

GREAT JOHN STREET HOTEL

HERITAGE IMPACT ASSESSMENT

DECEMBER 2016

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1. INTRODUCTION

Townscape has been commissioned to produce this Heritage Statement and impact assessment to support a planning application for works at Great John Street Hotel. Townscape are Chartered Town Planning and Heritage Consultants who serve public, private and community sector clients. We specialise in all aspects of Town Planning, heritage, and urban design.

2. SIGNIFICANCE ASSESSMENT

Great John Street Hotel is a former school dating from the late 19th century that is listed at grade II. The hotel is consistently rated as one on the best in Manchester and has won numerous awards and The Great John Street Hotel contributes to the premier hotel offer in Manchester City Centre. The hotel's former uses have included offices, storage and warehousing and is constructed over three storeys with 5 bays and rooftop terrace. The building is built using stock brick with terracotta at string courses. Window surrounds, heads, cills and drip moulds where evident. Sandstone is used to the upper floor for decoration. The building was converted to its current use some years ago and overall the character and significance of the building has been well maintained.

The former school building is roughly T-shaped in plan, the main block being parallel to Great John Street with the large rear wing running back at almost the width of the front block. There is a flat roof with an elaborate parapet of brick piers with railings, which was the location of a playground, and was partially occupied by new accommodation when the building was converted to hotel use. The façade is symmetrical, with the centre bay slightly projected and red with brick pilasters. Some of the piers of the parapet are chimneys. The architectural style is vaguely Renaissance in influence, though the overall impression is one of a certain utilitarian efficiency with the application of a layer of decorative treatment for the sake of decorum.

Internally the building has been successfully and sympathetically divided and altered to meet its current use with windows throughout the building have been replaced with a detail to match the original. One of the more significant elements of the building is its visual expression through its window openings and reducing size of the windows to each floor, culminating on the roof where the former playground has been converted to incorporate a roof top terrace and seating area.



Fig 1, External view of hotel.

3. DESCRIPTION OF THE DEVELOPMENT

The development as proposed seeks Listed Building consent for a small extension (infill) to the existing rooftop glazed canopy. The existing canopy encloses the former roof top playground providing shelter, a bar and entertainment space together with outdoor space. The enclosure will in effect complement and enhance the existing enclosed outside space which currently has limited canopy cover, and additional outside space consists of retractable awnings, outdoor heaters and an assortment of seating.

This ancillary space is bounded by metal fencing/railings set within in brick piers. The rooftop terrace affords views with interest and is a popular venue.

The proposed glazed enclosure will be constructed using a self supporting metal frame to which large glazed panels will be fixed. The structural element of the canopy is to be freestanding with no structural support required from the building itself. The infill glazed panels will be of the same material and appearance to the existing canopy. The glazed roof will be constructed in lightweight steel upright supports and with a powder coating finish holding the glazed panels above. The glazed panel unit will be custom made and fabricated to fit the existing space and will afford additional protection from the weather and noise

This heritage statement should be read in conjunction with plans supplied by DV Architects.



Fig 2 Roof terrace

4. IMPACT ASSESSMENT

ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST POLICY CRITERIA IN NPPF

A site inspection was made in early October 2016 to inspect the site and to identify the actual location of the canopy on the building. Whilst I deem the works to be minor in nature, the installation of the glazed canopy panels can, in some circumstances, pose substantial harm to the appearance and therefore the significance of the building.

The proposed glazed infill is to be constructed of good quality materials and is lightweight and slim in appearance. The steel frame is to be freestanding, requiring no structural or loading support from the host building. The glazed panels will be affixed directly to the existing steel uprights,
The canopy will result in a small, contemporary addition to the

existing glazed canopy and will be installed with minimal impact and disturbance and with no loss of original fabric.

In accordance with the principles in paragraph 132 of the NPPF, change to a heritage asset might be classified as either 'substantial' or 'less than substantial' harm. Although no definition is provided as to what constitutes 'substantial' in such circumstances, the Planning Practice Guidance: Conserving and Enhancing the Historic Environment states that 'in general terms substantial harm is a high test, so it may not arise in many cases'. A stronger justification is required in the case of 'substantial harm' than 'less than substantial harm' as stated in paragraphs 133 and 134 of the NPPF.

Paragraph 134 of the NPPF states 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 use'.
The installation of the additional glazed canopy panels is deemed to be less than substantial harm and the contemporary nature of the enclosure will enhance the appearance and experience to the hotel. There will be no noticeable visual intrusion from the ground level looking up or will the glazed panels overhang any edge of the building.

Government policy set out in the National Planning Policy Framework requires that proposed changes to the historic environment are based on a clear understanding of significance of any heritage assets and their setting that are affected, providing information so that the likely impact of proposals can be assessed. The statement of significance provided in this report is carried out in accordance with the historic environment policies in the NPPF and local planning policy, and is intended to aid the assessment of the planning application.

Local Planning policy Manchester City Council Core strategy 2012-2027 notably policy EN3 Heritage seeks high quality design In relation to development which effects heritage Assets. The proposal as presented is consistent with the plan policy aims and objectives

5. CONCLUSION

This heritage statement demonstrates that the proposed development would not result in a form of unacceptable development. Indeed, the form and scale of change can bring benefits by helping to enhance the heritage asset. A well designed building also enhances the experience for residents. All works are completely reversible with no damage to the existing heritage assets, resulting in no long term impact.

We have assed the relative significance of the Great John Street Hotel and in particular those elements directly affected by the proposal and considered any impact upon them as a result of the proposal and commented on any level of harm.

The impact of the proposed scheme has been considered in accordance with the NPPF and local planning policy. We conclude that considered overall, the proposals will have no adverse impact on the significance of the building and see no reason why planning approval can be withheld.

This heritage statement has been written in full accordance to the NPPF and satisfies many of the policies contained therein.

Jason A Kennedy, MA, MRTPI, IHBC
Townscape: Chartered Town Planning & Heritage Consultant.

December 2016
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ST JOHN'S COLLEGE OF FURTHER EDUCATION, GREAT JOHN STREET (north side)
MANCHESTER, MANCHESTER, GREATER MANCHESTER
Date listed: 06 June 1994
Date of last amendment: 06 June 1994
Grade II

MANCHESTER SJ8397NW GREAT JOHN STREET 698-1/30/154
(North side) St John's College of Further Education GV II School, now college of further education. Late C19, altered. Stock brick with dressings of red brick and sandstone (flat roof concealed). Roughly T-shaped plan, formed by main block parallel to street and large rear wing of almost full width. Eclectic style with some C17 Renaissance features. Three storeys and 5 bays (2 windows per bay), symmetrical, the centre bay slightly projected, with red brick pilasters (banded at top floor), moulded brick cornice interrupted in the centre, high parapet with banded piers and iron railings, interrupted in the centre by a rectangular upstand which has a blind keyed oculus under an open pediment. Pairs of tall casement cross-windows with small panes in the top lights, square-headed at ground floor, segmental-headed at 1st floor, and square-headed with segmental relieving arches at 2nd floor. Some of the piers of the parapet are chimneys. Flat roof which formerly served as school playground. Entrances at the sides of the rear. Sides and rear have less regular fenestration, including a gabled re-entrant in the centre of the rear wall which has large tripartite windows, that at top floor with a tympanum over the centre light. Interior not inspected.

Fig 3, Listing

Fig 4, Drawing of proposed glazed canopy, DV Architects

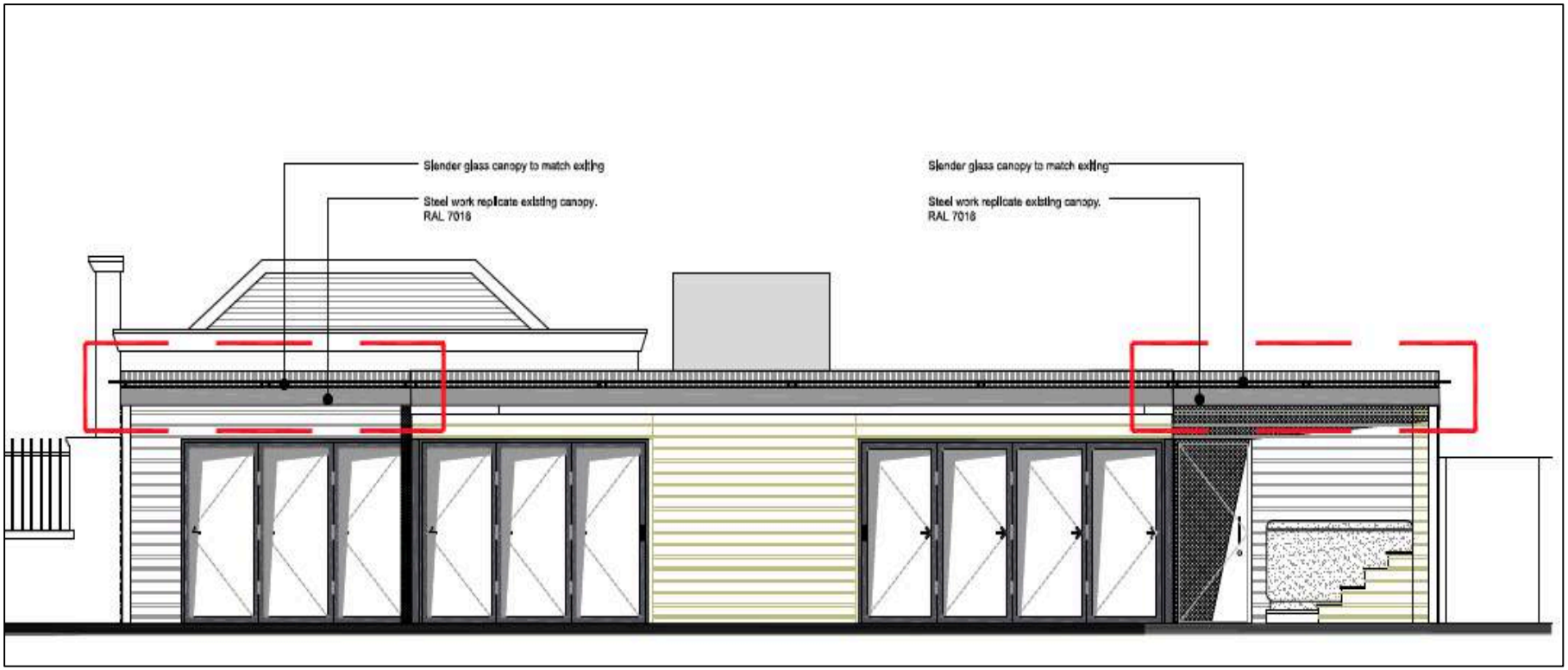




Fig 5 Existing and proposed images

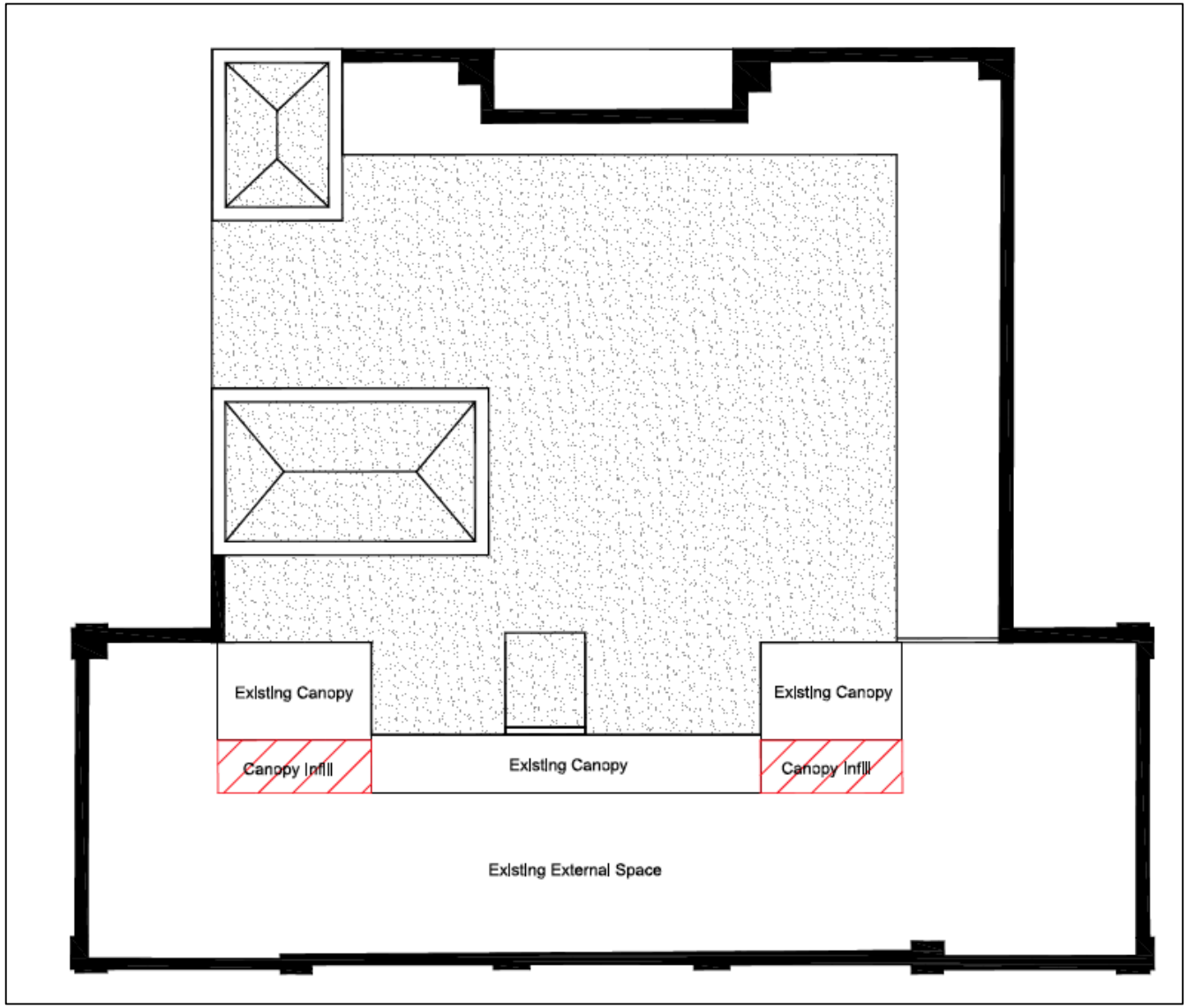


Fig 6 Plan of proposed works.