper floors to remain as existing and have new paint finish in black gloss.
- Redundant alarm box; up and down lights; and roller shutters to ground floor windows removed.
- Grills to half-basement windows to be removed and replaced with antique reclaimed cast iron grilles.
- Victorian style canopy/awning installed above ground floor windows.
- Menu/poster displays and ashtrays replaced with traditional brass fittings.
- Existing timber hanging pub sign removed and replaced with reclaimed curved brass pub lettering fixed on horizontal frame (to be back illuminated with LED warm glow strip). The replacement signage will reflect historic signage installed at the property.
- Contrasting nosing strip fitted to front side of steps.

Works to Rear Elevation and Yard Area

- Lower level vertical timber fence slats removed from outrigger return elevation, holes filled, and painted grey.
- Non-original low level pitched roof and exit doors replaced. Exit doors to be black gloss. Section above door to house kitchen extract duct.
- Existing cellar cooling unit replaced in new position on return elevation of outrigger. This will give the rear of the building a cleaner appearance.

- Existing extract ductwork from ground floor and basement removed terminating at roof level to be removed and replaced and replaced with ductwork terminating at ground floor level. This will give the rear of the building a cleaner appearance.
- New external canopy to be provided.
- Air conditioning units to be relocated above canopy. This will give the rear of the building a cleaner appearance.
- New window to outrigger return elevation to be similar appearance to ground floor windows on Thomas Street elevation.
- External store for gas canisters removed.
- Blockwork removed form rear of outrigger with new glazed 12-panel door installed. New steps and handrail provided to outside floor level to be black powder-coated steel.
- New toilet extract discharge position on return elevation of outrigger.

Internal Works on Ground Floor and Basement Level

- New glazed lobby to main entrance.
- Creation of 'snug' area off lobby.
- Relocation of kitchen from ground floor to basement.
- Provision of new exit to rear yard area.
- Various other internal layout changes.

4. The Heritage Planning Policy Context

4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.

4.3 In this instance the development plan currently comprises the Manchester Core Strategy Development Plan and the saved policies of the Unitary Development Plan for Manchester. A relevant supplementary planning guidance document is the Guide to Development in Manchester Supplementary Planning Document. The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.4 The application site includes 35 – 37 Thomas Street. 31-35 Thomas Street are grade II listed and therefore affect the application property. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works which may affect its special interest.

4.5 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.6 The proposed scheme involves direct works to the exterior and interior of the listed building which will need to be considered by Manchester City Council. The local planning authority will also need to consider the potential indirect impact of the development on the setting of the building and upon the character and appearance of the Smithfield Conservation Area. Section 7 of this report considers these matters.

National Planning Policy Framework (NPPF)

4.7 Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was published on 27th March 2012 and sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

4.8 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 7 advises that sustainable development has three dimensions: '*economic, social and environmental*'.

4.9 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through planning decision making. Unless material considerations indicate otherwise, local planning authorities are urged to *'approve development proposals that accord with the development plan without delay'*. The NPPF (paragraph 186) is clear that *'local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development'*.

4.10 Section 12 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 128 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*. 'Significance' is defined by Annex 2: 'Glossary of NPPF' as: *'The value of a heritage asset to this and future generations because of its heritage*

interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. 'Setting of a heritage asset' is also defined by Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

4.11 Paragraph 129 of the NPPF advises that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'*.

4.12 Paragraph 131 of the NPPF advises that *'In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'*.

4.13 Paragraph 132 of the NPPF advises that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of the highest significance (including grade I and II* listed buildings), should be wholly exceptional.'*

4.14 Paragraph 133 advises that '*Where a proposed development will lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss*'.

4.15 Paragraph 134 advises that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.*

National Planning Practice Guidance (NPPG)

4.16 With regard to assessing substantial harm, National Planning Practice Guidance advises: '*Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*' (Paragraph: 017 Reference ID: 18a-017-20140306).

Historic England Guidance

4.17 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Advice Note 2: Making Changes to Heritage Assets

4.18 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 3: The Setting of Heritage Assets

4.19 Published in March 2015, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

Historic England 'Seeing the History in the View'

4.20 Published in May 2011, this document provides guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. The guidance explains Historic England's own approach to views assessment and is intended to be of use to local planning authorities, professionals and developers as well as the interested public.

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

4.21 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to support and encourage economic growth, cultural development, investment and job creation within the City over the plan period. The proposed development is therefore supported in principle by the strategic economic development policies of the plan.

4.22 Policy CC 9 'Design and Heritage' states that *'development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.'*

4.23 Policy EN 1 'Design Principles and Strategic Character Areas' states that *'development in Manchester must follow the seven principles or urban design and should have regard to the strategic character area in which the development is located. With regards to development*

in the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.'

4.24 Policy EN 3 'Heritage' advises that '*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'*. It acknowledges that buildings that are statutorily listed are protected under national legislation guidance and advises that developers will be expected to carry out an appropriate appraisal of issues relating to heritage assets.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.25 The Manchester Unitary Plan is part of the adopted development plan for the area and is a key document for decision making regarding the site. The Plan was produced under a now-superseded system of development planning and its extant policies are 'saved', which means they will continue to be used for development control purposes until replaced by the Local Development Framework currently being prepared.

4.26 DC19 'Listed Buildings' is the key UDP policy of relevance to the proposal. It advises that '*In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:*

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity,

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result'.

4.27 DC18.1 'Conservation Areas' advises that the Council '*will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council'.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

4.28 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced.

5. Archaeological and Historical Background

5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.

5.2 The Romans first built in Manchester in the first century AD, with a Roman fort established in the Castlefield area in 79AD (EH 2008; Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of cw.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant et al 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1" century and continuing into the 3rd century. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the

north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005).

5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site, and it lies c. 0.9km to the northeast of the forts remains.

5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did however, built a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).

5.5 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. The area that would later become the Northern Quarter was likewise predominantly agricultural land and the dominant influence was the Lever family who had a house there called Lever Hall (EH 2008). By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map it shows that the area was

agricultural at this time. This phase of building was prompted by a need to house a growing industrial workforce (EH 2008). In the mid-18th century, the land lying between Ancoats Lane and the old daub holes was owned by Sir Ashton Lever. Conceding to the pressure of property developers, Lever eventually sold the land to William Stevenson. In his turn, Stevenson sold the land on, piecemeal, to entrepreneurs, many of whose names are commemorated in the local street names (GMAAS 2014).

5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s. 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). Rochdale canal (HER No. 1386.2.0) was originally conceived in 1776, and opened officially in 1804, although construction work continued for another few years. The width of the canal made it more successful than the Huddersfield Narrow Canal and it became the main highway of commerce between Lancashire and Yorkshire (Hadfield and Biddle 1970).

5.7 Greens map of the late 18th century (figure 6) shows that the site was built upon by this time, although unfortunately the details are unclear as the site lies on the map joint.

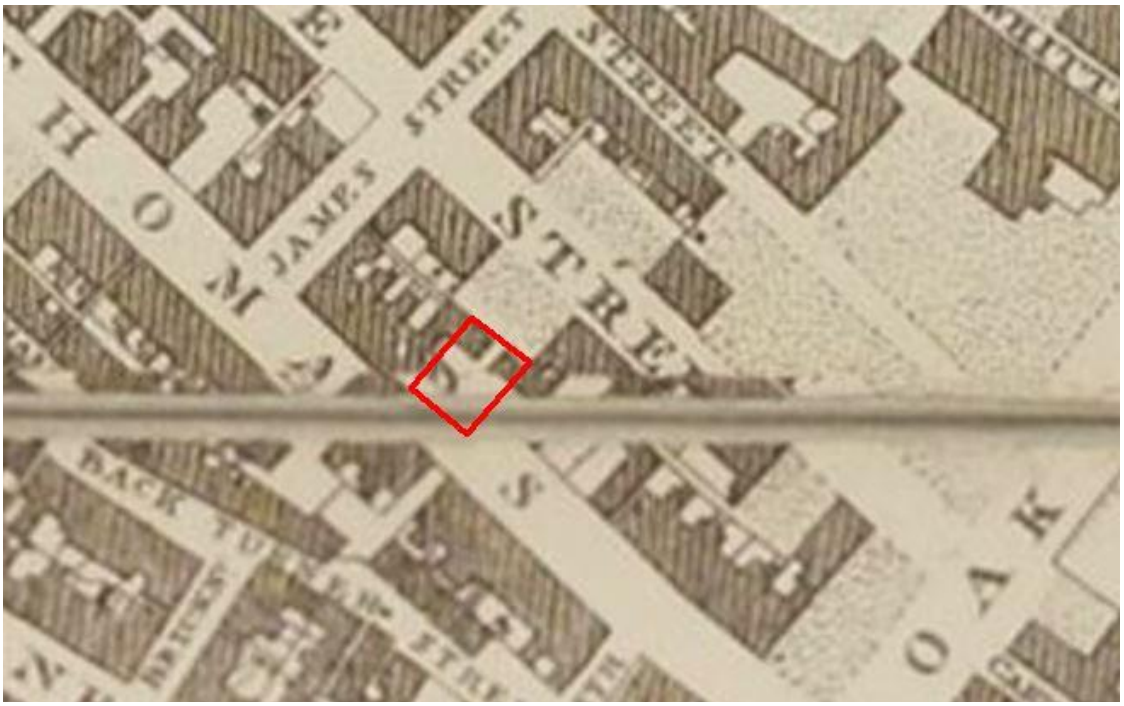


Figure 6: 1794 Green's map of Manchester and Salford

5.8 A 'Bay Horse' tavern on Thomas Street is listed in Pigot and Dean's Directory of Manchester for 1819, ran by Joseph Slater. Swire's map of 1824 (figure 7) shows that the surrounding area had continued to develop over the turn of the century and that the site was built upon. At this time Manchester was the largest textile centre in the world (Nevel 2008). In the 1840's many of the fine houses that had once lined Piccadilly began to be replaced with equally fine, but larger, warehouses (EH 2008). The Bay Horse appears again in Pigot's Directory of 1836, ran by John Chorlton, listed as 35 Thomas Street, and again in Pigot's 1838 directory.



Figure 7: 1824 Swire's map of Manchester

5.9 By 1848 Slaters Directory of Manchester lists 35 Thomas Street as both the Bay Horse Tavern, run by Joseph Wilkiknson, as well as Benjamin Lowe, a tin-plate worker. Adshead's map of 1849 (figure 8) shows the site in more detail. The tavern is clearly shown, at number 37, with number 35 as a separate unit. It appears as a rectangular building, with an extension to the rear. The 1850 OS town plan (figure 9) shows a similar situation, although steps are shown at the front, suggesting a separate cellar access. The pub also extends to the west, taking in some of number 35. The 1852 Directory (Whellan & Co 1852) lists the Bay Horse once again at number 35, occupied by Joseph Wilkinson. The census returns for the previous year likewise record Mr Wilkinson at the property, although no mention of the tavern is there. Instead, he is listed as a bowl turner. The census shows that he lived there with his wife Elizabeth and his 6 year old son. His brother John was also present, (working as a bowl turner) as were a house servant and three lodgers.

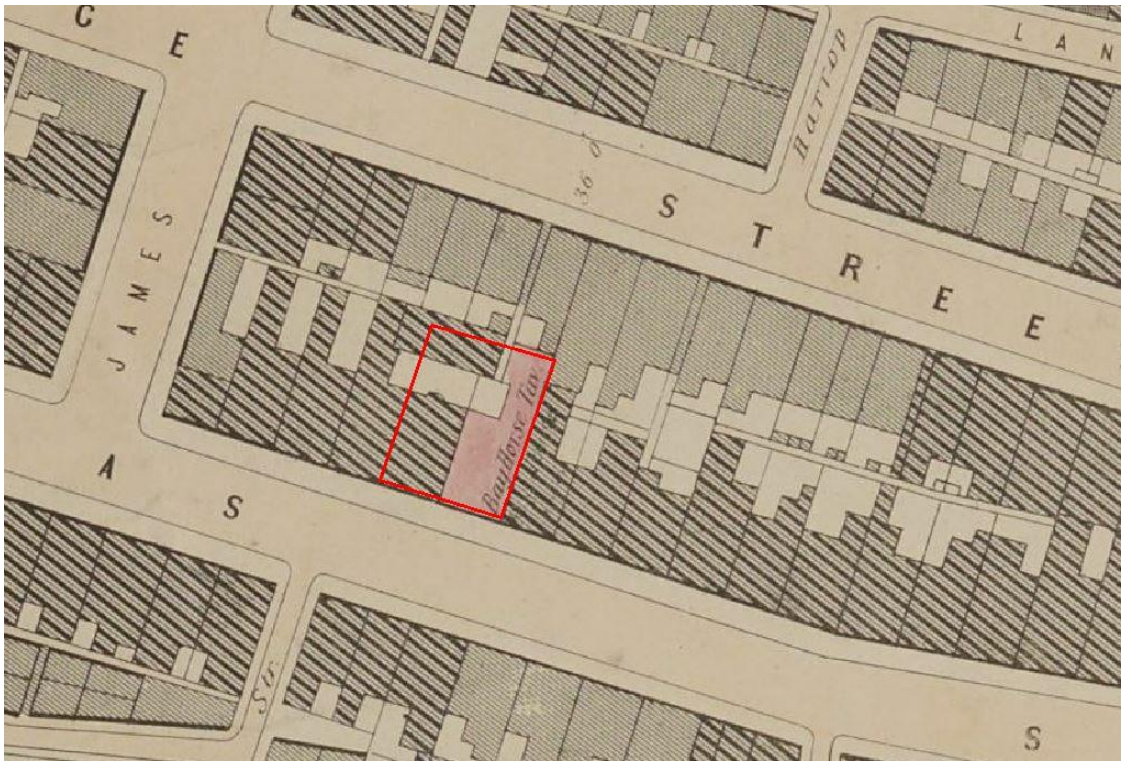


Figure 8: 1849 Adshead's map of Manchester

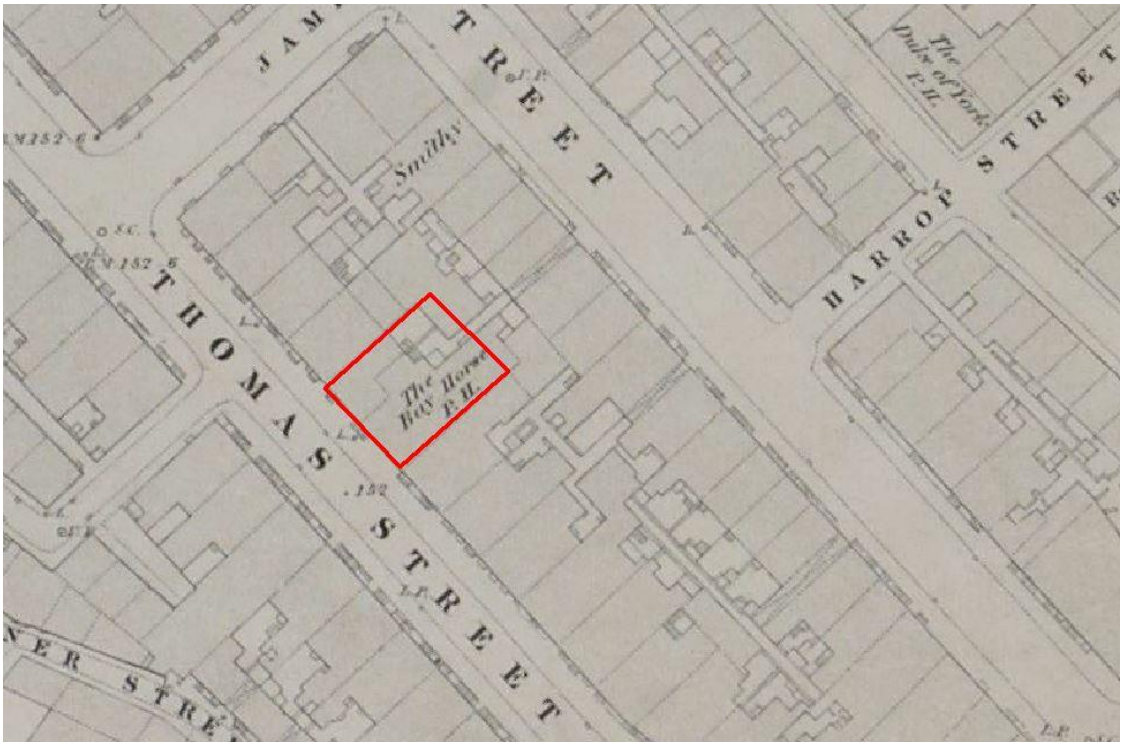


Figure 9: 1850 OS 1:500 town plan

5.10 By 1856 Bartholomew Onley had taken over the Bay Horse (Slater), but the property was still shared, this time with Jasper Anthony Allen, a scale beam maker. The 1861 census records only that Ann Allen resided at number 35, with her son and daughter, both working as a scale beam maker, and her grandson. At 37 is listed Hamblett Roberts, a licenced victualler. Slaters directory for the same year shows both families at number 35, with Mr Roberts running the Bay Horse. He lived there, according to the census, with his wife Elizabeth and their two daughters, as well as his sister-in-law and his niece. By 1871 little had changed, although the census records that Mr Roberts was a publican occupying 35-37. A young son is also recorded as are a waiter, groom, cook, housemaid and barmaid. The trade directory for 1876 shows no change, other than they were no longer sharing the premises.

5.11 By 1881 the bay horse had changed hands, now being occupied by William Handcock and his wife Mary Ann. His nephew was also residing there, working as a watchmaker, along with a barman, barmaid, housemaid and cook. A Mr John Jones was also listed, with the occupation "boots". According to the trade directory of 1885 (Slater) the Bay Horse was ran by Mary Ann Handcock at this time, suggesting that William had died. Goad's insurance plan of 1886 (figure 10) shows the Bay Horse pub in detail at this time. The property is 'L' shaped, with a yard to the northwest side. It is shown to be three stories high and taking in 35 and 37 Thomas Street. A doorway in the west end of the north wall led to the rear yard, which had a small covered porch.



Figure 10: 1886 Goad's Fire Insurance Plans, Manchester

5.12 The OS mapping for 1891 (figure 11) shows little difference in the site from the Goad plan, although the census returns show that Edward Horley was running the Bay Horse Hotel, with his wife Mary Ann. By 1893 Mary Ann Horley was listed as running the Hotel (Slater). The turn of the century saw little change with Mary Ann still listed in Slater's directory of 1900, however, by 1901 the Hotel had passed to Charles Henry Horley. He is listed in the census as an engineer (coal), and his wife, Louisa, is listed as the licenced victualler. They had two young daughters and also listed were three barmaids, a housemaid and a cellar boy. This change in ownership was also reflected in Slater's directory of 1907. The OS mapping of 1908 (figure 12) shows no change to the site.

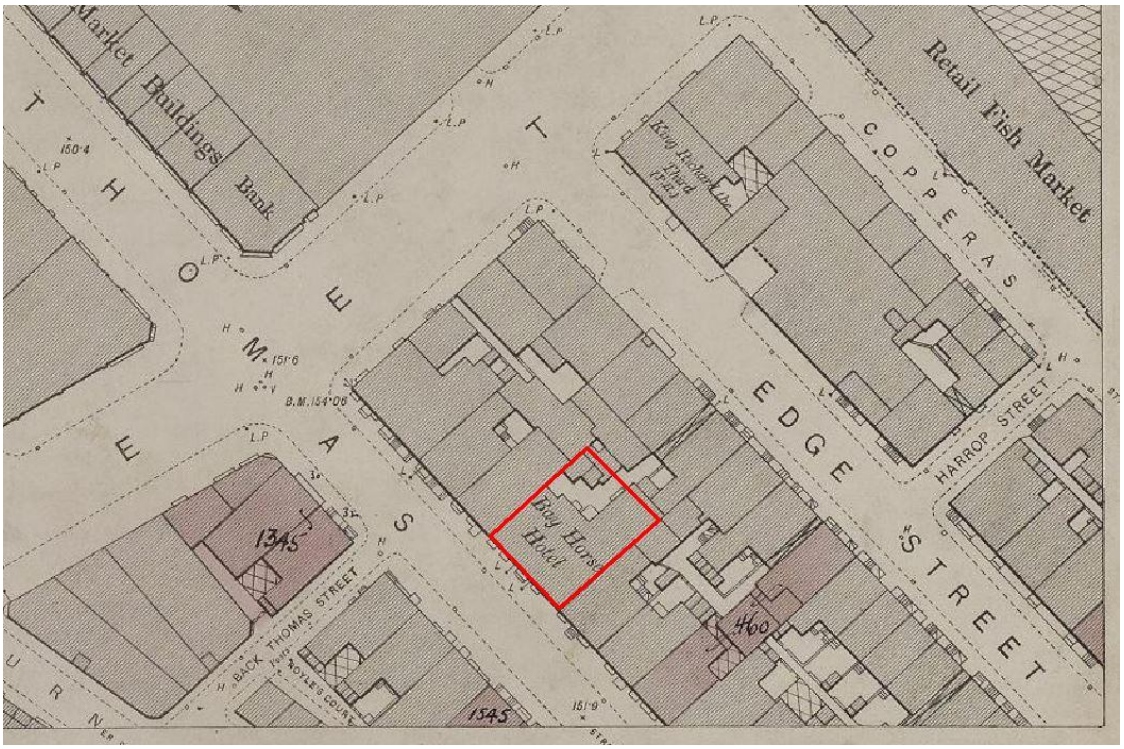


Figure 11: 1891 OS map Lancashire sheet CIV.6.24



Figure 12: 1908 OS map Lancashire sheet CIV.6

5.13 The 1911 census shows little change, although their eldest daughter, Mary Louisa, was aged 20 and assisting with the Hotel business and the younger daughter, Lizzie Muriel, was a milliners assistant. The trade directory for 1916 shows that the Horleys continued to run the hotel throughout this period, although by 1925 John Beardow had taken over. The OS map for 1922 (figure 13) again shows no change to the site at this time. By 1935 Charles M Crossland had taken over the hotel and the OS maps for 1933 (figure 14) and 1940 (figure 15) saw no changes to the site.



Figure 13: 1922 OS map Lancashire sheet CIV.6



Figure 14: 1932 OS map Lancashire sheet CIV.6

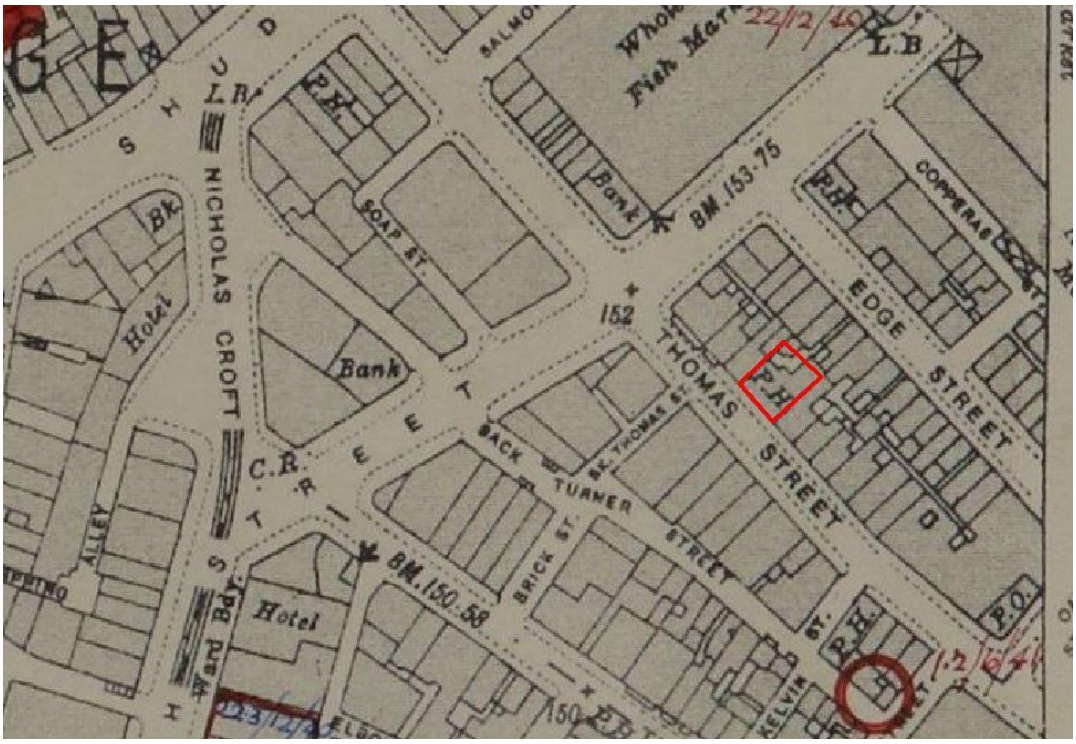


Figure 15: 1940 OS map Lancashire sheet CIV.6 Manchester Bomb Damage

5.14 In the 1980's the building was redeveloped, but unfortunately caught fire (pers comm). Listed Building Consent for demolition was granted in 1991 (Planning Ref 036030) due to it

being in a dangerous structural condition and it was subsequently demolished and rebuilt (pers comm.). The Smithfield Conservation Area Legal description also notes that "35-37 Thomas Street … [were] largely rebuilt in recent years". Externally the building was rebuilt to match the demolished building as can been from a comparison with historic photographs from c.1960 and c.1970 (figures 16 and 17).



Figure 16: Photograph of the Bay Horse c.1960 (Alfred E Mutter Ltd).

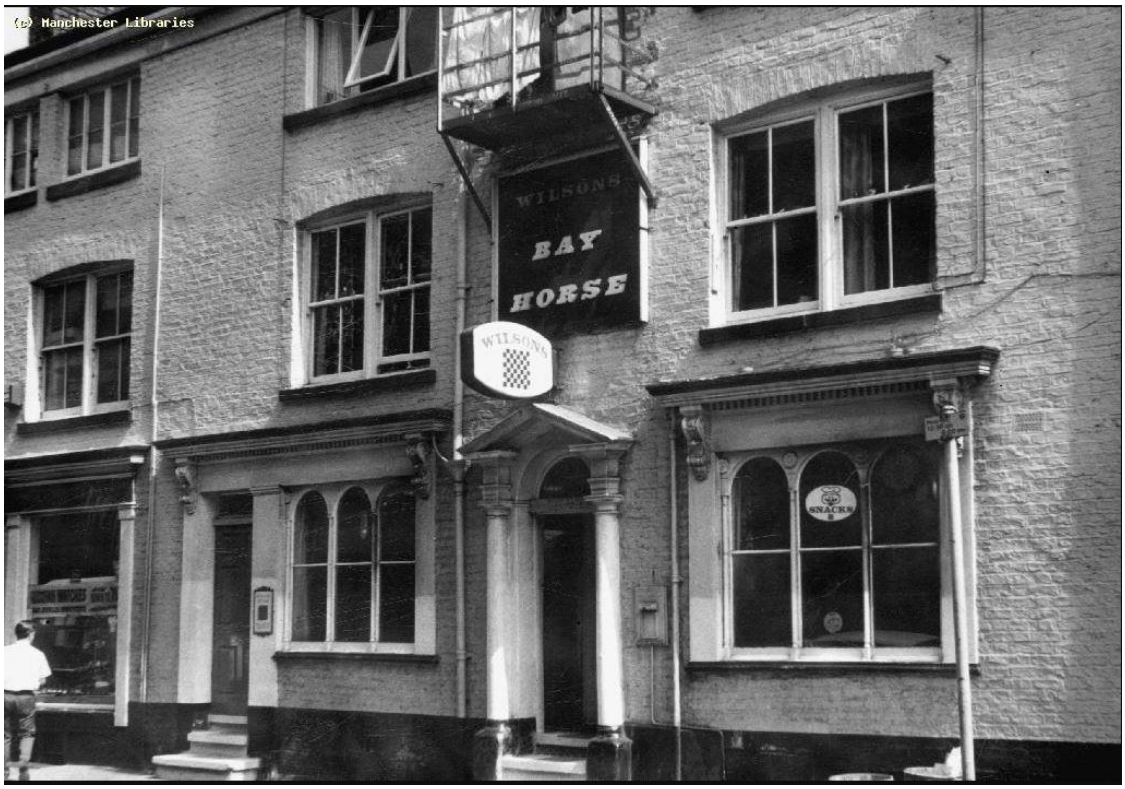


Figure 17: Photograph of the Bay Horse c. 1970. Note the absence of straight joints (Dawson, Manchester Library Ref M49204).

6. Significance of Assets

6.1 The Publication 'Conservation Principles: Polices and Guidance' (EH 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.

- Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.

- Communal Value which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values, communal values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

6.2 An assessment of the significance of the interior and exterior of the building is made against these values below:

Evidential Value

6.3 The evidential value is low. The whole was rebuilt in in the early 1990's, although the main frontage was rebuilt in a similar style to how it was originally, as shown on historical photographs. The archway over the door is of plywood construction in a similar style to 31 and 33 Thomas Street although these are stone. The windows are also reproductions.

Historical Value

6.4 The historical value is none. The building was rebuilt in the early 1990's.

Aesthetic Value

6.5 The aesthetic value is low. As noted the building was built in the early 1990's, although in the style of the original.

Communal Value

6.6 The communal value is low.

Site	Heritage Interest	Significance
33-35	Evidential, Aesthetic, Communal	*Low* The building was erected in the late 20th century, although the main frontage was built to replicate the earlier style

Heritage Value

6.7 The site has been built on since the late 18th century and a pub named 'The Bay Horse' has been on the site since at least the early 19th century. The building was originally very similar to how it appears now externally, matching number 33. The Conservation Area Description

uses 35 – 37 as an example of very small scale Georgian houses, converted or used for commercial purposes. Unfortunately the whole was demolished in the early 1990's and rebuilt.

6.8 The heritage value of the building can be seen to be low – none. Although having a long history, the original building was demolished in 1990 and subsequently rebuilt. Consequently, none of the original fabric survives. Furthermore, the concrete basement has likely destroyed any below ground archaeology. As such, mitigation is not deemed necessary.

7. Assessment of Impact of the Proposed Scheme on Heritage Assets

7.1 Published on 27 March 2012, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

7.2 Significance is defined by Annex 2: Glossary of NPPF as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

7.3 With regard to the potential impact of the development proposal on above ground heritage assets, there are two types of heritage impact that must be considered as part of the application:

- The impact of development on 35 -37 Thomas Street and its Setting.
- The impact of the development on the character and appearance of the Smithfield Conservation Area.

7.4 This analysis is provided under the headings below:

Direct Impact of Proposed Scheme on 35 – 37 Thomas Street and its Setting

7.5 35 – 37 Thomas Street is affected by a grade II designation. The original building was constructed in the late 18th Century was however demolished in the 1990s. Anecdotal evidence suggests this was due to extensive fire damage which made the building unsafe.

With the exception of a small area of historic brickwork on the rear elevation (see plate 5 at Appendix 3), the building fabric dates from the 1990s and there is no evidence of any other surviving historic fabric (ie. fabric which could have been reused following demolition and rebuilding).

7.6 The proposed internal and external works are therefore without any direct impact on significant built fabric.

7.7 The proposed external works will affect the appearance of the building and its setting. 35 – 37 Thomas Street is part of a terrace of properties which form a consistent street wall along the east side of Thomas Street. Only the Thomas Street elevation of the building is visible from public land. The works proposed are considered to have a positive impact on the Thomas Street elevation and will improve its setting. Further assessment of the quality of the physical works is provided below when considering the potential impact of the works on the Smithfield Conservation Area.

Impact of Proposed Scheme on the Smithfield Conservation Area

The Significance of the Smithfield Conservation Area

7.8 35 – 37 Thomas Street is located within the Smithfield Conservation Area. The Conservation Area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three in this vicinity designated by the City Council in February 1987; the others are Shudehill and Stevenson Square, which lie to the north-west and south-east respectively.

7.9 The area is bounded by Swan Street, Oldham Street (a common boundary with the Stevenson Square Conservation Area), Market Street, High Street and Shudehill (a common boundary with the Shudehill Conservation area).

7.10 Since its establishment in 1821, Smithfield has been known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish were sold on both a wholesale and retail scale. At its peak around the turn of the century, it was probably the largest market complex in Britain, occupying seven acres. Historically, the predominant building type was

food markets. Few of these are still standing, and those that are have been converted to other uses.

7.11 Buildings to the south of the conservation area, closest to the commercial heart of the regional centre along Oldham Street, Market Street and Church Street, are larger and of later date than the rest of the area. The contrast is especially noticeable around Turner Street and Back Turner Street, where there are some very small-scale houses dating from the Georgian period, subsequently converted or used for commercial purposes. Numbers 35-37 Thomas Street are a pair of these houses, converted and also rebuilt in recent years.

Impact of the Proposed Scheme on the Smithfield Conservation Area

7.12 The proposal seeks to upgrade the external appearance of the Thomas Street frontage of the building. Various external works are proposed including: painting the front elevation grey; painting of upper floor level window frames; replacement of cast iron grilles to half-basement windows; replacement signage; installation of awnings/canopies above windows and, removal of redundant fixtures including alarm box, up and down lights, and roller shutters.

7.13 With regards to the painting of the external elevation, historic photographs (figures 16 and 17) confirm that this elevation has historically been painted in a light colour. Painting of buildings in the Northern Quarter has previously been accepted including at 59 - 61 Thomas Street and 73 – 75 Oldham Street (figure 18 and 19), and contribute to the area's quirky character.



Figure 18: 59 – 61 Thomas Street.



Figure 19: 73 – 75 Oldham Street.

7.14 It is proposed to replace the cast iron grilles to the half-basement windows. The existing grilles are non-original and are likely to date from the 1990s when the building was rebuilt. Antique reclaimed cast iron grills are proposed which will help to achieve the traditional appearance that is sought. Awnings/canopies, proposed above the ground floor windows, will also help achieve this aesthetic.

7.15 The existing hanging pub sign is proposed to be replaced with reclaimed curved brass pub lettering fixed on a horizontal frame. This style of signage reflects historic signage previously installed at the premises.



Figure 20: Historic photograph of former signage (date unknown).

7.16 The removal of redundant fixtures including alarm box, up and down lights, and roller shutters will have a positive impact on the appearance of the building and the conservation area.

7.17 Various works are proposed to the rear of the building. These works will be visible from the rear yard area, which has historically been used as a beer garden, as well as adjacent properties. The works will not be visible from any public areas, nevertheless it is still necessary to consider whether they will have any impact on the conservation area.

7.18 The works to the rear of the building include alterations to the building's services/mechanical plant. The scheme will see the consolidation of the plant to the return elevation of the outrigger where it will be less visible. Two existing externally mounted ductwork risers will be

removed, and a single external riser terminating at low level installed. The overall approach to mechanical plant etc. will improve the appearance of the building and conservation area.

7.19 Other works involve the installation of a new doors, window and canopy, and painting the brickwork at low level grey. Again these works are considered to be enhancements to the building and conservation area.

7.20 As previously noted, the application property is currently vacant. The proposal will allow the premises to reopen as 'The Bay Horse Tavern' and enable it to compete with the existing and expanding evening and night-time leisure and entertainment offer within this part of the City Centre. The scheme will therefore enable the building to be brought back into active economic use and make a full and positive contribution to the Smithfield Conservation Area.

7.21 In summary and for the reasons given in this section, the proposed physical works are considered to have a positive impact on the appearance of the building, its setting and the Smithfield Conservation Area. They will also enable the application property to be brought back into active use and so contribute to the conservation area. For these reasons the application proposals are consistent with Core Strategy policies EN 1, EN 3 and CC 9, and Saved UDP policies DC18.1 and DC19.

8. Conclusion

8.1 This Heritage Statement has been prepared to consider the potential impact of the proposed works upon the heritage significance of 35 – 37 Thomas Street and upon the character appearance of Smithfield Conservation Area.

8.2 The report has confirmed that although the property is grade II listed, it was rebuilt in the 1990s following fire damage and is consequently of low heritage significance. The statement has concluded that the proposed works will have a positive impact on the appearance of the building, its setting, and the Smithfield Conservation Area. Additionally and importantly, the works will allow the application building to return to viable use and make a full and active contribution to the conservation area. On the basis of these conclusions Paul Butler Associates are pleased to submit this application on behalf of The Bay Horse Tavern Ltd and look forward to progressing the application through to a positive determination.

9. Bibliography

DCMS – Department for Culture, Media and Sport

EH – English Heritage

HER – Historic Environment Record

GMAU - Greater Manchester Archaeology Unit

GMAAS – Greater Manchester Archaeological Advisory Service

NPPF – National Planning Policy Framework

OS – Ordnance Survey

Published sources

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Pigot's Directory of Manchester and Salford 1838
Slater's Directory of Manchester 1848
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Slater's Directory of Manchester 1856
Slater's Directory of Manchester 1861
Slater's Directory of Manchester 1876
Slater's Directory of Manchester 1885
Slater's Directory of Manchester 1893
Slater's Directory of Manchester 1900
Slater's Directory of Manchester 1907
Slater's Directory of Manchester 1916
Slater's Directory of Manchester 1925
Kelly's Directory of Manchester 1935

Personal Communications

Staff at Alfred E Mutter Ltd., 33 Thomas Street

Planning Applications

"036030 - LISTED BUILDING CONSENT Demolition and reconstruction of the existing building which is in a dangerous structural condition | 35-37 Thomas Street, City CENTRAL"
Accessed at: http://pa.manchester.gov.uk/online-applications/

Maps

1794 Green's map of Manchester and Salford
1824 Swire's map of Manchester
1849 Adshead's map of Manchester
1850 OS 1:500 town plan Sheet 28
1886 Goad's Fire Insurance Plan Sheet 10
1891 OS map Lancashire sheet CIV.6.24
1908 OS map Lancashire sheet CIV.6
1922 OS map Lancashire sheet CIV.6
1932 OS map Lancashire sheet CIV.6
1941 OS map Manchester Bomb Damage Sheet CIV.6

Appendix 1: Listed Building Description for 31 – 35 Thomas Street

Historic England

31-35, THOMAS STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 31-35, THOMAS STREET

List entry Number: 1270669

Location

31-35, THOMAS STREET

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 08-Oct-1973

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 457772

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8498 THOMAS STREET 698-1/17/418 (North East side) 08/10/73 Nos.31 TO 35 (Odd)

GV II

Row of 3 small town houses, or shops with dwellings and workshops over,

now shops. Late C18, altered. Red brick painted white, slate roof. Double-depth plan, each house single-fronted, with back extensions. Three low storeys over cellars, a 3-window range; each has a doorway to the left, up 3 steps, those to Nos 31 and 35 round-headed with open-pedimented Tuscan pilaster doorcases, panelled doors and plain fanlights, and that to No.33 square-headed with similar door and plain overlight; each has one large square shop window at ground floor with a cornice on consoles (that to No.33 run out over the door), all now with C20 plate glass; one large segmental-headed window at 1st floor, all with coupled 4-pane sashes; at 2nd floor Nos 33 and 35 have low horizontal 3-light casements, and No.31 has 2 shorter but similar windows with 8 panes each. Large multiple-flue chimney stack to left. Rear and interior not inspected. Rare survival of domestic buildings of this period in city centre (and if originally shops, unique).

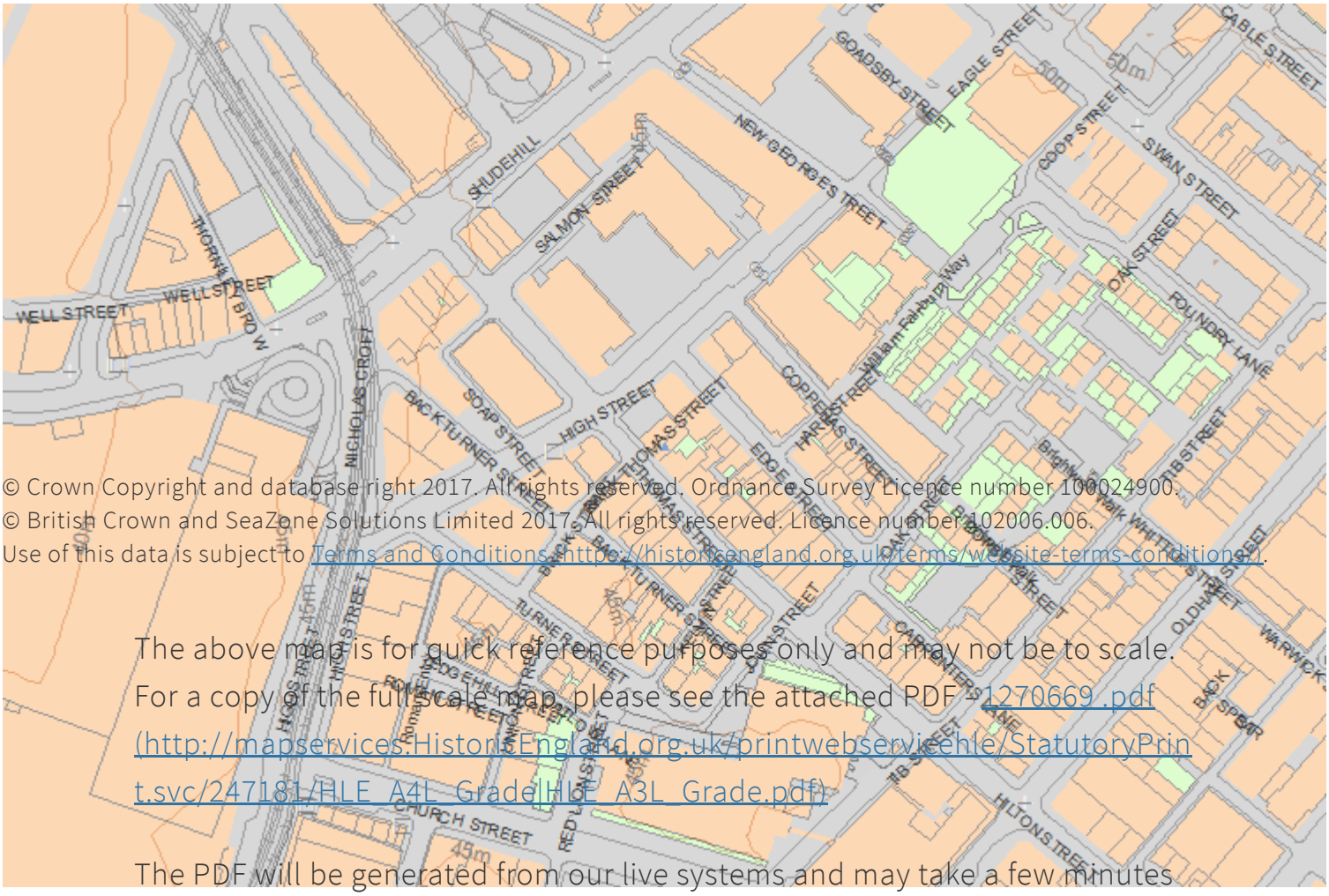
Listing NGR: SJ8437798648

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 84377 98648

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1270669 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/247181/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

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End of official listing

Appendix 2: Listed Building Consent 36030

MANCHESTER CITY COUNCIL

Planning

Growth & Neighbourhoods Directorate

Register of Applications

Application Reference

36030

Date Registered

15 Jan 1990

Applicant's Name & Address

Salim & Co.,
Hilton House, 25-26 Hilton Street, Manchester.

Agent's Name & Address (where applicable)

Swainson Lloyd Partnership,
52 Buxton Road, New Mills, SK12 3JT. 0663 47683

Location

35-37 Thomas Street, City CENTRAL

Proposal

LISTED BUILDING CONSENT Demolition and reconstruction of the existing building which is in a dangerous structural condition

Ward(s)

Decision

Approved

Date of Decision

07 Jun 1991

Conditions and Reasons:

1) Conditions 1. The development must be begun not later than the expiration of five years beginning with the date of this permission. 2. Samples of the materials to be used in the external elevations shall be submitted to and approved by the City Council before the development is commenced. 3. Before development commences a schedule of "reinstatement" and extension works to the building, including all joinery details, brick building, arch and cill details, restoration to retained building fabric and raminater goods, shall be submitted to and agreed by the City Council. Reasons 1. Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 2. In the interests of visual amenity and to ensure a satisfactory development. 3. To ensure that the works that take place are in keeping with the character of the listed building and nearby listed buildings, that lie within the Smithfield Conservation Area.

Appendix 3: Plates



Plate 1: Front elevation of the Bay Horse Tavern looking northwest



Plate 2: Front elevation of the Bay Horse Tavern looking northeast



Plate 3: Detail showing straight joint and differing brickwork between no. 33 (left) and 35


Plate 4: Rear of building showing modern brickwork with trace of original bricks



Plate 5: Detail of original brickwork remaining



Plate 6: Ground floor showing steel 'I' beams and plastered interior



Plate 7: Detail of 'I' beam



Plate 8: General shot of ground floor



Plate 9: general shot of stripped out room



Plate 10: Modern ceiling



Plate 11: General shot of basement showing concrete floor and steel columns



Plate 12: Detail of beam and column



Plate 13: Concrete steps to ground floor



Plate 14: Second set of concrete steps to ground floor and concrete block wall