Heritage Statement

The Place, Ducie Street, Manchester

February 2017

Turley

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Client
Capital and Centric Plc

Our reference
CAPM3004

Feb 2017

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Capital and Centric Ltd in relation to a full planning application and an application for listed building consent for internal alterations to upgrade and reconfigure the existing apartments and communal areas and the change of some of some parts of the building to increase the number of apartments from 107 to 168 at 'The Place', Manchester (the 'Site').

1.2 The detailed description of development is as follows:

"Reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total) together with change of use of the ground floor to include an office co-working area, gym and barbers, along with refurbishment works and associated external alterations" (the 'Proposed Development').

1.3 The Place, formerly known as London Warehouse, was constructed in 1867 by the Manchester Sheffield and Lincolnshire Railway. It was primarily intended for bonded goods, and was converted to an apart-hotel in 1998. It is located on Ducie Street in Manchester City Centre, close to Piccadilly station.

1.4 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"[1].

1.5 To fulfil this requirement, Section 2 of this Statement provides an assessment of significance of The Place; proportionate to both the importance of the asset and the likely impacts. This assessment is undertaken on the basis of published information, archival research and an on-site visual survey (undertaken 19 February 2016).

1.6 Section 3 provides an assessment of the impact of the Proposed Development on the significance of The Place, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF, and local planning policy for the historic environment.

[1] DCLG (2012) National Planning Policy Framework (NPPF), Paragraph 128

2. Assessment of Significance

Introduction

2.1 The NPPF defines the significance of a heritage asset 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.[2]"

Figure 2.1: The Place from Ducie Street, south-west elevation



2.2 The Place (fig 2.1) was listed at Grade II on 3rd October 1974. Listed buildings are defined as buildings or structures of special architectural and historic interest. The list description for The Place states:

"Railway warehouse. 1867, for Manchester, Sheffield and Lincolnshire Railway. Brown brick with stone dressings, roof concealed. Large square plan. Seven storeys and 9 bays, the bays slightly recessed between pilasters, with long-and-short quoins to the corners, stone cornice, and parapet with 4 gables; coupled segmental waggon arches in the 2nd and 3rd, and 6th and 7th bays; small segmental-headed windows with raised sills and small-pane glazing; fire-escape in front of windows of 8th bay. Ten-bay side walls, the south side with 3 pairs of former waggon arches (formerly covered by single-storey sheds and all now blocked); 3 pairs of similar arches in rear wall; fenestration in all these walls matching that of the front. Interior: massive cast-iron columns supporting

[2] DCLG (2012) National Planning Policy Framework (NPPF), Annex 2: Glossary

large rivetted wrought-iron girders and cast-iron floor joists. Very prominent feature of Rochdale Canal basin site".[3]

Site History and Development

2.3 Piccadilly Station was built in 1865 by the Manchester Sheffield and Lincolnshire Railway (MSLR) and the Manchester and Birmingham Railway Company (MBRC) and replaced the former London Road Station. The MSLR erected a new goods station complex to the west of the station, comprising four warehouses. The London Warehouse is the only surviving of these. Historic maps and sources[4] suggest that part of the Ashton Canal terminus was filled in for the construction of the yard, and that the route of Ducie Street was altered (Fig 2.2).

Figure 2.2: 1850 Joseph Adshead Map of Manchester



2.4 The Goad map at Figure 2.3 dates to 1889 and shows the four warehouses which make up the goods yard. The form of The Place, identified as 'Ducie Street Warehouse' and its glazed linear rooflights are legible. Railway access was from the northeast side[5] where railway sidings are visible extending along the eastern face of the building and connecting to Piccadilly Station, to the south east. A contiguous 'Goods Shed' extends from the south-east elevation of the 'Ducie Street Warehouse and in Figure 2.4 and 2.5

[3] Historic England List Entry, London Warehouse: https://www.historicengland.org.uk/listing/the-list/list-entry/1217858
[4] McNeil, R (2000) A Guide to the Industrial Archaeology of Greater Manchester
[5] Hartwell, C (2002) Pevsner Architectural Guides, Manchester

this building is visible as a single storey structure with a saw-tooth roof. It is therefore clear that the ground floor of the south-east facing elevation was not originally exposed.

2.5 Excavations by Matrix Archaeology on the south side of the building in 2008-9 revealed foundations for a wagon turntable (circa 1860) near the former railway sidings and above a vault over the warehouse's basement. Road access was from the southwest side, where a linear courtyard was formed by the other warehouses within the goods yard. Figure 2.4 shows this yard, and the Goods Shed attached to the south-east face of The Place.

2.6 The goods yard remained in use through the early 20th century. The map at Figure 2.5 shows the layout of the site during the 1920's, little change is evident when compared with the late 19th century. The aerial image at Figure 2.5 dates to 1937 and shows the goods shed at the south-east of The Place is still in place.

2.7 The Store Street Warehouse was demolished during the 1960's. The image at Figure 2.6 shows the Store Street Warehouse under demolition, and the east elevation of The Place beyond it.

2.8 The contiguous 'goods shed' was also demolished at this time, leaving the ground floor eastern elevation of The Place exposed. The map at Figure 2.7 is dated 1978-85 and shows the site after demolition of all the warehouses except the London Warehouse (then identified as 'Goods Shed'). It is unknown when the use of The Place as a warehouse ceased however it was abandoned and disused for much of the latter part of the 20th century. Images at Figures 2.9-2.10 show the building whilst disused; the iron columns and roof trusses are visible in the vast internal spaces.

Figure 2.3: 1896 Goad map of Manchester

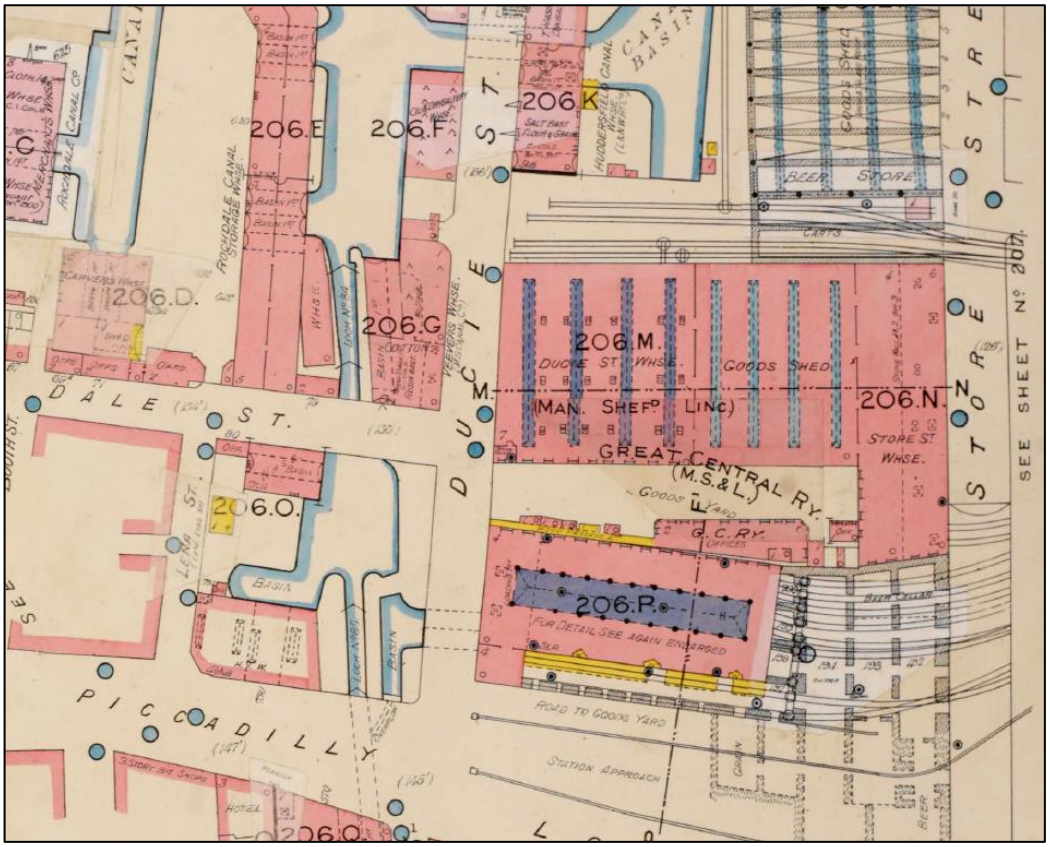


Figure 2.4: London Road Warehouse and contiguous good shed, 1900 (south--east face of London Warehouse visible)

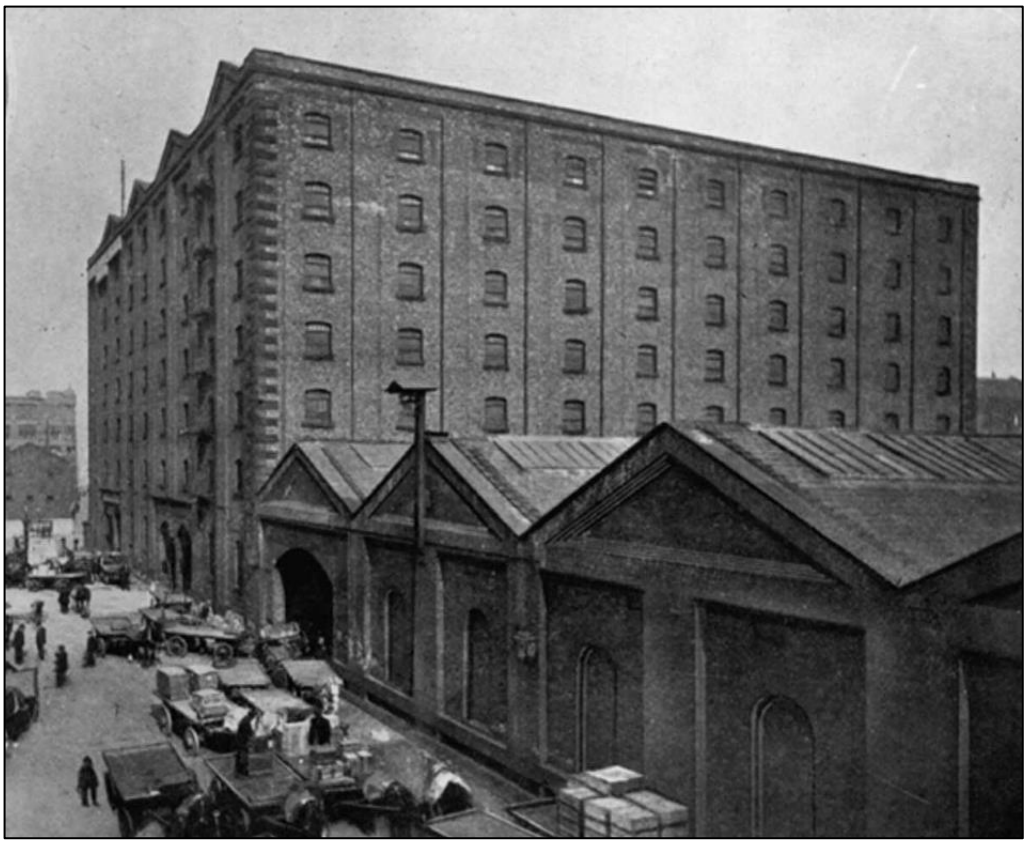


Figure 2.5: 1937 Aerial Image



Figure 2.6: 1922 Ordnance Survey Map

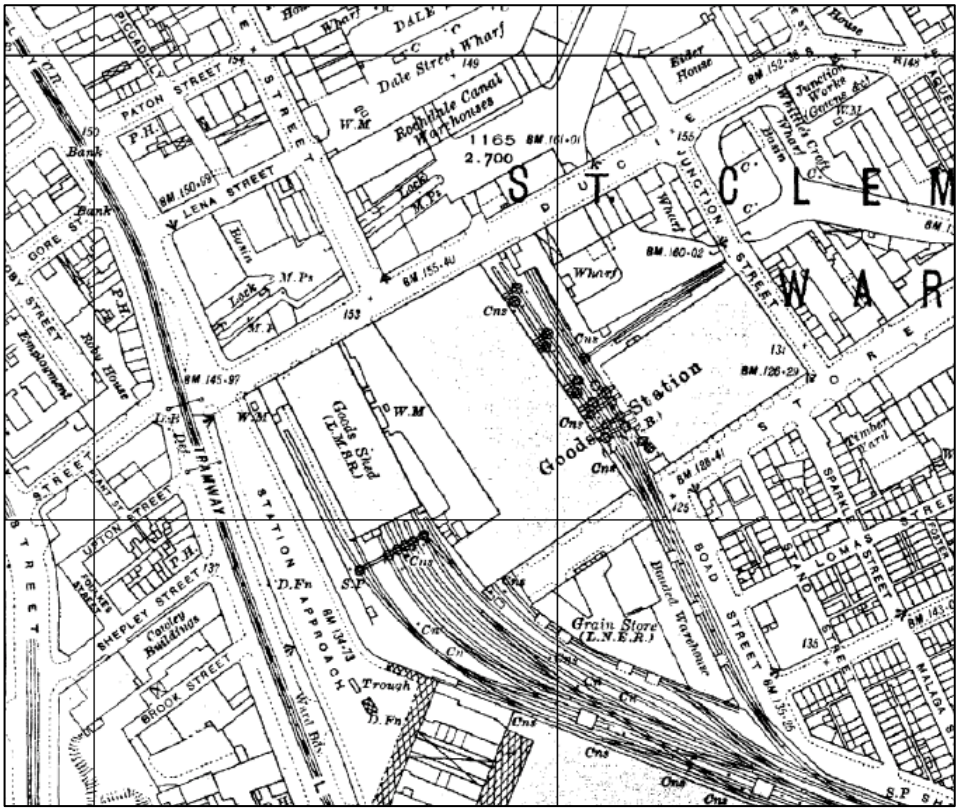


Figure 2.7: 1960's image of demolition of Store Street Warehouse (west face of London Road Warehouse visible to the right)



Figure 2.8: 1978-1985 Ordnance Survey map: shows the site following demolition of adjacent warehouses

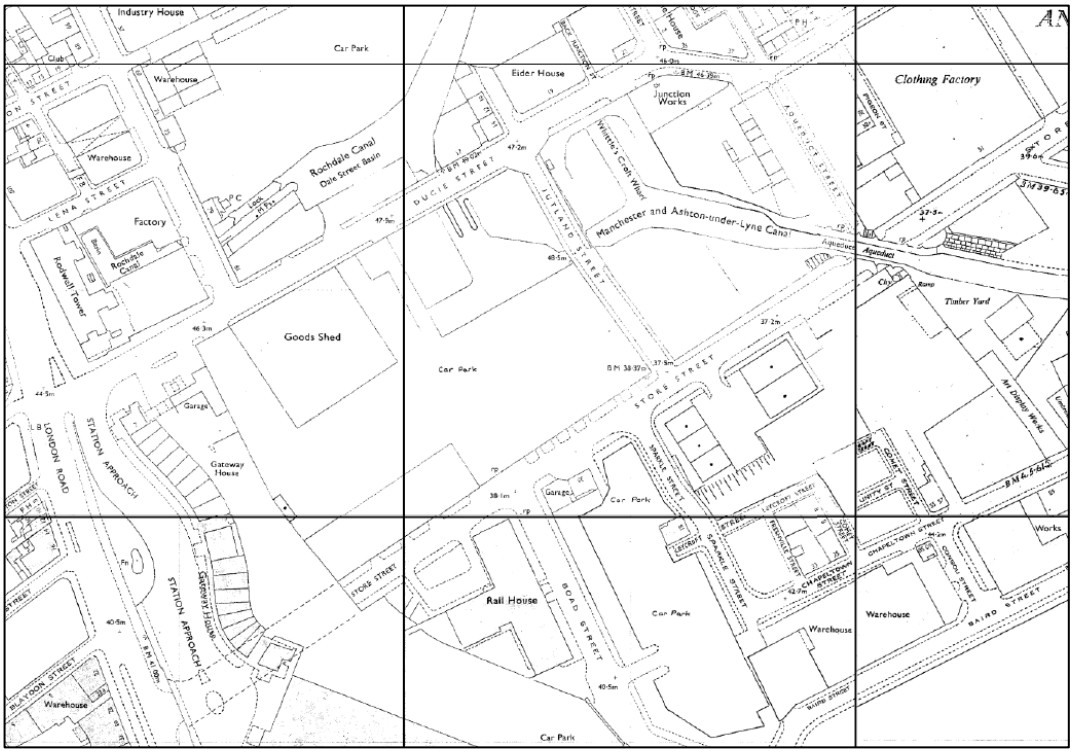
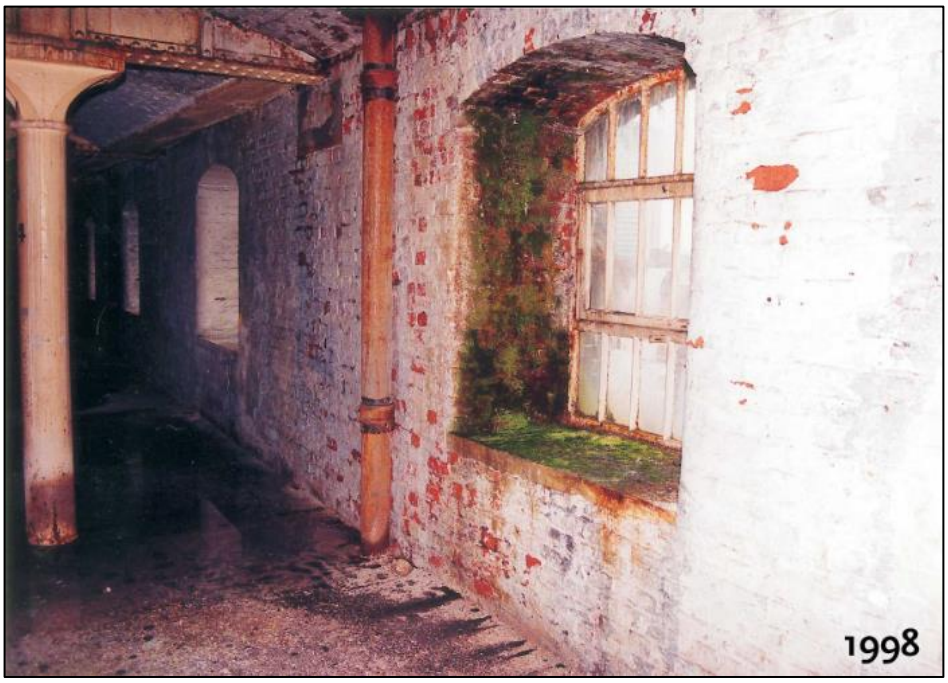


Figure 2.9: 1998 image of warehouse interior before conversion



Figure 2.10: 1998 Image of warehouse interior prior to conversion (mid-level floor)



2.9 The warehouse was converted into an apartment hotel at the end of the 20th century, by the architect Mueller Kneer. This conversion involved the removal of solid floors and the central section of ironwork to facilitate a full height atrium. New floorplates were inserted, and the space was partitioned to form apartments. Arched brickwork ceilings were retained, as were the ironwork, columns and roof trusses in the apartment spaces. A penthouse floor was added to the roof, involving the removal of the central section of the pitched sawtooth roof structure and its replacement with a lightweight glazed structure over the atrium. The ground floor was converted and partitioned for use as hotel reception and function spaces, with mezzanine levels inserted.

Exterior

2.10 The warehouse is monumental in scale, and austere and functional in style. It is on a square plan, with 9 bays to the front and 10 to the sides, and rises to seven storeys. The historic form of the roof has been interrupted by inserted space for penthouse apartments, but this is not visible from ground level and four prominent gables remain visible to the south-west and north-east elevations, behind a parapet roof. Windows are small and segmental headed with small pane glazing; they are located in rhythmic bays between slightly projecting pilasters. The warehouse is in brown brick with stone dressings; prominent quoins are located to the corners and a stone parapet at roof level

2.11 The north-west (Ducie Street) elevation has a modern glazed entrance door set in a solid metal frame with slightly projecting porch roof, which extends across two bays (Fig 2.11). Ground floor windows are taller than those above. Grilles across the window sills are decorated with a flower motif.

Figure 2.11: Main entrance, North-west elevation to Ducie Street



Figure 2.12: South-east elevation





2.12 Coupled segmental wagon arches are located to the ground floor; three pairs to the north-east where railway lines formerly provided access. These arches are divided by heavy cast iron columns with square capitals decorated with a flower motif. The wagon arches are now infilled with glazed panels and doors which are slightly recessed, and the southernmost pair is infilled with brick at the bottom section. On the south-west elevation (Fig 2.13), three pairs of wagon arches are separated by brick piers, and are also infilled, some by metal gates. Guard stones in front of arches indicate historic wagon access to the south-west elevation. A prominent feature of this elevation is the glazed lift tower which provides access to the penthouse apartments. The tower is set apart from the elevation, having two connections at roughly 2.5 and 5.5 storeys.

2.13 As previously stated, the ground floor of the south-east elevation (Fig 2.12) was formerly enclosed by the contiguous attached goods shed. There is scarring from the removal of this building, particularly visible in damage to the quoins (Fig 2.12, right). This elevation has a series of paired wagon arches which are separated by brick piers and these openings would formerly have allowed a level connection directly into the goods shed. Some have been in-filled with glazing, whilst the central one is open with inserted metal gates.

Figure 2.13: The Place from Ducie Street, south-west elevation



Interior

2.14 The mill was designed as a fireproof construction, originally having no interior dividing walls, and being constructed with cast iron columns and riveted wrought iron girders with jack arches which enabled large spaces to be spanned. Cast iron columns have base diameters of up over 2ft (65cm) and diminish in circumference on each floor. Eighteen regularly spaced internal hoists formerly raised and lowered goods from and to

road and rail vehicles[6]. The ground floor ceiling height is comparatively higher than other floors and the floor level has been partially raised.

2.15 The reception area (Fig 2.14) is largely open, with inserted glazed partitions defining a large lobby area, as well as an interior 'garden' and other uses. Modern fittings have been inserted to create a reception area, and partition walling separates office and storage space. The original arched fireproof roof structure remains; aside from a central glazed section which defines the bottom of the atrium. A glazed roof at first floor level separates the ground floor from the atrium. Original cast iron columns rise through the space. Also at the ground floor are two large function rooms and office space formerly let separately but now used by the hotel. As in the rest of the ground floor, the function rooms retain historic ceilings, and the base of columns is visible, some set on large stone plinths (Fig 2.16). A fragmentary remnant of a historic concrete stair is located within a function room. A mezzanine floor has been inserted providing office spaces (Fig 2.17) and also to accommodate a gym. Modern light fixtures and fittings have been inserted throughout.

2.16 The atrium (Fig 2.18 and 2.19) is open from the first to seventh floors with a walkway to all sides. With the exception of the retained ironwork, the structure is modern and entirely relates to the late 20th century conversion of the building. Metal interior windows provide light into the apartments.

6 Historic England, Manchester: The Warehouse Legacy (2002)

Figure 2.14: Reception



2.17 Lifts and two modern inserted staircases provide access through the building. A fragmentary remnant of a pulley system is visible in this area (Fig 2.21). Evidence of the 18 original hoists remain; blocked rectangular concrete frames are visible in the ceilings of various spaces in the building (Fig 2.22). Areas where the ceilings have been patched are also visible in some locations.

Figure 2.15: General view of function room

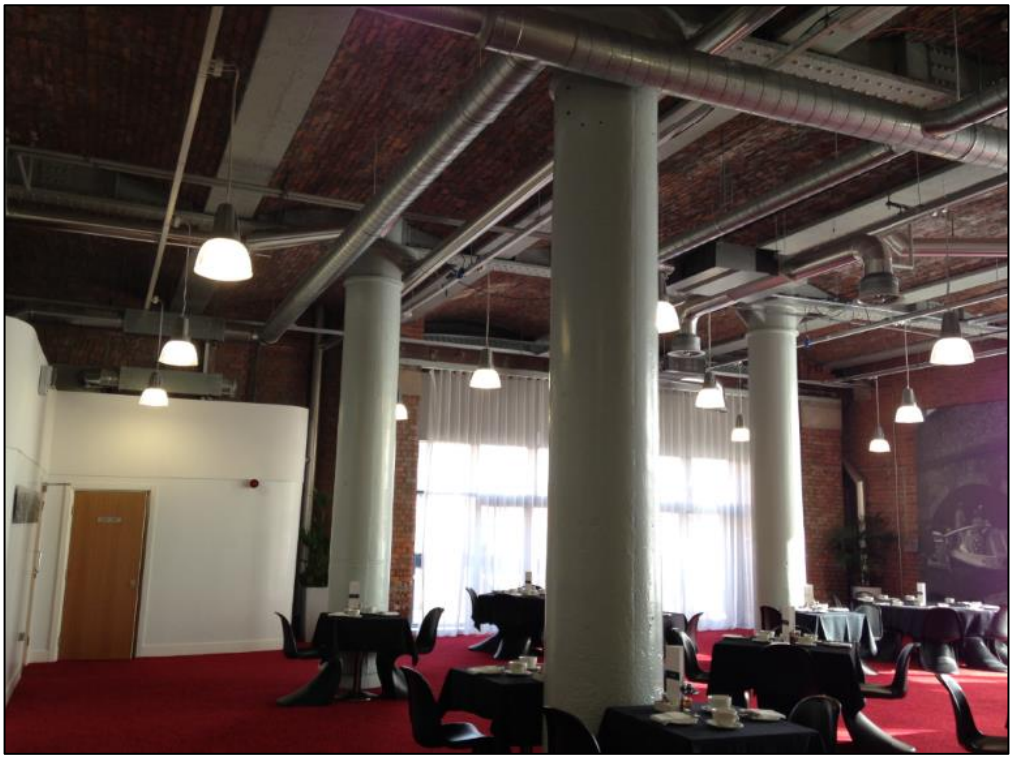


Figure 2.16: Column bases and stone plinths in function room bar area



Figure 2.17: Inserted mezzanine office space

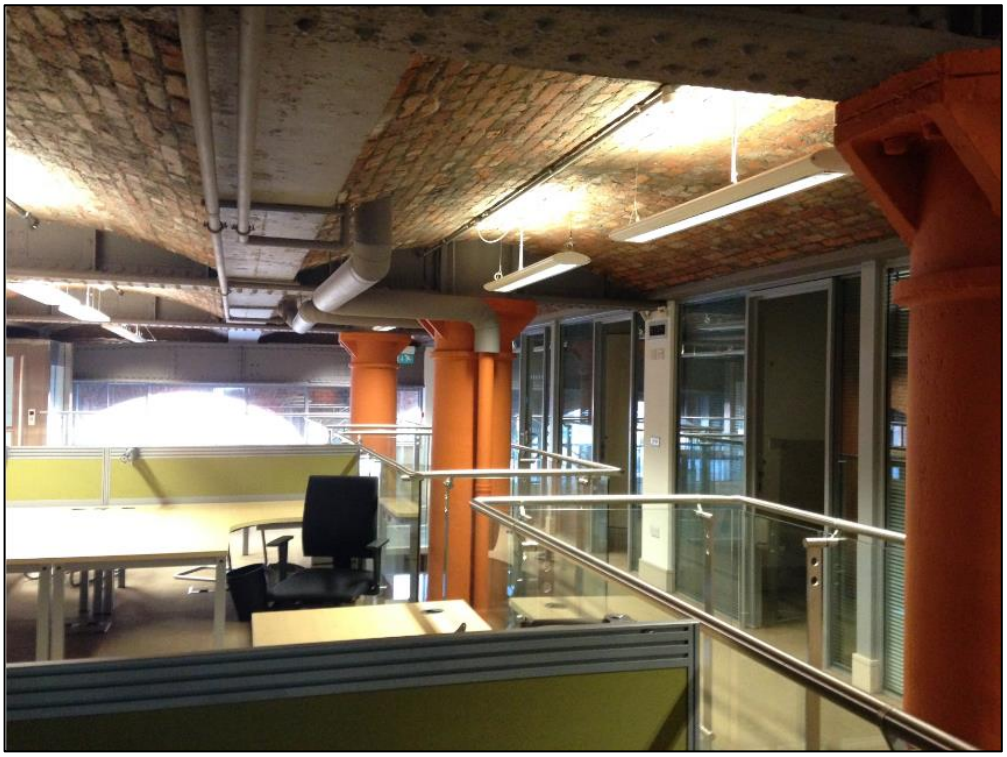


Figure 2.18: General view of atrium



Figure 2.19: General view of atrium space



Figure 2.20: Historic hoist wheel, in modern staircase



Figure 2.21: Blocked hoist bay



2.18 Floors two to six are laid out in an identical manner. As previously mentioned, the space has been subdivided to create apartments through the insertion of partition walling. The fireproof ceiling is retained and exposed in the apartments and servicing and circulation areas, as are the iron columns and riveted girders (Figs 2.22 -2.25). The apartment fixtures and fittings are modern. The penthouse level is located on the roof level of the building and is entirely modern. Roof terraces are located behind the original parapet wall (Fig 2.26). From this level, close up views of the roof structure, including original gables are available (Fig 2.27 &2.28). The majority of windows are original.

Figure 2.22: General view of apartment interiors with interior window (left)

Figure 2.23: General view of apartment with exterior window (right)





Figure 2.24: General view of apartment interior showing riveted girder (left)

Figure 2.25: General view of apartment interior showing iron column (right)





Figure 2.26: Penthouse roof terrace, with original parapet wall

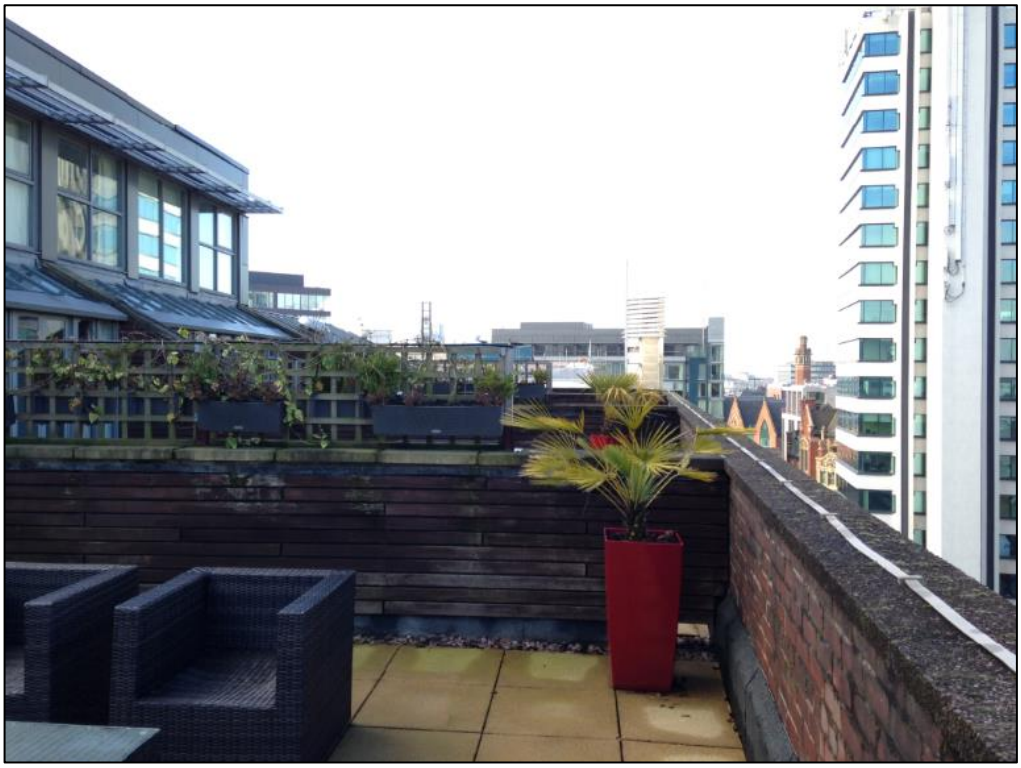


Figure 2.27: Retained historic roof structure: gables, viewed from glazed lift access

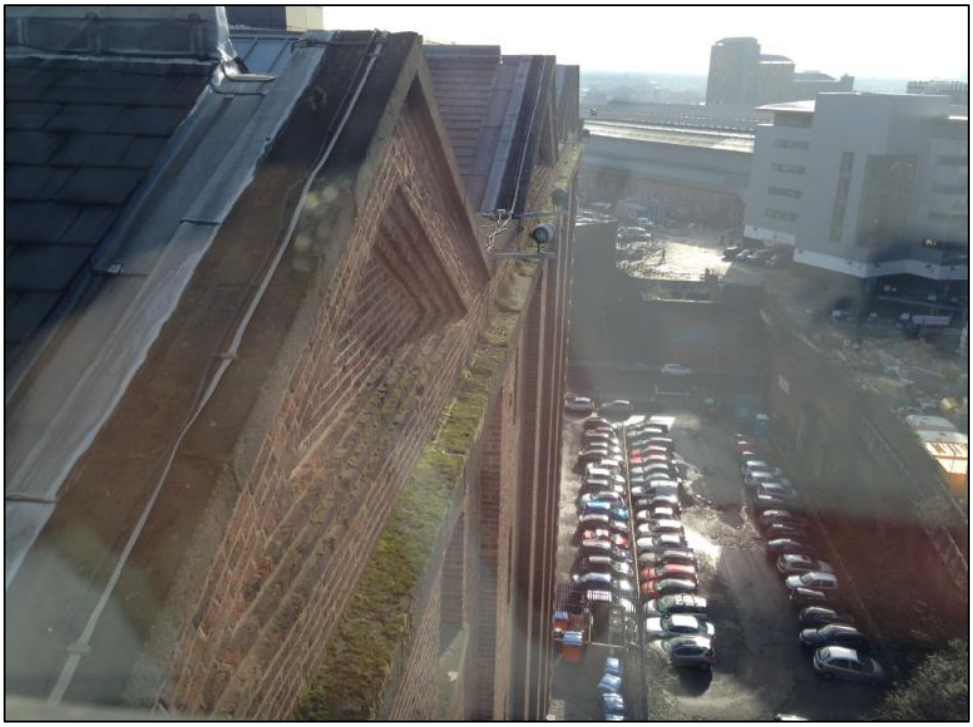


Figure 2.28: Gabled roof profile, with glazing ridge lights



Summary of Significance

- The industrial architecture of The Place, in particular the vast scale, bold functionality and rhythmic fenestration of the elevations are of special interest and make a strong contribution towards the overall significance of the building.

- The addition of a glazed structure to the roof in 2002 resulted in the loss of much of the original roof structure; however the gables and lights are retained and remain visible from ground level. The modern fabric of the roof and penthouse apartments is not of interest.

- Much of the historic interior structure of the warehouse has been removed as part of the conversion of the building for apartment uses. However, key elements, are retained and visible internally including cast iron columns, riveted wrought iron girders and brick fireproof ceilings. Similarly, original windows were retained as part of the conversion. These elements are of special interest as the only remaining historic elements of the interior, and contribute to the historic industrial character of the building.

- Limited fragmentary elements of the historic structure or workings of the warehouse survive such as the hoist wheel (figure 2.21) and hoist bays (figure 2.22). These features contribute towards an understanding of the former function of the building. The inserted structure and mezzanine floors date from the 20th century and are not of interest.

- In addition to the above the building is of historic interest as a former bonded warehouse and for its association with the Manchester Sheffield and Lincolnshire Railway (MSLR). It is the only remaining of four original buildings built as a goods

yard for the recently opened Manchester Piccadilly Station. The building was formerly connected to a single storey goods shed at the south-east, but this was demolished during the 20th century leaving this elevation exposed.

3. Assessment of Impact

Summary of Legislation and National Planning Policy

3.1 Under The Planning (Listed Buildings and Conservation Areas) Act 1990, Manchester City Council, in determining the submitted full planning application, and application for listed building consent has a statutory duty to have special regard to the desirability of preserving the special interest of the listed building (s16(2) and s66)1)). The key heritage issue to be taken into consideration is therefore the effect of the proposed development on the architectural and historic special interest of the listed building.

3.2 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

3.3 Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'.

3.4 A full review of the heritage legislation, national and local planning policy and guidance relevant to the determination of the planning application is set out at Appendix 2.

Proposed Development

3.5 The Proposed Development will retain the existing use of the building as a serviced apartment hotel which will be operated by Go Native; the largest provider of high quality serviced apartments in the UK. The proposed alterations are intended to better align the accommodation with market demand.

3.6 The proposed alterations include:

- Existing modern main entrance doors at the north elevation will be replaced with two new solid timber double pivot doors within the existing opening. At the west elevation a modern glazed door will be replaced with a fixed glazed panel.
- Existing signage and other visual clutter including canopies, lighth fittings and flagpoles to the north, east and south elevations will be removed.
- The upper floors will be reconfigured to provide a greater number of smaller apartments, in line with market expectation. Overall there will be an increase in apartments from 107 to 168. This will involve the repositioning of some partition walling and demolition and re-instatement of suspended ceilings.
- The change of use of parts of the ground floor; from a conference facility to a residents' lounge and from office space to form additional serviced apartments. The reception desk will be relocated and the reception space reconfigured.

- The existing mezzanine floors will be altered and extended. That to the north elevation will be altered to comprise three studio apartments. Other mezzanine areas will be retained in commercial and back of house uses.

- General refurbishment to increase the specification of the apartments and communal areas. A soft strip will remove modern fixtures and fittings.

- Two new service risers will be formed in the existing floorplate to service the increased numbers of apartments. These are positioned to the east side of the building.

- The replacement of existing modern windows to the internal atrium with 'Crittal' style metal windows.

- Strengthening of raised floors at floors 1-5.

- The residents lounge will be altered to form a new co-working area which would be focused on providing flexible space to small businesses, start-ups and entrepreneurs, with small offices and single desks to be made available. Similar examples already established in Manchester include Central Working, Beehive Mill and Workplace. The space will accommodate around 200 people which will animate the ground floor and invite more of the public into the building.

- The office suite area to the south-west corner of the building, which comprises both ground and mezzanine, will be altered, including the removal of existing stairs and WC, and installation of glazed partitions to provide offices for the new co-working space.

- A new lightweight flight of stairs will be installed in the co-working area to connect to the office suites at the mezzanine level.

- The re-organisation of the ground floor WC facilities.

- A small extension to the rear service area entrance, within the building footprint, to enlarge the internal reception area.

Assessment

3.7 The late 20th century conversion of the building involved the insertion of a large atrium structure into the warehouse, the addition of a penthouse and mezzanine floors and the subdivision of the former open floor plates. The current proposals should be considered within that context of change and with an appreciation of which elements of the extant building fabric contribute to the significance of the building; as described in Section 2.

3.8 As previously stated, the external elevations make a principal contribution to the significance of the listed building. This application makes no alteration to the existing elevations.

3.9 As previously stated, the external elevations make a principal contribution to the significance of the listed building. Proposed external alterations are limited to the main

entrance door on the north elevation and the replacement of a glazed door with a fixed glazed panel on the west elevation. The existing modern oak veneer doors will be replaced by two new double doors within the existing opening. The new doors will be painted timber. The glazed door on the west elevation forms part of a glazed infill to a former waggon arch, also inserted c2000. This would be replaced with a fixed glazed panel as part of the proposed works. These alterations are minor, affect only modern fabric and will have a neutral impact on the significance of the building. The proposal will remove modern additions from the elevations, including signage, canopies, window railings, flagpoles and light fittings, resulting in a reduction of visual clutter.

3.10 Modern signage affixed to the north and east and south elevations of the building will be removed. This is a minor alteration and involves the removal of modern fabric. It will have no impact on the significance of the building.

3.11 At the ground floor level, it is proposed to alter the existing mezzanine through demolition of part of the floor slab and the creation of a limited infill to accommodate additional apartments. The existing structure comprises a modern steel framed floor plate with timber joist infill floor. This will result in a small increase in the size of the mezzanine however importantly; other areas where the greater height of the ground floor can be appreciated will remain open. This relates to an area which has already been subject to change thorugh the installation of the mezzanine itself and other internal partitions, and therefore this is considered an area which is least sensitive to change. A lightwell has been created at the frontage of the building which will reveal the rows of columns along the front elevation, and will ensure that the historic full height of the ground floor section of the building is retained and is appreciable. Plans detailing the mezzanine works have been provided (ref: S1005 & S1050-D AHA/PLC/DM/102j & AHA/PLC/PL/302/T).

3.12 Within the atrium, the existing planting beds and modern staircase including surrounding balustrades, down to the lower ground floor will be removed. These features are part of the c2000 conversion and are not of historic or architectural interest.

3.13 Historically, the building's floor plates were open and were subdivided when the building was converted in the late 20th century. As the demolition floor plans show, fabric to be removed is limited to modern partitioning, bathrooms and kitchen units within apartments.

3.14 The existing wall finishes are a combination of exposed external brick walls and modern plasterboard. The reconfiguration of apartments at the upper floors will affect modern partition walls, but as a result of the reconfigured plan, there will be some changes to areas where modern fabric is interfaced with the historic structure (external walls, iron columns, girders etc). Typical interface details have been provided (ref: AHA/PLC/DET/801a & AHA/PLC/DET/802) and the following principles have been applied :

- Where new partition walls meet existing historic beams (detail 1), there will be a shadow gap to emphasise the distinction between historic and modern fabric. A core board and sealant will separate the new wall from the existing beam to allow the wall to be removed without affecting the historic fabric.

- Where new partition walls interface with exposed arched ceilings, core boards and sealant will also be used and a shadow gap introduced below the arch; again to emphasise the distinction between old and new (detail 2).

- Currently, there are dropped suspended ceilings in the kitchens and bathrooms of the apartments and the brick fireproof ceilings of the original building exposed in bedroom and corridor areas. This principal will be continued; allowing for the reconfiguration of apartment units. Historic ceilings will be exposed in all communal corridors, living areas and bedrooms and they will be covered in kitchens, bathrooms and storage areas, consistent with the existing arrangement. Where suspended plasterboard ceilings meet the historic brick ceilings (detail 3), plasterboard will be attached by sealant. A soffit cleat and strap hanger will be used to secure the ceiling. This will require some drilling into the brick ceiling; however the ceiling is industrial in character and does not have decoration which could be damaged as a result of the intervention. The impact on historic fabric will be minor and on balance, considering the size of the building and the limited areas of drilling, the impact on significance will be neutral.

- The existing floors within the apartments are laminate with tiles to the bathroom and will be replaced with engineering timber flooring and new tiles to the bathrooms. Engineered timber flooring will be more in keeping with the industrial character of the building. The new floors will be separated from the existing floor (presumed historic) using timber battens; ensuring no adhesive is used on the surface of the historic floor. New partition walls will be secured at the floor, between battens separating the new timber flooring from the historic floor; having no impact on historic fabric (detail 4).

- Where new partition walls and existing exterior walls meet, the new wall will be attached via a core board and sealant to allow its future removal without harming the historic fabric (detail 6).

- The existing modern apartment windows to the atrium will be replaced with steel framed ‘Crittal’ style windows (detail 7). The existing windows are modern timber, painted white and are of no architectural or historic interest. The replacement windows, although not of the period/style of the original building, will provide an industrial character and are high quality. There will be no impact on historic fabric as a result of this alteration.

3.15 As a result of the internal reconfiguration of apartments, the existing timber internal doors will be replaced with new timber doors, of a different design.

3.16 Lighting will be fixed to modern plasterboard walls, suspended ceilings and on the underside of the exposed, modern atrium deck.

3.17 Four new risers will be formed within the existing floorplates, two service and two electrical. This is necessary to ensure servicing to the increased number of apartments. This will result in a very limited loss of existing historic ceiling fabric, and a significant representative area will remain. Localised core drilling will be utilised which allows the integrity of the vaulted ceiling structure to be maintained with no additional trimming needed. The impact on historic fabric will be minor and on balance, considering the size

of the building and the limited areas of intervention, the impact on significance will be neutral. A plan detailing the riser works is included with this submission (ref: (SK) S0002).

3.18 It is necessary to undertake strengthening works to the raised floors at floors 1-5. A condition survey has identified that a raised access floor containing services is deflecting unacceptably. This will be rectified through the additional of intermediate battens and replacement of ply wood topping. The battens will be sized to suit the existing floor depth and fixed directly to the existing fabric with a small diameter proprietary fixing. Details of these proposed works are shown on plan ref AHA/PLC/DET/801a.

3.19 The 7th and 8th floors of The Place are a penthouse added to the building in the c2000 conversion. As a result, changes to these floors will affect only modern fabric and will not impact the significance of the listed building.

3.20 It is proposed to alter the existing office area to the south-west of the building, comprising the ground and mezzanine floors. This will allow for the area to be used for office and meeting spaces in association with the new co-working space. Large structures in the space, such as the stairs and WC will be removed and new subdivisions introduced. The new subdividing walls will however be fully glazed, and will not extend to ceiling height, ensuring that they appear lightweight and allow views through the building and the sense of openness to be retained. The existing mezzanine steel frame floor plate and connections to the existing building fabric will be retained. These alterations are proposed to an area of the building which has already been altered and it is noted that other areas where the greater height of the ground floor can be appreciated will remain open. Plans detailing the mezzanine works have been provided (ref: S1005 & S1050-D AHA/PLC/DM/102j & AHA/PLC/PL/302/T).

3.21 A new staircase will be installed in the co-working space creating a new connecting route through to the co-working office suites at the mezzanine level. This will require a new opening in the west wall of the residents lounge; however this wall is modern and relates to the 20th century conversion of the building. The floor in the residents lounge is also modern; there will therefore be no impact upon historical fabric. The stair structure will be lightweight and clearly viewed as a modern intervention in the space. Details of these works are shown on plan ref AHA/PLC/DET/571a.

3.22 The WC facilities to the ground floor are to be re-configured. This relates to an area of modern inserted fabric and will have no impact upon historical fabric.

3.23 A small glazed extension is proposed within the rear service entrance, inside the existing masonry walls. This relates to an area which is presently used for exterior storage, and is separated from the reception by an existing glazed wall. It is proposed to remove this wall and enlarge the interior reception space by the insertion of new crittal style glazed walls. A new opening will be created to provide access into the co-working area. The existing masonry walls in this location are modern and from the conversion of the building during the late 20th century. The new glazed walls will adjoin the historic brick arched ceilings; however a sympathetic approach will be taken to the junction with the use of a fully removable insulated metal panel between the glazing and the brickwork. This alteration will largely not be visible from outside the building except from

when viewed from directly outside the service entrance and there is no change to the historic form of the building. The historical maps and images discussed in chapter 2 show that this elevation of the building was historically enclosed and the service entrance provided access between the principal London Warehouse and the goods warehouse which was formerly attached. Plans detailing these works have been provided (AHA/PLC/DET/555, AHA/PLC/DET/556a & AHA/PLC/DET557a).

Summary of Impact

3.24 The significance of The Place lies primarily in its industrial character and the scale functionality and rhythmic fenestration of its largely unaltered elevations, as well as the survival of key internal features.

3.25 External alterations are limited and will have a neutral impact on the significance of the listed building. Internally, the proposed works primarily affect modern inserted fabric, involving the reconfiguration of modern partition walling, suspended ceilings, and the mezzanine floor, and the replacement of existing modern glazing. Historic fabric which remains in the building includes exposed brick fireproof ceilings, and structural frame including columns and riveted girders, and it is proposed that these features remain exposed and visible in common areas and apartment living spaces. Where a new interface is proposed between modern and historic fabric this will be treated sensitively. The proposed development will therefore maintain the industrial character of the building.

3.26 When considered in the existing context of change to the building and the minor nature of the proposed works it is considered that the proposed development will sustain the significance of the listed building.

Statutory Duties and NPPF

3.27 The Proposed Works intend to retain a grade II listed building in sustainable and viable use by upgrading it to meet current market expectations and demand. The proposals have been informed by an understanding of those elements of the listed building which contribute to its special architectural and historic interest and, as established above, will sustain the significance of the listed building. The Proposed Development involves minor external alterations, which relate only to modern fabric. The interior works relate primarily to modern inserted fabric and limited works to historic fabric. Where a new interface is proposed between modern and historic fabric a sensitive methodology is proposed.

3.28 For these reasons the Proposed Development fully addresses s 16(2) and s66(1) of The Planning (Listed Building and Conservation Areas) Act 1990.

3.29 As set out above it is concluded that the listed building will be conserved in accordance with paragraphs 131 and 132 of the NPPF.

Local Planning Policy Considerations

3.30 Policy DC19.1 of the Manchester Unitary Development Plan states that “the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings [listed buildings] and to protecting their general setting.”

The policy continues by stating that “the Council will 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.”

3.31 Policy CC9 of the Manchester Local Development Framework (LDF) Core Strategy, states that development in Manchester City Centre should preserve or enhance heritage assets and new development must support the range of uses the Council expects in the City Centre. Policy EN3 states that “*Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.*” The Proposed Works are consistent with Policies CCP and EN3 in enabling the continued viable use of The Place; whilst sustaining its significance.

4. Conclusions

4.1 The Place, formerly known as London Warehouse, was constructed in 1867 by the Manchester Sheffield and Lincolnshire Railway. It was converted to an apart-hotel in 1998. It is located on Ducie Street in Manchester City Centre, close to Piccadilly station and is a grade II listed building.

4.2 The significance of The Place lies primarily in its industrial character and the scale, and the functionality and rhythmic fenestration of its largely unaltered elevations, as well as the survival of key internal features. Internally the conversion of the building to an apart-hotel in 1998 involved the insertion of a large atrium structure into the warehouse, the addition of a penthouse and mezzanine floors and the subdivision of the former open floor plates and the removal of much historic fabric. The principal historic fabric which remains includes external windows, iron girders and columns and brick fireproofed ceilings.

4.3 By ensuring that proposed works primarily affect modern inserted fabric, with limited effect on historic fabric and a sensitive approach to any new interfaces between historic and new fabric, the Proposed Development will sustain the special architectural and historic interest (significance) of The Place. The ability to appreciate the building's industrial architectural and historic character will be maintained.

4.4 For these reasons the Proposed Development fully addresses the statutory duties of s16(2) and s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, Policy DC19.1 of the Manchester Unitary Development Plan and Policy CC9 of the Manchester Local Development Framework (LDF) Core Strategy.

Appendix 1: Heritage Legislation and Planning Policy

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

> *'(s.7) … any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest …'*

In determining such applications the following duty is placed on the decision maker:

> *'s.16 (2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State 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.*

Similarly in determining planning applications affecting a listed building, the decision maker:

> *s66(1) 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.*

National Planning Policy

National Planning Policy Framework (2012)

Paragraph 17 of the NPPF sets out a set of core land-use planning principles which should underpin plan-making and decision-taking. One of these principles is that planning should:

> *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."*

Chapter 12 contains policies regarding the conservation and enhancement of the historic environment.

The NPPF defines 'significance' in respect of heritage policy 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]

Paragraph 128 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 states that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal…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."

Paragraph 131 states that in determining planning applications, local planning authorities should take account of (amongst other things) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable use consistent with their conservation.

Paragraph 132 confirms 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 and the more important the asset, the greater the weight should be. It also confirms that 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.

Paragraphs 133 and 134 of the NPPF differentiate between 'substantial harm' and 'less than substantial harm'. Paragraph 134 states that where a 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.

Local Planning Policy

Manchester Unitary Development Plan 1995 (Extant Policies)

Policy DC19.1 states 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 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. It will also 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.

[7] DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2: Glossary

Manchester Local Development Framework (LDF)

Core Strategy (2012)

Policy CC9 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.

Policy EN1 states that within the City Centre Character Area (1), developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

Policy EN 3 states 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Guidance

Planning Practice Guidance (2014)

Paragraph 003 of the 'Conserving and enhancing the historic environment' section of the Planning Practice Guidance (PPG) describes conservation as:

> *"an active process of maintenance and managing change.[8]"*

It also confirms the following:

> *"In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. Where changes are proposed, it is confirmed that the NPPF sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development."[9]*

In advising on how proposals can avoid or minimise harm to the significance of a heritage asset, it is confirmed that the clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm.

The PPG also advises on what constitutes a viable use for a heritage asset. It states the following:

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[8] DCLG (2014) Planning Practice Guidance (PPG) - Paragraph 003 Reference ID: 18a-003-20140306

[9] DCLG (2014) Planning Practice Guidance (PPG) - Paragraph 003 Reference ID: 18a-003-20140306

"The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation…..

It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised."[10]

The PPG confirms that a clear understanding of the significance of a heritage asset is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

It states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation.

[10] DCLG (2014) Planning Practice Guidance (PPG) - Paragraph 016 Reference ID: 18a-016-20140306

Managing Significance in Decision-Taking in the Historic Environment

Historic England Good Practice Advice in Planning: 2 (2015)

The guidance stresses the importance of being able to properly asses the nature, extent and importance of the significance of a heritage asset early in the process. It also endorses understanding the nature of significance, the extent of that significance and the level of significance.

It confirms that change to heritage assets is inevitable but it is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording that may be needed if it is to go ahead.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676