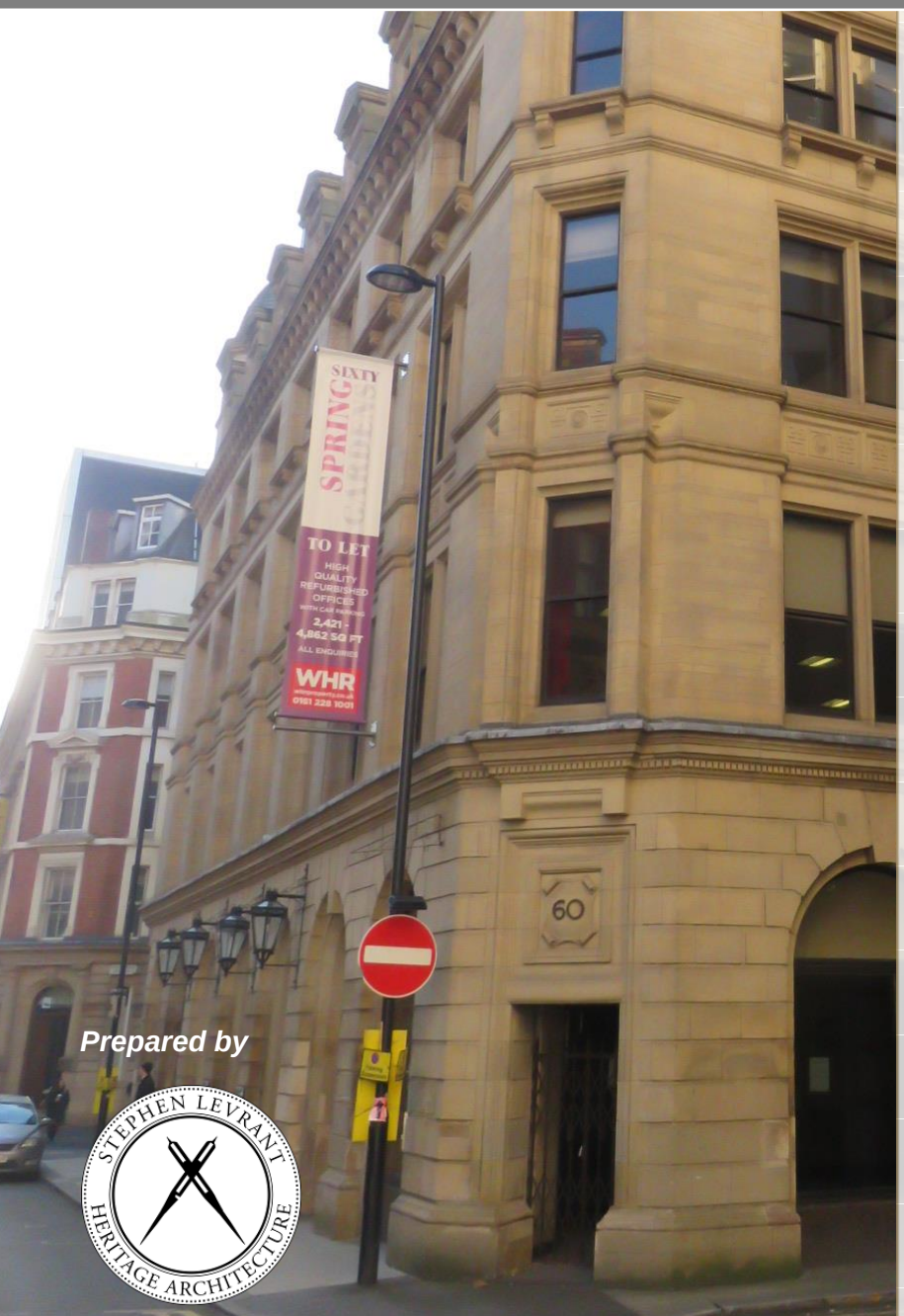
60 Spring Gardens,

Manchester.

Heritage Statement – Significance & Impact



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Prepared for:

Roc & Rye

01 December 2016

60 Spring Gardens, Manchester. Heritage Statement – Significance and Impact.

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1. Introduction.



1 INTRODUCTION

1.1 Purpose of the report.

i) The purpose of this report is to provide a heritage appraisal of the grade-II listed building known as 60 Spring Gardens, Manchester, to inform the proposed re-use of the ground floor of the site.

ii) The report is intended to support the planning and listed building consent applications which are submitted to create a bar for Roc & Rye within the ground-floor of that part of the building which is accessed from the existing entrance at the junction of Spring Gardens and Concert Lane.

1.2 Research methodology

i) This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

ii) The documentary research was based upon primary and secondary sources, including maps, drawings and reports. This has included access to primary archives sources, including the Manchester City Council Planning record and their archives which collectively provide details of the original C19th design and construction and late-C20th alterations. The city archives contain relevant plans, which have been referenced to illustrate the changes to the building, including the following:

a) Alfred Waterhouse – Plans 1881 for new premises for John H Gartside & Company.

b) Manchester City Council Planning reference: F-13869, dated 1980. Alterations to (original Waterhouse) existing entrance.

c) Manchester City Council Planning reference: 020526, dated 1983 – Major refurbishment of existing office building behind retained façade, including the provision of new floors and service core and the erection of a new office extension.

d) Manchester City Council Planning reference: 0122121, dated 1984. Formation of new entrances to offices at Spring Gardens/Concert Lane Corner.

iii) Surveys and recording of the site and the enclosing streetscape were conducted in October 2016 by visual inspection. Consideration has also been given to the historical development of the site and its context, as well as key views within the streetscape which contribute to the understanding of the special interest of the area.

1.3 Authorship

i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Author: Nick Grimshaw [BA(Hons) BPl, MA, RICS.PGDipBldgCons, IHBC, MRTPl] - Senior Associate.



2. The site and context.

2 THE SITE & POLICY CONTEXT

2.1 Location

i) The application site is now known as 60 Spring Gardens, and forms part of the extensive block which includes 62 Spring Gardens and number 58 Fountain Street. The building complex was first listed at grade-II listed I 1994, despite extensive remodelling during the late-1980s. The redevelopment comprehensively redeveloped the building behind three retained facades fronting onto: Fountain Street, Spring Gardens and Concert Lane.

ii) The building is prominently located in the extensive Upper King Street Conservation Area. This area lies at the heart of the city centre and was designated by the City Council on 4th November 1970. The designated area comprises the former central financial district which is focused on the King Street. The area was extended on the 26 June 1985, to include properties up to Market Street and Mosley Street.

iii) The application site consists of the ground-floor of the western-side of a former manufacturers' warehouse. This was designed by Alfred Waterhouse in a Renaissance style, as premises for a textile manufactures and calico printing firm known as John H Gartside & Company Ltd. The manufacturing arm of J.H Gartside & Co. occupied mills in Ashton-Under-Lyne and the periphery of Manchester, with 60 Spring Gardens intended as their corporate base and warehouse.

iv) The Upper King Street Conservation Area, which encloses the application site, contains a considerable number of number of listed buildings, as shown below. This heritage assessment, consequently considers the impact on the significance and historic fabric of 60 Spring Gardens, the setting of the adjacent cluster of listed buildings, and the character and appearance of the conservation area.

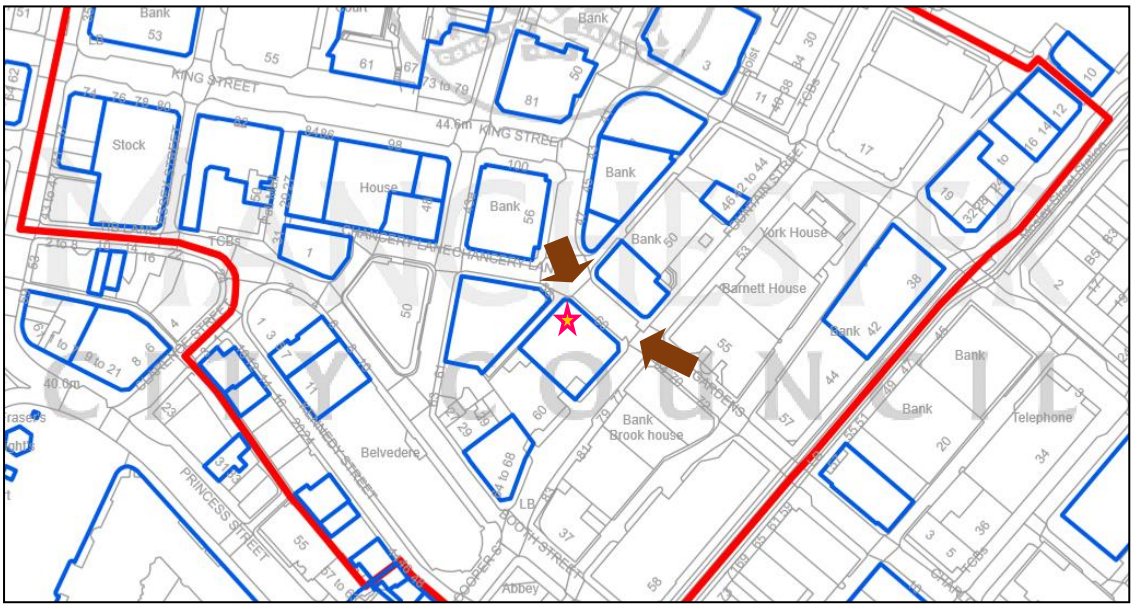


Fig. 1 – The location of the application site, enclosed by the listed buildings and the conservation area boundary.

Key: Conservation Area Boundary. Listed buildings Application site. Views (Figs 2 & 3)



Fig 2: View of 60 Spring Street, looking west from the junction of Charlotte Street and Fountain Street.



Fig 3:

View of 60 Spring Gardens, looking southeast from Spring Gardens.

2.3 Policy context

i) It is important to outline the heritage planning policy context as this will influence the deliverability of the proposed development options.

ii) As 60 Spring Gardens is a grade-II listed building, located within a conservation area, the local planning authority is required to have particular required to the conservation of the heritage assets, in accordance with both national and local planning policy. The key planning policy documents are, therefore, the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), Manchester's Core Strategy, and the Upper King Street Conservation Area Guidance.

2.4 Planning (LB & Cons. Areas) Act 1990

i) The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, are critical to the proposed change of use and alteration of the 60 Spring Gardens as a listed building, because they provide specific protection for buildings defined as of, *"special architectural or historic interest"*, over and above that provided by development management.

ii) **Section 66** of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, 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".*

iii) Also of relevance, given its status as a key component of the Upper King Street Conservation Area, is **Section 72** of the Act. This provides a specific, *"duty as respects conservation areas in exercise of planning functions"*. Consequently, the Council is charged with paying, *"special attention….to the desirability of preserving or enhancing the character or appearance of that area"*.

iv) The correct Planning approach to the consideration of the impact on the significance of designated heritage assets, such as 60 Spring Gardens, has been established by the Court of Appeal (see references below). It is thus now established that the statutory duties in sections 66 and 72 of the 1990 Act require that the Manchester City Council (as local planning authority) treats the desirability of preserving the fabric and setting of listed buildings, and the character and appearance of conservation areas as considerations to which "*great weight"* must be attached. Therefore, should the Council determine that a proposed development would *harm* the fabric or setting of 60 Spring Gardens, the adjacent designated listed buildings, or the character or appearance of a conservation area, it must give that harm *considerable importance and 'weight'* in its consideration of the relevant proposals.

v) This means that the local authority needs to use its judgement *(based on relevant material)* to understand the impacted heritage assets. It should then be able to properly determine whether any definable *harm* will arise from the proposed development to the fabric or setting of the identified listed buildings, or the character and appearance of the Upper King Street Conservation Area.

vi) The applied *weight* used to evaluate the development impact will be proportionate to: the designated status of the heritage asset, the significance of the impacted component, and the degree of change to which it will be subjected. It is thus essential to determine whether the alteration to the listed building resulting from the proposed development will amount to any

definable compromise of the building's significance *(referred to as 'harm')*, as change does not equate to harm. Consequently, limited change to the significance of the heritage asset, or *"less than substantial harm"*, should not be afforded the same weight as that which is deemed to result in *"substantial harm"*. As a result, it is also important to understand the significance of the heritage asset's individual components and those of its context.

vii) The courts have clarified the statutory presumption against granting planning consent which causes unmitigated harm to heritage significance. If the development would result in some degree of harm to heritage significance the local planning authority must balance its decision against the value of any resultant planning benefits. Therefore, the Council's decision must be made in the context of having demonstrably applied the underlying statutory presumption in the 1990 Act in favour of preservation of the significance of designated heritage assets.

viii) Therefore, in accordance with **Section 66(1)** the 1990 Act, the desirability of preserving the fabric and setting of listed buildings should not simply be given careful consideration by the decision-maker. Rather it must be given, *"considerable importance and weight"* when the decision-maker carries out the balancing exercise. In this case, the fundamental design and development objective of the proposals for 60 Spring Gardens is to minimise the alterations to the surviving historic fabric of the listed building and complement the wider historic streetscape. The focus of the design development has thus been to minimise the harm to the *significance* of the listed building, as well as the Upper King Street Conservation Area.

ix) Thus, the fundamental requirements of Section 66 of the 1990 act have influenced the proposed development to ensure that the impact on the significance of 60 Spring Gardens is appropriately tempered and demonstrably beneficial.

x) As noted above **Section 72** of the Act provides a specific, *"duty as respects conservation areas in exercise of planning functions".* Consequently, the Council is charged with paying, *"special attention….to the desirability of preserving or enhancing the character or appearance of that area"*.

xi) The conclusions of the Court of Appeal apply equally to the impact on the Upper King Street Conservation Area as a designated heritage asset. Consequently, the balancing exercise required to be undertaken by the Planning Authority in considering the impact of the proposed development must have regard to the overarching statutory duty imposed by Section 72, which is to *preserve or enhance* the character or appearance of the designated Conservation Area. The courts have established that there is a *"strong presumption"* against granting planning permission for development which would harm the character of appearance of a conservation area, precisely because the desirability of preserving the character or appearance of the area is a consideration of, *"considerable importance and weight."*

xii) Therefore, this Heritage Statement considers both the heritage value of the fabric components of 60 Spring Gardens and its wider contribution to the character and appearance of the Upper King Street Conservation Area, as means to evaluate the impact of the development impact of the proposed ground-floor bar. It will be noted that the primary legislation does not negate re-development of heritage assets but requires appropriate evaluation of the overall heritage impact, subject to the provisions of the NPPF.

xiii) Consequently, this report aims to provide the evidence to enable appropriate consideration to be given to the heritage impact of the development as a designated heritage asset, and as a component of a conservation area.

2.5 NPPF (2012) and PPG (2014)

i) The policies in the NPPF constitute Government's view of what sustainable development in England means in practice. In these terms, a proposal that fails to adhere to the historic environment policies, because it fails to give due weight to the appropriate conservation of heritage assets is deemed not to be sustainable development (paragraph 6). This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (paragraph 7).

ii) One of the core principles within the NPPF which underpins decision-taking 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 (paragraph 17).

iii) The NPPF does emphasise the need for new development to make a positive contribution to the historic environment's local distinctiveness (paragraphs 126 & 131) and consequently the proposed bar development will need to complement the character and appearance of the designated conservation area.

iv) In addition to heritage protection, the Government attaches great importance to the design of the built environment, emphasising that good design is a key aspect of sustainable development and is indivisible from good planning and architecture.

v) Consequently, the NPPF emphasises that it is important to plan positively for the achievement of high quality and inclusive design for all development and sets tests (in paragraph 58) to ensure that planning decisions are based on an evaluation of the benefits of new development proposals.

vi) The NPPF does not specifically define 'good architecture' but puts great weight on the delivery of contextual design (paragraph 64) which takes the opportunities available for improving the character and quality of an area and the way it functions.

vii) Thus, the proposals for 60 Spring Gardens have been informed by these fundamental planning requirements. In accordance with national planning policy the proposed development should:

a. function well and add to the overall quality of the Upper King Street Conservation Area,

b. establish a strong sense of place, by appropriately addressing the enclosing streetscape and adjacent listed buildings, to create an attractive and comfortable place to work and visit,

c. optimise the potential of the building complex to accommodate a viable and compatible mix of uses and sustain an appropriate diversity of facilities,

d. respond to local character and history in an innovative manner *(i.e avoiding pastiche)* to reflect the identity of its surroundings,

e. create a safe and accessible environment,

f. be visually attractive due its well-considered design and good architecture.

viii) The NPPF stresses that '*great weight'* should be given to the objective of conserving designated heritage assets (paragraph 132), emphasising the need to avoid substantial harm to designated heritage assets.

ix) It will be noted that the NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. Consequently, it is important that the hierarchy of affected components of the historic environment are understood.

x) In accordance with the 1990 Act, the potential for the proposal to result in some form of *'harm'* must be balanced against the potential benefits of the development. As this report goes on to establish, the alterations to the significance of the listed building (60 Spring Gardens) is considerably less than substantial harm. The evaluation objective is to establish whether there is any 'harm' resulting from the development and, if so, whether the public benefits of the proposal outweigh the perceived harm, in the context of the statutory duties set out above (paragraph 133).

xi) The **NPPF Planning Practice Guide (2014)** emphasises that, *"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 consequently the *degree of harm* to the asset's significance rather than the scale of the development that is to be assessed.

xii) Conservation areas are designated heritage assets, so great weight should also be given to the impact of development on their character and appearance. However, the NPPF emphasises (paragraph 138) that, *"not all elements of a…Conservation Area will necessarily contribute to its significance"*. It is again the degree of impact which is required to be understood and evaluated.

xiii) In this instance, it will be contended that the impact on the character and appearance of the Upper King Street Conservation will be positive. Consequently, the heritage impact resulting from the proposed development will need to be measured against the public benefits of the development, in accordance with NPPF paragraph 134.

xiv) The NPPF Planning Practice Guide, emphasises that a hierarchy of significance should be applied to ensure that proportionate weight is applied to the consideration of the impact. It makes clear that, *"an unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building (paragraph 132 NPPF)"*.

xv) Therefore, the cumulative impact of the proposed development on 60 Spring Gardens, adjacent listed buildings, and the Upper King Street Conservation Area is evaluated in accordance with the requirements of NPPF paragraphs 132 and 134.

2.6 Local Planning Policy Considerations

i) The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

ii) ***Policy CC9 (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. It also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

iii) **Policy EN3 (Heritage)** states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

iv) The proposed development positively addresses the following policy objectives, as established in Policy EN3:

- the proposed development complements and takes advantage of the distinctive external aesthetic and the surviving historic features of the former warehouse and office.
- the proposed development is designed to support the Council's objective of preserving or, where possible, enhancing the historic environment, including the architectural character, setting and accessibility of listed buildings,
- the proposed bar will enable the active re-use of the ground-floor and side street, and help revitalise the wider streetscape in this part of the Conservation Area, while remaining consistent with the significance of the heritage asset.

v) The Council's key regeneration objective is tempered by the need to ensure that,

"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals" (paragraph 12.21, Policy EN3).

This policy evidently requires development proposals to be sensitive to the inherent values of the heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current proposal.

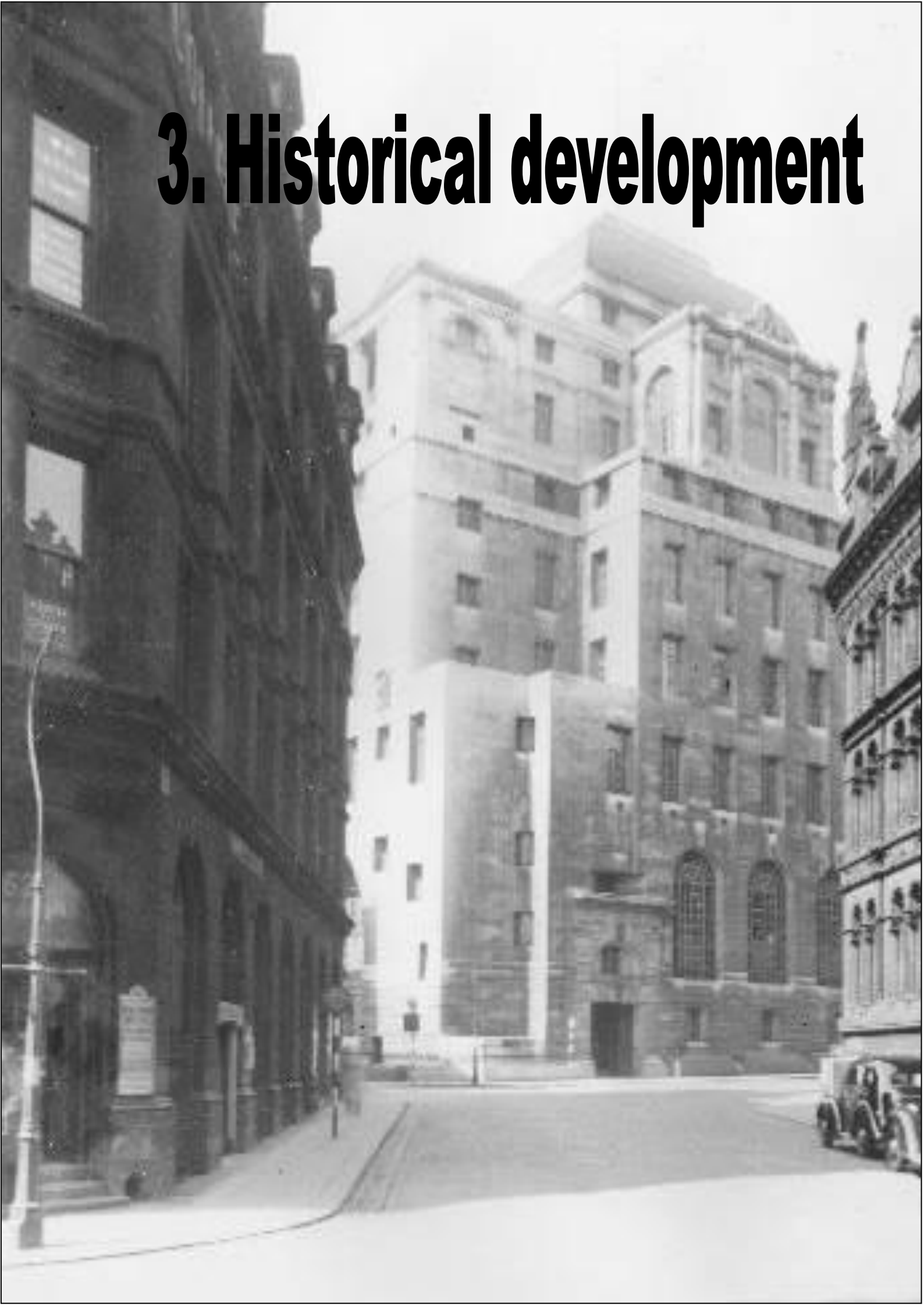
v) The **Guide to Development in Manchester** – Supplementary Planning Guidance (SPG) Paragraph 11.45 (Conservation Areas) states that the proposals in conservation areas should preserve or enhance their character. It is important that new development in conservation areas is not designed in isolation and is informed by the wider context, having regard not just to the neighbouring buildings, but also to the townscape and landscape of the wider locality. The proposed bar use is clearly dependent on its profile and relationship with the local pattern of streets and spaces and should help to determine the character and identity of the area.

vi) The management of proposed development within the Upper King Street Conservation Area is outlined in the guidance produced by Manchester City Council. This guidance mainly focuses on new development but requires that, *"in view of the existing excellent quality of the area"* a generally *"high standard of design"* is achieved, aligned to the back of the pavement in order to preserve the linear character of the streets.

vii) Consequently, the Council's advice is that designers should,

"respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche, but each building should have a vitality of its own and reflect the period in which it is built. It is preferable to use natural materials rather than cladding, concrete, glass or plastic". The current proposal demonstrably meet this requirement.

3. Historical development



3 HISTORICAL DEVELOPMENT

3.1 Introduction

i) In order, to understand the heritage significance of the subject site and the wider area of analysis, it is first necessary to understand its historical development.

ii) This section of the report analyses and interprets historic maps and primary and secondary information to:

- provide a sound evidence base highlighting the main periods of development, including the late-C20th redevelopment of the building;
- outline the extent of survival and significance of the former Warehouse building, and
- describe the adjacent listed buildings and assess their relevance and relationship to the development site historic and architectural importance.

3.2 Historical background and development of 60 Spring Gardens

i) The subject forms the ground-floor of the former warehouse built by noted C19th architect Alfred Waterhouse. The building was extensively redeveloped in the mid-1980s to create a modern office complex behind the retained facades. Consequently, it is only the street-frontages which remain from Waterhouse's original design, with an architectural emphasis on the octagonal turrets and the ground-floor arcade facing onto Spring Gardens.

ii) Waterhouse designed the building in a renaissance style for an established textile company known as John H Gartside & Company. The building was built between 1881-83 to become the headquarters and main warehouse of the company which specialised in Calico printing, as well as being a textile manufacturing company, offering the full range of cotton manufactured goods.

iii) The company had bleaching, dying and calico printing manufacturing premises mainly on the eastern periphery of Manchester, with two premises at Mayo street and Ogden street, Ardwick, and larger mills at Buckton Vale Works, Stalybridge, Ashton-under-Lyne and Hollingworth.

iv) The John H Gartside & Co warehouse premises in Manchester city centre, now known as 60 Spring Gardens was originally accessed and known as 56 Fountain street, with a customer entrance on the corner of Spring Gardens.

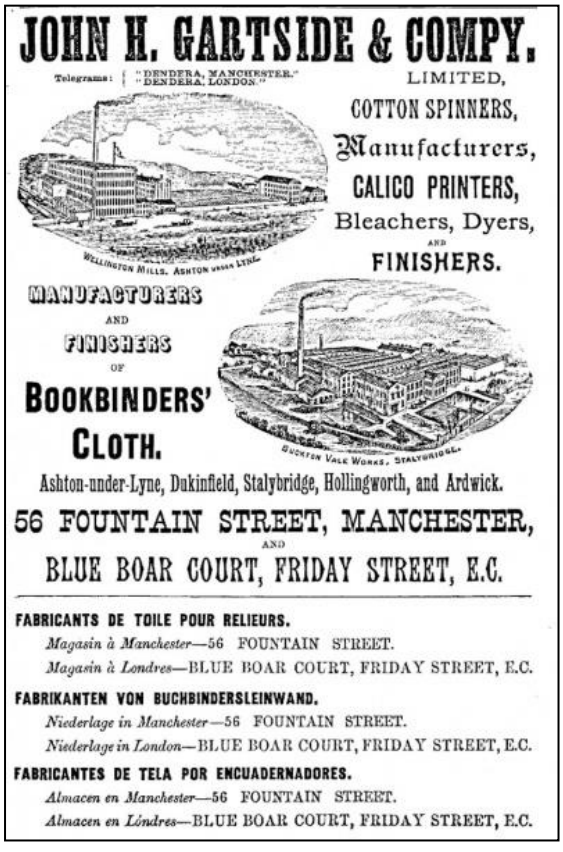


Fig.4 Company advert for the original building occupiers.

v) John H Gartside & Company prospered throughout the early C19th, resulting in the establishment of their new headquarters building in 1883. However, during the latter half of the 19th century the increasingly fierce competition in the Calico printing side of the business led to a decline in quality and profit margins. As a result, Gartside & Company amalgamated with the leading companies in the industry in order, *"to preserve the tradition and standing of calico printing and to produce textiles of a high standard at reasonable prices."*

vi) The new company which absorbed Gartside's, known as The Calico Printers' Association Ltd (CPA), was formed in 1899 by the amalgamation of 46 printing concerns and 13 merchanting concerns, some with weaving and spinning interests. At its inception, the CPA accounted for over 80% of Britain's output of printed cloth. The new company developed in its first offices at 56 Mosely Street, before construction of its new head office (the magnificent St James's Buildings) was completed in 1912 on Oxford Street, Manchester.

vii) Consequently, the former warehouse and office premises at 60 Spring Gardens had a relatively short life as a base for Gartside & Company and had been partially converted to an insurance office by the late-C19th. The warehouse section remained in part into the early-C20th, accessed from Fountain Street and Concert Street, with the Spring Gardens frontage occupied by the Caledonian Insurance Company. This nationally established insurance company adapted the former warehouse building with a main entrance from the corner of Fountain Street and Spring Gardens.

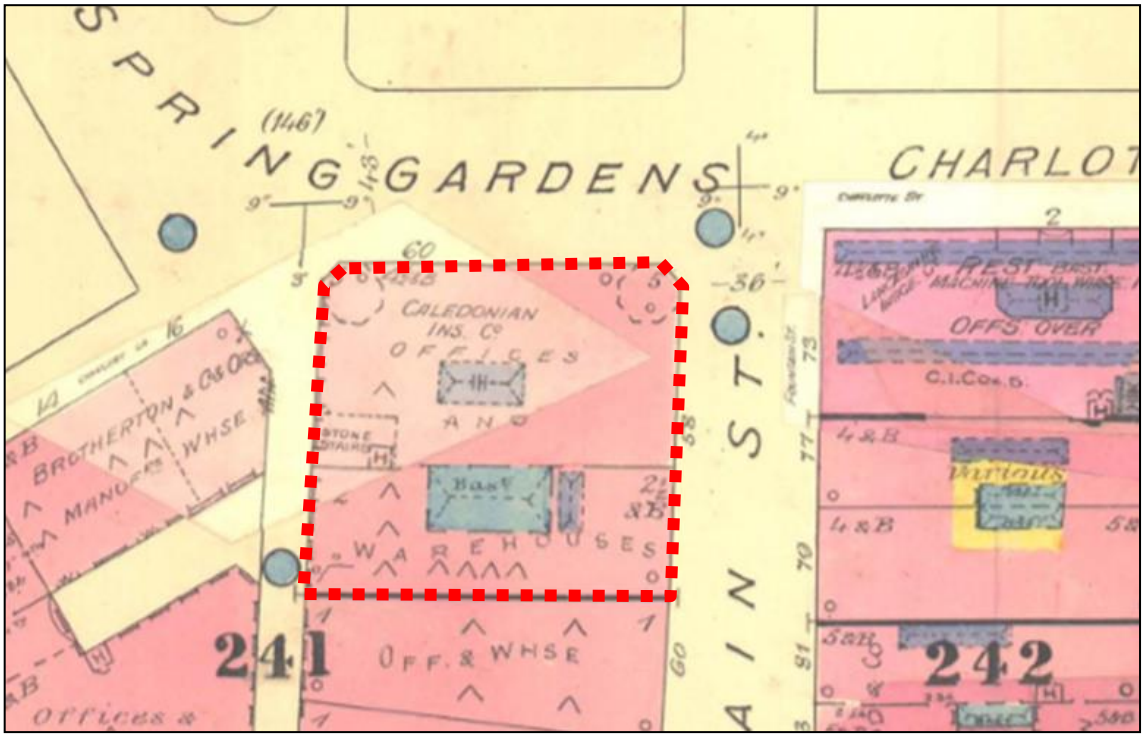


Fig. 5. Goad Fire Insurance Plan dated 1886, showing the partially converted warehouse at 60 Spring Gardens, occupied by Caledonian Insurance Company and with Spring Gardens yet to be fully developed. The plot to the north of the subject site is now known as 49 Spring Gardens and was a commercial building (originally a textile warehouse) built in a contrasting Gothic style in 1888-91, also by architect Alfred Waterhouse.

viii) By the late-C19th Century Spring Gardens was recognised as the location for the major city banks and was largely populated with financial institutions. The building now known as 60 Spring Gardens was no exception and continued to be used as an insurance office and as professional services base into the C20th.



Fig 6. Extract from OS.1891 Showing 60 Spring Gardens, which had by then been partially converted to office use, and the completed development of the streetscape.



Fig. 7.
The subject site in 1944 in use to accommodate a major insurance company, as well as smaller professional offices.

ix) 60 Spring Gardens largely remained in use as an insurance office throughout the C20th, latterly occupied by Minster Insurance until the 1980s, culminating in its comprehensive redevelopment and interior conversion, on behalf of the Norwich Union Insurance Group in the 1980s.

x) The major redevelopment by Norwich Union of the former warehouse, was granted planning permission by Manchester City Council on 04 January 1984, prior to the building first being listed. The redevelopment was designed by architects Leach Rhodes Walker of Manchester, and is described in the MCC Register of Applications (reference 202526) as follows,

"Major refurbishment of existing office building behind the retained façade, including the provision of new floors and service core, and the erection of a new office extension to the rear".

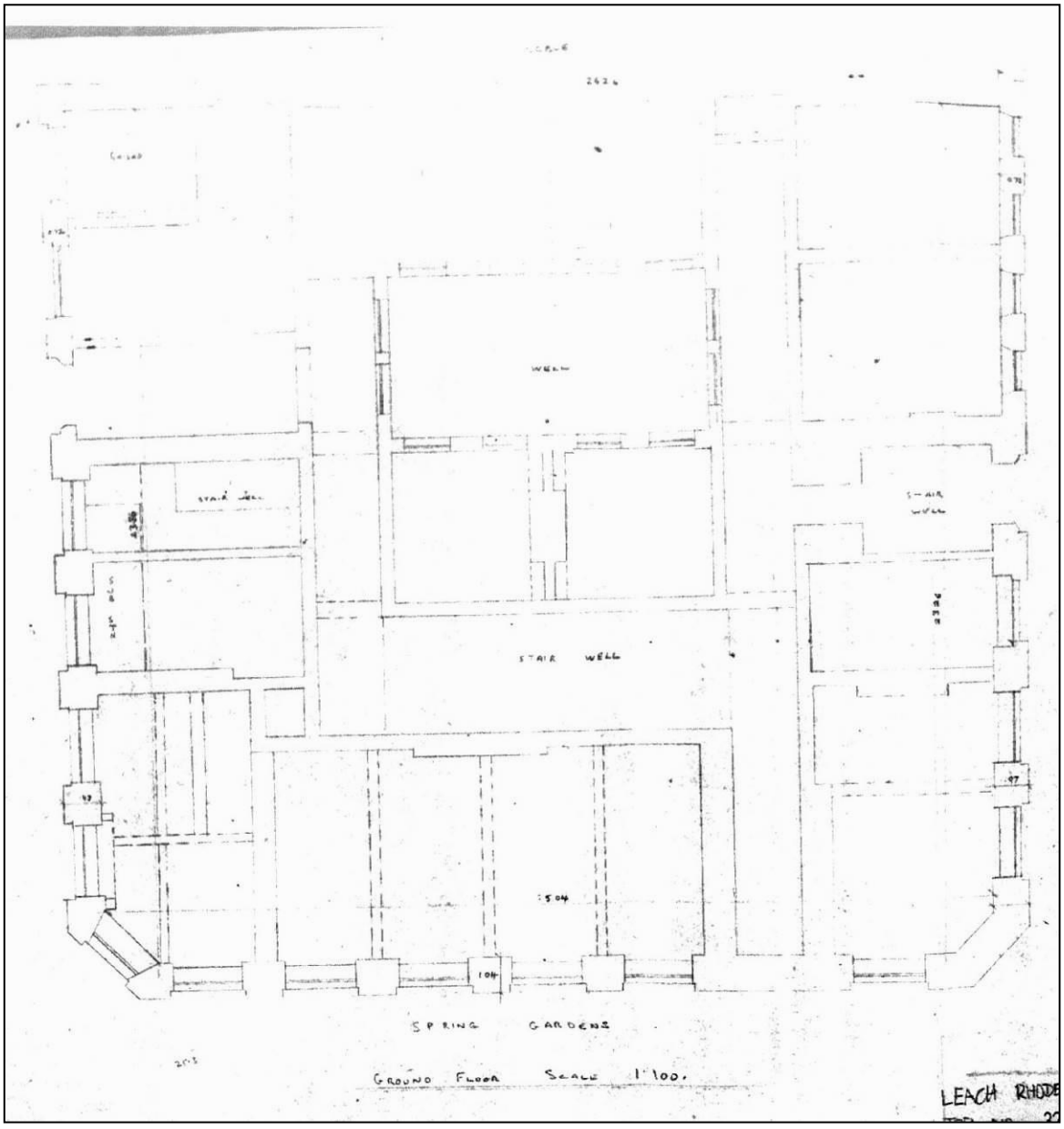


Fig 8: Ground floor plan prior to re-development. Note the compartmentalised interior and that the entrances are from Fountain Street and Concert Street.

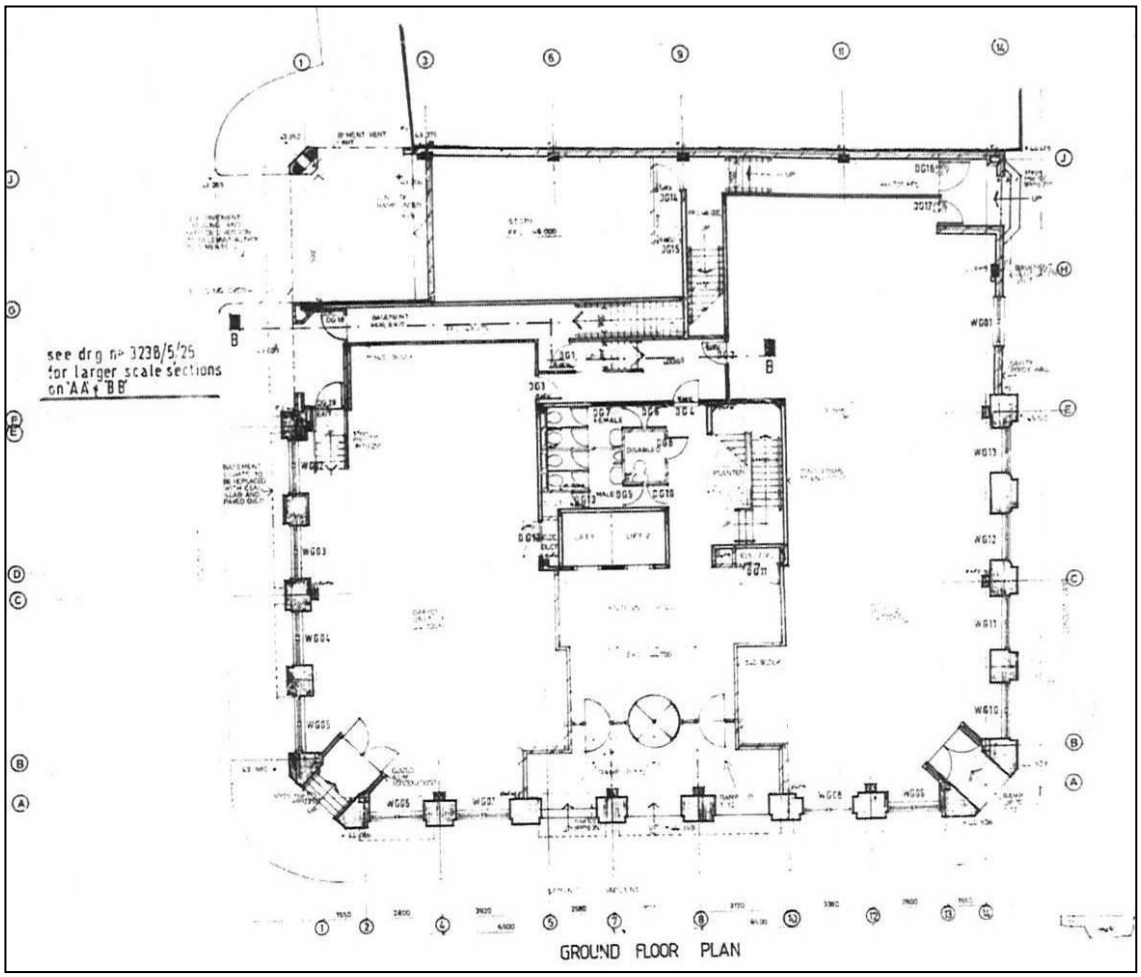


Fig 9: Ground-floor as proposed (and constructed) by Leach Rhodes Walker. Note that the facade only has been retained, with new entrances accessing Spring Gardens.

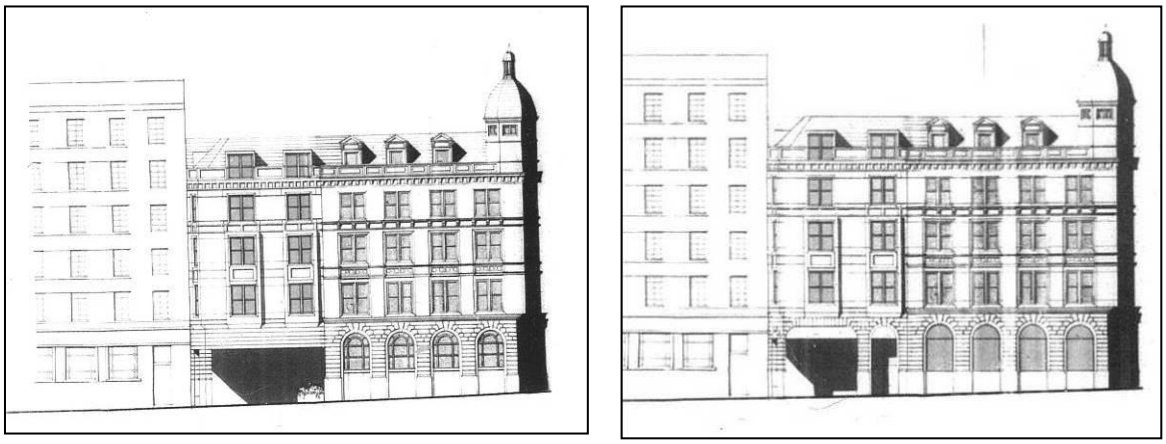


Fig 10: The Fountain Street elevation before (LHS) and after redevelopment (RHS), showing the alterations to the elevation following the demolition of the interior. Note the changes to the fenestration and the warehouse entrance converted to become the carpark entrance.

xi) The building was first statutorily listed on **06 June 1994,** after the implementation of the major redevelopment works, and without any internal inspection.

xii) The Planning history from the 1980s helps define the series of alterations to the building and reveals the existing fabric status of the much-altered building.

Extracts from Planning Register – Planning & LBC – 60 Spring Gardens, Manchester.	**Status?**	**Permanent alteration to original, Waterhouse fabric?**
Alterations to existing entrance on Spring Gardens and formation of new fire exit to Fountain Street. Ref. No: F13869 - Validated: 30 Jun 1980	Application **approved**. 10.09.1980	**Yes.** Lowering of main street front entrance threshold and creation of new exit.
A) Illuminated emblem sign mounted on glass above entrance doorway, splay corner elevation of **licensed premises.** B) Illuminated individual letter name sign, above entrance doorway, splay corner elevation. Ref. No: F/AD02922 Validated: 30 Jul 1980	Application **approved** 10.09.1980	**No.** Signage addition to external façade – now removed.
Major refurbishment of existing office building **behind the retained facade**, including the provision of new floors and service core, and the erection of a new office extension to the rear Ref. No: 020526 Validated: 21 Oct 1983	Application **approved** 04.01.1984	**Yes. Comprehensive redevelopment** which resulted in the demolition of the entire interior and roof, retaining only the street frontages.
Formation of new entrance to offices at Spring Gardens/Concert Lane corner Ref. No: 022121 Validated: 14 Jun 1984	Application **approved** 07.08.1984	**Yes.** Lowering of threshold and creation of new level entrance in splayed corner to Warehouse.
Erection of dish antenna on roof of existing office Minster House 60, Spring Gardens. Ref. No: 028992 Validated: 22 Apr 1987	Application **approved**. 20.05.1987	**No.** Addition to modern roof structure.
Construction of metal gates and railings around entrance to car-park. Ref. No: 043246/FO/CITY1/93 Validated: 25 Mar 1993	Application **approved**. 14.05.1993	**No.** Street frontage railings to Fountain Street elevation largely impact on the reconstructed part of the façade to give access to the basement car-par via an internal vehicle ramp.
60 Spring Gardens was listed on 06.06.1994, due to the quality of the elevations and the relationship to architect, Alfred Waterhouse. Listed building consent subsequently required for alteration works.		
LBC -Construction of condenser unit on roof. Ref. No: 057859/LO/CITY1/99 Validated: 22 Oct 1999 PA - construction of condenser unit on roof Ref. No: 057858/FO/CITY1/99 Validated: Fri 22 Oct 1999	Application **approved**. 17.12. 1999 Application **approved.** 17.12. 1999	**No.** Installed services impact on the reconstructed part of the roof. **No.** Installed services impact on the reconstructed part of the roof.
LBC - Installation of 9 no. condenser units to roof Ref. No: 068383/LO/2003/C1 Validated: 02.06.03 PA - Installation of 9 no. condenser units to roof Ref. No: 068382/FO/2003/C1 Validated: 02.06.03	Applications **approved** 27 Jul 2003	**No.** Installed services impact on the reconstructed part of the roof.
LBC - installation of new full height glazed screen with automated opening doors Ref. No: 099730/LO/2012/C1 Validated: 15.08.12 PA - Installation of new full height glazed screen with automated opening doors. Ref. No: 099158/FO/2012/C1 Validated: 15.08.12	Applications **approved** 10 Oct 2012	**No.** The new screen is in the new-build component located behind the street arcade.

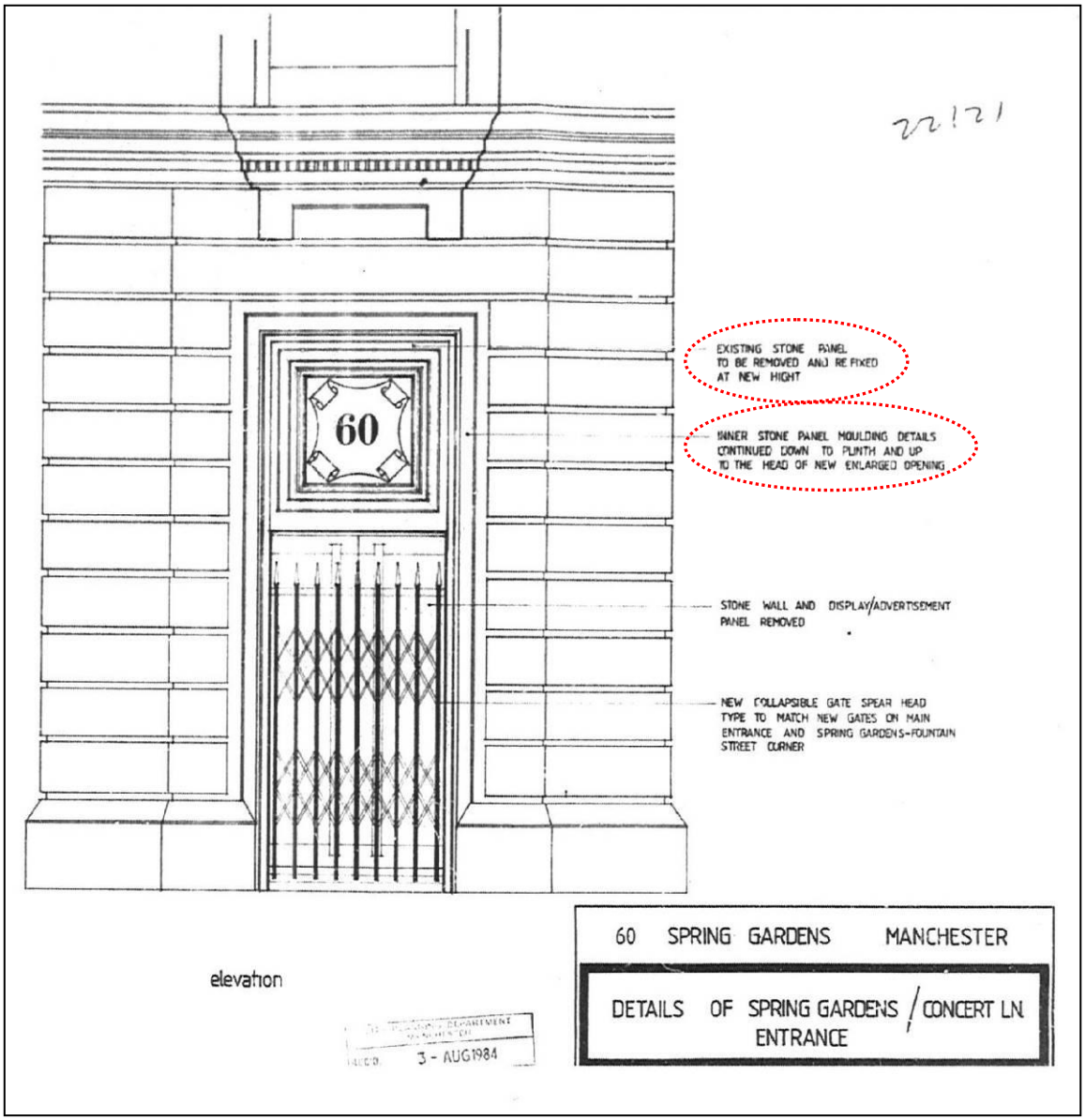


Fig. 11. The alteration to the entrance on Spring Gardens, a further adaptation following the consented re-construction behind the retained facades. Note that the: original stone panel was re-located, the plinth altered to create a new entrance, and new gates were installed.

xiii) It will, therefore, be clear that the comprehensive redevelopment of 60 Spring Gardens (in accordance with the consent granted in 1984) has resulted in the removal of the original form and architectural detailing of the former warehouse and office. The latter use as offices was fully established prior to the building's comprehensive redevelopment, and has been subject to minor alterations since the implementation of the major development.



Fig. 12. The aerial view of 60 Spring Gardens demonstrates the extent of the re-construction behind the retained facades.

xiv) The existing fabric status of the much-altered building which is discussed in more detail below.

4. Heritage character and building context.



4. HERITAGE CHARACTER AND BUILDING CONTEXT

4.1 Introduction

i) This section of the report describes the character of the area that surrounds 60 Spring Gardens, which forms its context within the city's historic environment, as well as the heritage value of the extant building. The location is within the southern part of the expansive Upper King Street Conservation Area, while the building comprises a comprehensively redeveloped former textile warehouse.

ii) Consequently, this section appraises the area's streetscape sensitivity and the surviving fabric of the original building, to evaluate their capacity for change, or identify how these heritages assets might be affected by the proposed development.

4.2 Contribution to the streetscape within the conservation area.

i) It will be evident that the proposed bar development will make a relatively modest impact on the character and appearance of the expansive Upper King Street Conservation Area. The external impact of the ground-floor development will largely be defined by the necessary signage. However, in cumulative terms the proposal must demonstrably have a positive impact on the character and appearance of this part of the historic environment. Therefore, the following analysis is a proportionate account of the area's character and distinctiveness which could be impacted by the proposed new use and building alterations.

ii) This part of the conservation area is defined by its architectural diversity, documenting the evolution of this area from an up-market residential district in the late-C18th, through warehousing related to the textile industry in the C19th, to become established as an office and financial district by the early-C20th. The following defines the characteristics of the area which will influence how the design proposals for the site will impact of the area.

iii) 60 Spring Gardens is located on a junction which gives prominent views along the key routes of: Fountain Street, Spring Gardens and from Charlotte Street. The existing contribution of the building to these streetscape views are discussed below, as measured against the criteria established in the Heritage Impact section (below).

iv) The following assessment of the heritage value of the **existing** streetscape aims to appraise the heritage significance of identified views as a contributor to the visual significance of the Upper King Street Conservation Area, as well as helping to define the character of the grade-II listed building. The visual impact evaluation method utilises the guidance and criteria set out in Historic England's, *"The Setting of Heritage Assets"* (2015) and adapts the methodology outlined in their document, *"Seeing the History in the View: A Method for Assessing Heritage Significance Within Views"* (May 2011). This method is also used below to evaluate the impact of the proposed development on the building and Conservation Area.

v) The purpose is to evaluate the existing visual contribution of the building as a component of the historic environment. The value/importance of individual heritage assets identified within the view, and the value/ importance of the view as a whole, are measured as being high, medium or low in accordance with Historic England's May 2011 guidance.

4.3 Existing streetscape – Fountain Street (looking south-west).

i) The prominent corner turrets of 60 Spring Street identify the former warehouse as a positive streetscape contributor. The current entrance under the corner turret directly addresses the junction of the roads and the attic dormers and scale at this location provide an important corner emphasis.

ii) The late-C20th redevelopment of many of the buildings along Fountain Street, as well as the widened street-edge (part of the aborted post-war traffic plan) result in the corner of 60 Spring Gardens being prominent in the streetscape. The arcaded ground-floor is focus of the streetscape, both from distance and in the immediate and intimate street views.

iii) The view is focused on a collection of designated heritage assets (primarily the grade-II listed buildings) at the road junction where their significance is well represented and benefit from being seen in combination with each other.



Fig 13: 60 Spring Gardens from Fountain Street – high significance as a streetscape component.

iv) This is a **Medium value** view which is of evident importance at the streetscape level as a positive contributor to the character of the Upper King Street Conservation Area. The grade-II listed building is a clear focus of the street-view.

v) The view is not defined in Manchester's local planning policy. However, the evident architectural and historic significance of the elevation as a listed building which is part of a wider collection of heritage assets, requires that special consideration needs to be given to the conservation of this contributor to the historic environment.

4.4 Existing streetscape – Spring Gardens looking NW (junction with Fountain St).

i) The junction of Spring Gardens, Fountain Street and Charlotte Street is defined by the collection of historic building which enclose the space. 60 Spring Gardens is the most prominent having been design to be appreciated from each of the street-views. The focus is on both the ground-level arcade and the corner turrets.

ii) The sandstone ashlar former warehouse building is viewed as part of the setting of the later, former bank at 100 King Street, the latter dominates the street-views by its scale and use of Portland stone for its elevations. In contrast 60 Spring Gardens is viewed as a relatively sober contributor to the streetscape, while adding considerably to the animation and of the pedestrian



Fig 14: 60 Spring Gardens from Fountain Street – a highly significant streetscape component.

vi) This is a **Medium value** view which is focuses on the expression of the (altered) architectural character of the grade-II listed 60 Spring Gardens. The location on the junction reveals the of evident importance at the streetscape level as a positive contributor to the character of the Upper King Street Conservation Area. The grade-II listed building is the focus of the street-view and channels views along Spring Gardens towards the adjacent grade-II* listed former Midland Bank.

vii) The view is not defined in Manchester's local planning policy. However, despite the clear alteration of the elevations, the architectural and historic significance of the former warehouse complex as a building of special architectural and historic interest remains evident in the streetscape. Thus, special consideration needs to be given to the management of the sober street elevations as a positive contributor to the historic environment.

4.5 Existing streetscape – Spring Gardens looking SE.

i) The junction with King Street provides views of a collection of listed-buildings, interspersed with modern additions. 60 Spring Gardens is the clear focus of views leading through the tightly-grained streetscape, with a particular focus on the relatively modern (altered) entrance on the corner of Spring Gardens and Concert Lane.

ii) The streetscape views draw pedestrians through the built fabric, led by the visual anchor of 60 Spring Gardens. The 1984 redevelopment of the building largely retained the external fabric and the internal alterations are screened to present the historic character of the building as a fine, Renaissance style, C19th commercial building**.**



Fig 15: 60 Spring Gardens from junction with King Street – high significance as a streetscape component..

viii) This is a **Medium value** view which expresses the diverse collection of the listed buildings which enclose the streetscape and to which 60 Spring Gardens makes a particular, and positive, contribution. The architectural form and character of the grade-II listed 60 Spring Gardens is well expressed in the street-view and reveals its importance at the streetscape level and a positive contributor to the wider, eclectic character of the Upper King Street Conservation Area.

ix) The view is not defined in Manchester's local planning policy. However, the architectural character and significance of the former warehouse complex as a building of special architectural and historic interest remains evident in the streetscape. The viewpoint emphasises the importance of the corner and the need to carefully consider alterations to the elevations. Thus, special consideration needs to be given to the management of the sober street elevations as a positive contributor to the historic environment.

4.6 Existing heritage value, character and building fabric – 60 Spring Gardens.

i) It will be clear that the existing heritage value of the grade-II listed 60 Spring Gardens is essentially confined to the external elevations, as the comprehensive redevelopment following the implementation of the planning consent in 1984 has created a 'façade' development. The success of this development is evident from the subsequent listing (1995) which only considered the external quality of the sandstone streetscapes.

ii) The key criteria for listing are special historic or architectural interest. Consequently, to determine the significance of a certain component of a heritage asset the sum of its: architectural, historic, artistic, or archaeological value needs to be disaggregated and determined. Given the extent of alteration resulting from the mid-1980s redevelopment the following assessment is focused on the architectural integrity and authenticity of the building. This has been used to inform and justify conclusions on the capacity for change. The focus is on providing necessary and proportional amount of information, to justify any further alterations, based on the perceived level of heritage significance.

iii) The assessment of the significance is based on both desktop research and on-site visual surveys. The grading of significance is tailored to 60 Spring Gardens, to disaggregate the relative values of its components. The assigned grading value should not be compared to other buildings within the warehouse typology, as the grading is a specific measure of 60 Spring Gardens unique character and components. The following interprets the heritage values of the fabric (not views which are considered separately above) as assigned to 60 Spring Gardens in this report.

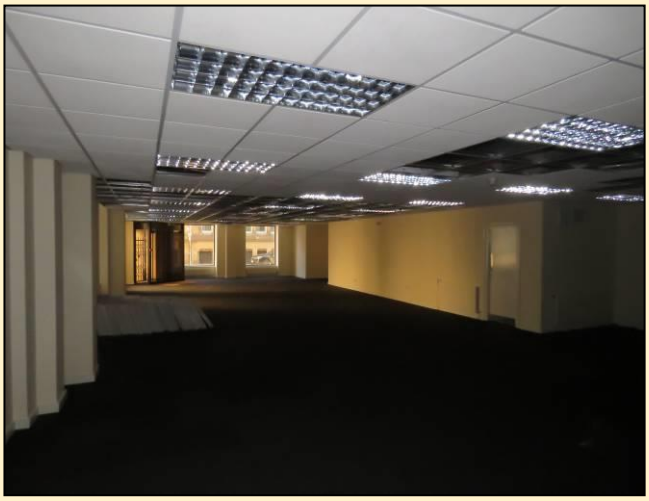
iv) **High significance** relates to those parts or elements of the structure deemed to be of particularly special interest. These components are *fundamental* to the understanding of the architectural design, and play a major role in reflecting the: evidential, historic, aesthetic or communal values of the surviving building. The compromise or loss of such elements (through demolition, removals, or alterations) could potentially cause a *highly adverse impact* on the special interest of the building and should thus be avoided in the proposed development.

v) **Considerable significance** relates to those components of the structure deemed to be of special interest, despite alteration. They are *important* to the understanding of the architectural design concept, and play a considerable role in reflecting the building's: evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a *moderate adverse impact* on the special interest of the listed building.

vi) **Low significance** relates to those components of the structure deemed to be of more modest interest. They provide a *minor* contribution to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removal, or alteration) may cause a *minor adverse or neutral impact* on the special interest of the building.

vii) **None/Detrimental** relates to features or elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition, removal or alteration) could potentially have a neutral or beneficial impact on the special interest of the building.

viii) The following tables evaluate the heritage value of the external and internal fabric.

60 Spring Gardens ground-floor unit enclosing Concert Lane.	**Description**	**Heritage Value?**
 View from Spring Gardens entrance (looking SW)	Open plan layout viewed from the main corner entrance. The suspended ceiling comprises tiles below a concrete floor. The ceiling cuts across the head of the arched window openings but behind the façade and so is not visible on the main elevation. The solid concrete floor is overlaid with boards and carpet. The walls are Gypsum plaster boards overlaid on concrete piers.	**Heritage significance: None.** **Sensitivity to alteration: Low.** The interior fabric is of a standard office form, with its materials dating from the re-development in the 1980s. The removal of any of the interior fabric will result in no loss of historic fabric. The retained sandstone façade is attached and supported by concrete piers which further support the internal walls. The windows are all modern replacements from the late-C20th.
 View looking NE.	The suspended ceiling comprises tiles below a concrete floor. The supporting internal piers are shown on the left of the picture. The ceiling cuts across the head of the arched window openings but behind the façade so is not visible on the main elevation. The solid concrete floor is overlaid with boards and carpet. The walls are Gypsum plaster boards overlaid on concrete piers.	**Heritage significance: None.** **Sensitivity to alteration: Low.** The removal of any of the interior fabric will result in no loss of historic fabric. The retained sandstone façade is attached and supported by the concrete piers which further support the internal walls. The windows shown to Spring Gardens are modern replacements from the late-C20th.

 Internal View – from Concert lane wall looking SE	Details of the suspended ceiling with modern concrete slab floor above.	**Heritage significance: None.** **Sensitivity to alteration: Low.** The removal of any of the interior fabric will result in no loss of historic fabric.
 View of Spring Gardens/Concert St. entrance – looking NW.	View of the altered windows and the level street entrance, and internal draft lobby inserted around 1985. The arched window heads are obscured by the suspended ceiling and new concrete floors.	**Heritage significance: None.** **Sensitivity to alteration: Low.** The removal of any of the interior fabric will result in no loss of historic fabric.
 View SE of entrance on Spring Gdns/Concert St junction.	View of the entrance formed in the corner of the former Warehouse around 1985. This splayed corner was formed by the adaptation of the former wall display and advertisement panel. The existing stone panel with the building number was removed from its original position and re-fixed at the current higher height. The collapsible gates date from the implemented 1980s re-development.	**Heritage significance: High** This is a part of the surviving historic fabric (although the entrance has been altered). **Sensitivity to alteration: High.** The removal or adaptation of any stone fabric will result in a further erosion of the heritage value. Signage needs to be carefully detailed to fit the entrance.

 View of Concert Street fenestration.	View of the altered openings to the Concert Street elevation. The arched openings had their cills lowered, with inserted marble panels. The elevation originally had three large arched headed windows above the stone cills. The original timber-framed windows have been removed. The arched head appears to be filled in as the lowered floor and suspended ceilings have altered the internal proportions.	**Heritage significance: High** This is a part of the surviving historic fabric and retains the expression of the external arcade despite the alteration of the fenestration. **Sensitivity to alteration: considerable.** The removal or adaptation of any stone fabric will result in a further erosion of the heritage value. Signage and lighting needs to be sensitive to the elevation.
 View of former warehouse entrance on Concert Street.	View of the central Concert Street opening which was the original entrance and access to the stair well. The opening has been adapted to become a window with the lowered floors and suspended ceiling concealed behind the façade.	**Heritage significance: High** This is a part of the surviving historic fabric and retains the expression of the original entrance, despite the change of use and the alteration of the fenestration. **Sensitivity to alteration: considerable.** The removal or adaptation of any stone fabric will result in a further erosion of the heritage value. Signage and lighting needs to be sensitive to the opening and the elevation in general.

ix) The evaluation of the ground-floor unit facing Spring Gardens and Concert Street reveals that there is no surviving historic fabric on the interior. The fenestration and original access doors have also been altered, removing all the original fabric. The corner entrance was formed in the 1980s by the adaption of former stone plaque which held the building sign.

x) As the building was listed after the former warehouse was comprehensively altered, the heritage significance of the Spring Gardens/Concert Street elevations are limited to the sandstone facades.

xi) The existing office unit fronting on to Fountain Street was created during the major redevelopment in the 1980s. the corner entranceways originally a window with both the goods and staff entrances located in Fountain Street (see Fig 5 above).

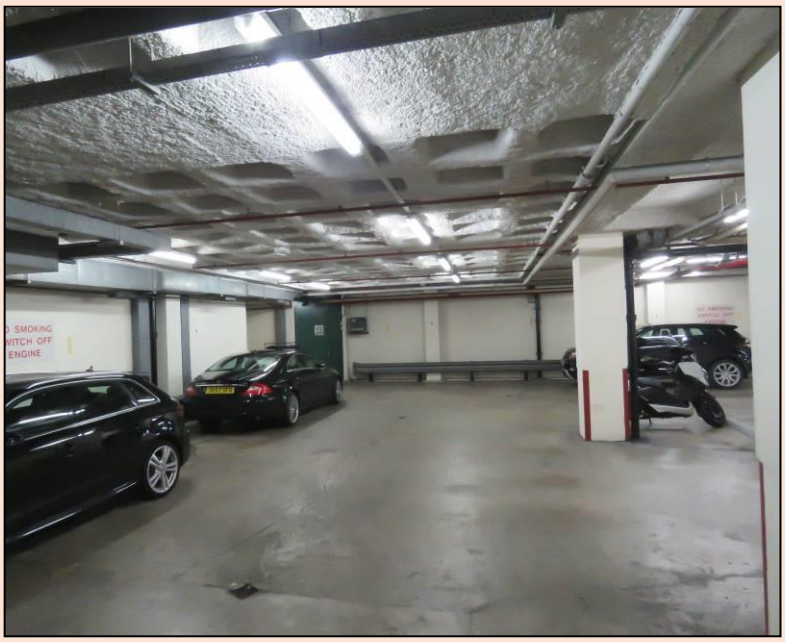
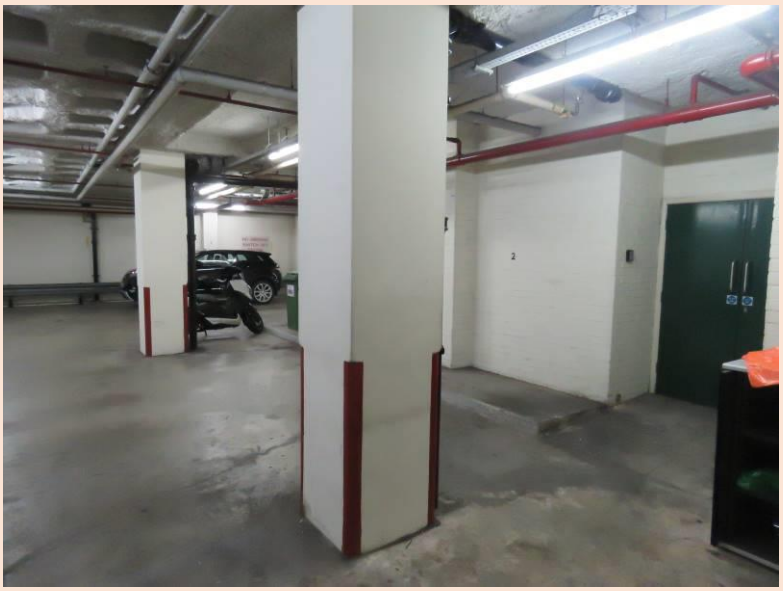
60 Spring Gardens - ground-floor unit enclosing Fountain Street.	**Description**	**Heritage Value?**
 View from Spring Gardens entrance (looking SW) - Fountain Street to the left of the photograph.	The ground-floor unit fronting Fountain Street has a raised floor and is accessed by steps formed in former corner window. The interior is divided by a flexible partition. The suspended ceiling comprises tiles below a concrete floor. The ceiling cuts across the head of the arched window openings, but is behind the façade so not visible on the main elevation. The solid concrete floor is overlaid with boards and carpet. The walls are Gypsum plaster boards overlaid on concrete piers.	**Heritage significance: None.** **Sensitivity to alteration: Low.** The interior fabric is of a standard office form, with its materials dating from the re-development in the 1980s. The removal of any of the interior fabric will result in no loss of historic fabric. The windows are all modern replacements from the late-C20th.
 View looking NW from the basement access.	The suspended ceiling comprises tiles below a concrete floor. The supporting internal piers are shown on the right of the picture. The ceiling cuts across the transom of the arched window openings. The raised concrete floor is overlaid with boards and carpet. The walls are Gypsum plaster boards overlaid on concrete piers.	**Heritage significance: None.** **Sensitivity to alteration: Low.** The removal of any of the interior fabric will result in no loss of historic fabric. The piers support the retained sandstone façade. The windows shown to Fountain Street are modern replacements from the late-C20th.

 View from Fountain Street looking N.	The street elevation is impressive but substantially altered by the 1980s extension and re-development. The goods entrance has been widened and altered to become the access to the basement garage. The staff access remains as a secondary entrance to the office block.	**Heritage significance: High** This is a part of the surviving historic fabric and retains the expression of the original entrance, despite the change of use, the extension and the alteration of the fenestration. **Sensitivity to alteration: considerable.** The removal or adaptation of any stone fabric will result in a further erosion of the heritage value. Signage and lighting needs to be sensitive to the opening and the elevation in general.
 View looking NW along Springh Gardens showing the arcade entrance formed during the 1980s redevelpoment.	The street frontage has been opened by the lowering of the cills of the former windows to create an arcaded entrance. The marble plinth is modern. The rusticated stonework remains prominent. The lighting is a modern replacement. The windows are modern replacements.	**Heritage significance: High** This is a part of the surviving historic fabric and retains the general expression of the original street frontage despite the new arcade entrance, and the alteration of the fenestration. **Sensitivity to alteration: considerable.** The removal or adaptation of any further stone fabric will result in a significant erosion of the heritage value. Signage and lighting needs to be sensitive to the streetscape opening and the elevation in general.

xii) The evaluation of the ground-floor units facing Spring Gardens and Fountain Street reveals that there is no surviving historic fabric on the interior. The fenestration and original access doors have also been altered, removing all the original fabric. The corner entrance was formed in the

1980s by the adaption of former window with a high level cill. The resultant entranced is accessed by steps.

xiii) As the building was listed after the former warehouse was comprehensively altered, the heritage significance of the Fountain Street and Spring Gardens elevations are limited to the rusticated sandstone facades. The basement is of no heritage value, comprising all reconstructed fabric.

60 Spring Gardens – Basement garage.	**Heritage Value?**
  The former basement of the warehouse is now the care-park and service core. The modern structure supports the external retained facades. There is no historic fabric in the basement.	**Heritage significance: None.** **Sensitivity to alteration: None** The interior fabric is of a functional modern construction with its materials dating from the re-development in the 1980s. The removal of any of the interior fabric will result in no loss of historic fabric.

4.7 Contribution to the setting of adjacent listed buildings.

i) The following plan and table identifies the designated listed buildings which enclose the site and outlines the potential contribution to their setting made by 60 Spring Gardens. The general assumption is that where there is a clear relationship with the adjacent listed building (in terms of its impact on setting) the potential impact on the character and special interest of that building resulting from proposed development works needs to be considered, to avoid any unmitigated compromise of the heritage asset.

ii) The tightly grained character of the streetscape means that 60 Spring Gardens only has a visual relationship to the immediately adjoin listed buildings, as shown on the following plan and table. The robust character of each of the streetscape components will means that each designed heritage asset, while viewed as a group, retains its own architectural presence in the streetscape and has a limited impact on the setting of its neighbours.



Fig. 16: The adjoining listed buildings which enclose the site (refer to table below).

Plan ref.	Listed Building	Designation	Relationship to 60 Spring Gardens	Mitigation Required?
1	Former Midland Bank (Gotham Hotel)	Grade II*	The former bank/now hotel dominates the streetscape by means of its size and contrasting material. The development site is aligned with the former rear and side office entrance of the robust building.	The internal works will have no impact. Signage will need to be carefully considered to complement the streetscape, particularly looking NW along Spring Gardens towards the hotel entrance.
2	47 Spring Gardens	Grade II	Narrow elevation to Spring Gardens, facing the site across the road.	The internal works will have no impact. No. The location and orientation of the main

				elevation results in little substantial relationship.
3	49 Spring Gardens	Grade II	Former textiles warehouse, now offices contemporary with 60 Spring Gardens and also by Alfred Waterhouse. Sandstone. Faces the site across Spring Gardens.	The internal works will have no impact. Signage will need to be carefully considered to complement the streetscape, particularly looking NW along Spring Gardens towards the hotel entrance.
4	Chancery Chambers (58 Spring Gardens)	Grade II	Encloses Chancery Lane adjacent to the site but orientated to the street in a manner which avoids being read as clear group.	None specific. Location and orientation negates any potential heritage impact.

4.8 Building and streetscape character conclusions.

i) The above assessment has briefly outlined the key qualities within the immediate streetscape which forms the setting of 60 Spring Gardens and influences its appropriate development. The tightly grained streetscape and the multiple heritage assets within the Conservation Area define the heritage value of the area. The context is, however, defined by its variety of architectural styles, materials, scale and a shared history of evolution and is characterised by cycles of renewal.

ii) It will be clear that the comprehensive redevelopment of 60 Spring Gardens means that focus for the management of the fabric needs to be on the avoidance of further compromise to the exterior elevations. The reconstructed interior is capable of extensive adaption without any loss of heritage value.

iii) With regard to the streetscape, the collection of robust, individually designed historic buildings along King Street and Spring Gardens remain evidently of high architectural value and are the dominant streetscape components, capable of being distinguished even in the tightly grained streets. Consequently, the dense urban layout of the area only affords short-to-mid-range views of the varying streetscapes.

iv) Important kinetic views are revealed moving east along the sweep of Spring Gardens. Further views looking north-westerly from the junction of Mosley Street and Spring Gardens towards the Grade II* listed Midland Bank, and Waterhouse's two Grade II listed warehouse buildings are highly significant, and form one of the most significant views within the Conservation Area.

v) The high architectural, aesthetic and streetscape values of the subject site enhances the setting of the surrounding listed buildings. However, there is a substantial capacity for change, and an opportunity to enhance the architectural and urban qualities of the streetscape, by means of an enhanced ground-level activity.

5. Significance statement.



5. SIGNIFICANCE STATEMENT.

5.1 Purpose and methodology.

i) The above assessment has briefly outlined the key qualities within the immediate streetscape and integral to 60 Spring Gardens which the will influence its appropriate development. The tightly grained streetscape and the multiple heritage assets within the Conservation Area define the heritage value of the area. The context is, however, defined by its variety of architectural styles, materials, scale and a shared history of evolution, and is characterised by cycles of renewal.

ii) This significance statement is structured to provide an objective description of 60 Spring Gardens which can then be used to measure any development impact. The methodology of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2008 document, *"Conservation Principles, Policies and Guidance"*.

iii) Consequently, the designated heritage asset's significance is determined by an analysis of the relevant aspects of the following:

- ***Evidential Value*** *– this relates to the potential of the place to yield primary evidence about past human activity,*
- ***Historical Value*** *– relevant to ways in which the present can be connected through a place to past people, events and aspects of life,*
- ***Aesthetic Value*** *– focusing on the ways in which sensory and intellectual stimulation is derived from the place,*
- ***Communal Value*** *– relating to the meaning 60 Spring Gardens has for the people of Manchester and the collective experience of memory they hold.*

5.2 The heritage value of 60 Spring Gardens.

i) The subject site is a positive contributor to the Upper King Street Conservation Area and is a grade-II listed building. It also falls within the setting of the grade-II* Listed Midland Bank, and the grade-II listed 47, 49 and 58 Spring Gardens. The building is thus a heritage asset of considerable significance despite the extent of its redevelopment. The heritage value of the building is summarised below by reference to Historic England's methodology outlined in its 2008 document, "Conservation Principles, Policies and Guidance".

Evidential value.

ii) Historic England state that, *"evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"* (Conservation Principles, Para 36). The early design use of 60 Spring Gardens as a warehouse has been lost, as the building was redeveloped in the mid-1980s. Consequently, the physical evidence of the character and management of the textiles company which built the original premises has been lost.

iii) The streetscape continues to broadly express (through the former C19th commercial, banking, insurance and warehouse buildings) an important part of Manchester's transition from the cotton trade to commercial premises. However, the large scale of demolition around Spring Gardens has eroded the evidence and thus appreciation of the origins and evolution of the tightly grained commercial area.

iv) Similarly, the extent of reconstruction of 60 Spring Gardens means that the building is more difficult to be read as the work of renowned architect Alfred Waterhouse.

v) The ***evidential value*** of 60 Spring Gardens is, therefore, considered to be **low.**

Historical Value.

vi) As noted by Historic England, the historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. Consequently, the authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Thus, historical values are harmed, *"only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value."* (Conservation Principles Para 44)."

vii) The building is representative of the latter stages of the commercial dominance of the textile industry and its evolution into the C20th. Thus 60 Spring Gardens, despite its extensive alteration can still be read as a component of the evolution of this part of the city into an important banking and financial district.

viii) The building also remains an example of the work of national important architect, Alfred Waterhouse, and is of some historic interest for that reason, although diminished by alteration.

ix) The historical value of 60 Spring Gardens is, therefore **modest,** as diminished by C20th alterations.

Aesthetic Value.

x) The aesthetic value of 60 Spring Gardens derives from the ways in which people draw sensory and intellectual stimulation from the place, in this case as a result of the conscious and considered design of the building. Historic England emphasise that, *"aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive."* (Conservation Principles Para 47).

xi) The building is perhaps an interesting (and successful) example of a 1980s-development approach (facadism) but also retains architectural interest for the strength of the streetscape expression. The building contributes positively to the vibrant mix of commercial and office buildings dating from the Victorian, Edwardian and mid-20th Century and is carefully conceived to take full advantage of its street location and orientation.

xii) The external Renaissance-style elevations have been altered and cleaned but retain the expression of its fine sandstone ashlar detailing. The carefully considered rectangular plan addresses the corner site with narrow chamfered corners which rise to turrets over four-storeys, anchored by the rusticated ground-floor and considered use of classical detailing. The ground-floor arcade of round-headed arches is now the dominant streetscape feature focusing the entrance on Spring Gardens to the upper-floor offices.

xiii) The carefully considered location and orientation, as well as the quality of the elevations (despite the alterations) result deliver an aesthetic value of **considerable** value.

Communal

xiv) The communal value of a building or place derives from the meanings that people who relate to it retain as collective experiences or memories. Historic England note that such communal values, *"are closely bound up with historical value, but tend to have additional and specific aspects"* (Conservation Principles, Para 54).

xv) The communal value of 60 Spring Gardens as an example or remnant of the textile and financial district of Manchester is clearly diminished by the series of changes of use and the extent of alteration. The social connections with the building are now limited and thus the communal value is **low**.

xvi) The above definition of the significance of the building and its ground-floor spaces in 60 Spring Gardens has, therefore, influenced the design development for the proposed development. The impact of the development, as measured against the significance of the building's fabric and spatial qualities, is considered below.

6. Development impact.



6. IMPACT ON HERITAGE SIGNIFICANCE

6.1 Introduction and methodology.

i) This assessment of the impact of the proposed development on the significance and heritage values of 60 Spring Gardens is intended to support the planning and listed building consent applications for the re-development of the ROC & RYE bar facing Spring Gardens and Concert Street. The aim is to demonstrate the cumulative beneficial impact of the proposed alterations to the interior of the ground-floor; works which are necessary to facilitate re-use of this key space. It provides a summary of the potential impact of the development proposals on the grade-II listed building complex and its immediate setting.

ii) The assessment is informed by the evaluation of the building's heritage significance set out above. The impact assessment is intended to identify the impact of the proposed development on the surviving significant components of the grade-II listed building, evaluating the results and justifying the proposed interventions by demonstrating an overall beneficial outcome.

iii) The key purpose of the impact assessment is to ensure that the proposals demonstrably meet heritage planning policy by *balancing* the degree of change, to deliver both a sustainable use while contributing to wider conservation objectives established in national and local policy.

iv) There is no recognised standard methodology for the appraisal of physical impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England's guidance on *"Conservation Principles"* (2008) and the methodology established to evaluate visual impact set out in their 2015 document, *"The setting of heritage assets."* The assessment method is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably *"sustainable"* thus securing the protection or enhancement of the historic environment.

v) The proposed development essentially comprises works to the interior of the altered building, with some new external signage. The proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that the sustainable re-use of the ground-floor unit requires a degree of intervention and change, although this is tempered by the limited surviving historic fabric. Consequently, in evaluating the overall impact of the development, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

vi) The key design objective has thus been to secure its future and its contribution to the Upper King Street Conservation Area, while maintaining the fundamental integrity and fabric authenticity of the listed building.

6.2 Evaluating the level of physical impact.

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

ii) Significance derives not only from a heritage asset's physical presence, but also from the contribution of its setting. The question as to whether the proposed physical works will cause any harm is a judgment having regard to the circumstances of the case and the policy in the NPPF. However, the Planning Practice Guide 2014, which supports the NPPF notes that 'substantial harm', *"is a high test, so it may not arise in many cases"*. It does not arise in the proposals for 60 Spring Gardens, as the alterations impact on the redeveloped interior, while those on the exterior are minimised to those necessary to facilitate the signage to the new bar use.

iii) Therefore, when recording the most important consideration would be whether the impact of the alteration would seriously affect a key element of its special architectural or historic interest, such as an original building component. It is the *degree of harm* to the asset's significance, rather than the scale of the development that is to be assessed.

iv) The necessary changes to the fabric of the building impact on components of no heritage significance and thus will not result in any harm to its heritage value. The most evident internal impact will be the insertion of the new bar fittings and furniture (as described below) which have been designed to complement the character of the former warehouse, avoiding any loss of historic fabric. The proposed works are reversible, moderate in scale and thus cause no demonstrable harm to the character or fabric of the historic building. The impact of the proposed works is examined in more detail below.

v) The ***overall impact*** of the proposed bar development on the individual components is measured as: *adverse; neutral; or beneficial*. The key design objective has been to minimise any adverse impact, and/or ensure that such an impact is outweighed by the beneficial impact on the building.

vi) The ***scale*** of the overall impact of the proposed works on the significance of the fabric of the former warehouse are evaluated as follows:

- ***negligible*** – works that result in *no material change*;
- ***minor*** – works that only make a *small difference* to the public's ability to understand and appreciate the heritage asset or its setting, and may be either adverse or beneficial. Such changes will impact on components which are of modest significance and sensitivity which are exposed to change of a slight to minor magnitude.
- ***moderate*** – these are changes that make an *appreciable difference* to the public's ability to understand the former warehouse or its setting, and may be either adverse or beneficial. Such changes will impact on components of moderate significance and sensitivity which are exposed to an alteration of a large magnitude, or highly sensitive receptors exposed to change of a minor magnitude.
- ***substantial*** - these will be changes which have a *fundamental impact* on our appreciation of the former warehouse and/or its setting and maybe either adverse or beneficial. A substantial impact may be defined as the result of highly sensitive components exposed to change of a large magnitude.

vii) Mitigation measures will be identified in the development proposals to reduce or balance any potential adverse (or harmful) impact on the heritage assets. However, given the grade-II listed status of the building, the over-arching aim has been to demonstrate that the development's cumulative impact positively contributes to its long-term protection and enhancement, in accordance with the requirements of both national and local planning policy.

viii) A summary of the impact on the key building components is considered below. This demonstrates the achievement of the positive balance of the proposed new use.

6.3 Physical impact on the grade-II listed building.

i) The conversion of the listed building will involve some internal alteration and sub-division of the currently open-plan modern office space to create the bar and improve access. Reference should also be made to the submitted drawings and Planning Statement.

ii) The design development has focused on maintaining the integrity and external expression of the building, concentrating the new facilities within the internal components which are of no significance. Thus, the appreciation of the exterior proportions and historic character of the building is achieved, with the reversible installations only physically impacting on modern fabric.

iii) The layout of the bar unit conforms to the below general layout plan (fig 17) and the electrical installations (fig 18) which will all be supported internally by the modern fabric.

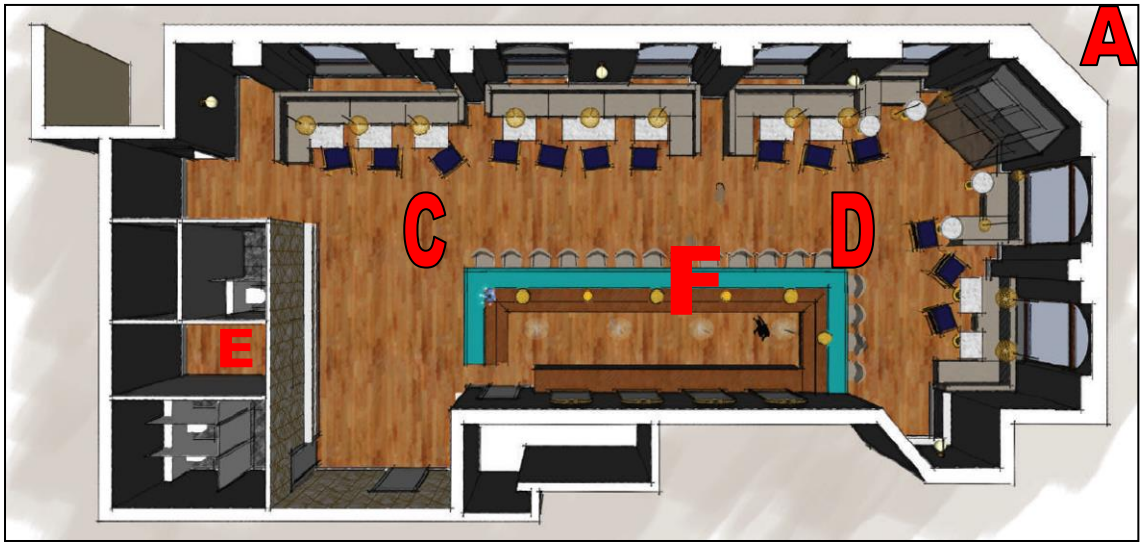


Fig 17. Artists impression of proposed bar layout.

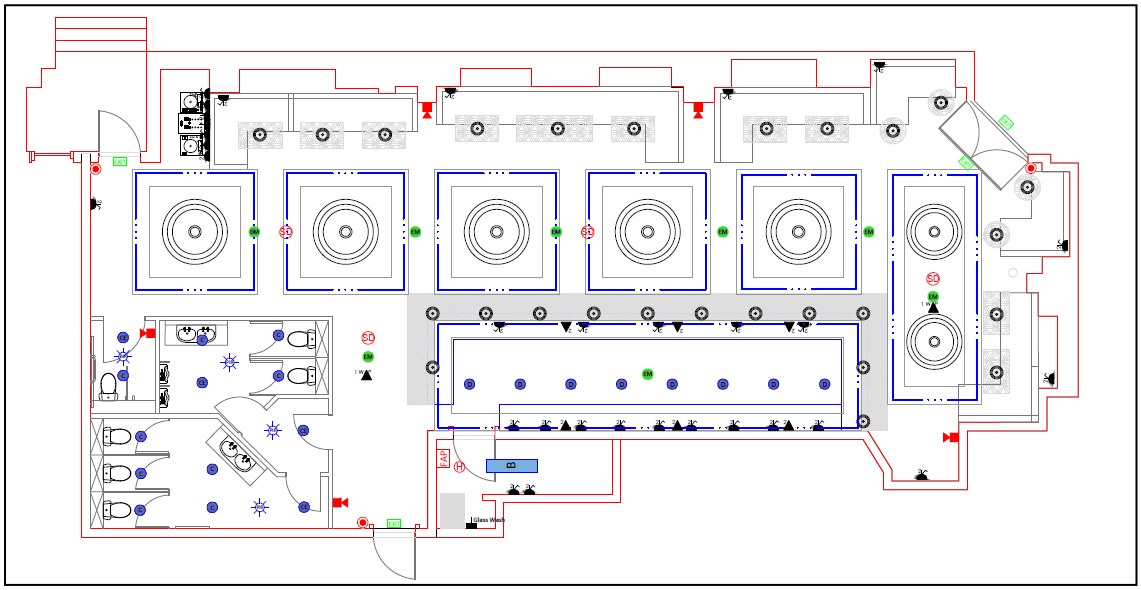


Fig 18. Layout of electrical installations and services.

iv) The below table evaluates the key areas of development impact which would result from the proposed development (see Fig 17 above and refer to the Planning Submission drawings).

Fig 9 ref.	Component	Impact on historic fabric?	Scale of impact on historic fabric.	Impact on architectural character.
A	Entrance from Concert Lane/ Spring Gardens.	None The entrance will utilise the existing door and lobby which relates to the 1987 alterations, following the previous major redevelopment of 1983/4	**Negligible.** The works will result in no material change to the historic fabric.	No impact. The new use will re-animate the corner and utilise the existing (currently redundant) entrance.
B	Fenestration	None. The new bar facilities will be independent of the fenestration, which comprises modern windows. Carpet will be lifted and re-laid with a new modern fabric.	**Negligible.** The interior works will result in *no material change* to the historic fabric. The signage will impact on the modern glazing.	Minor impact. The signage will be presented externally to the modern glazing, within the arched openings.
C	Floors	None. Carpet will be lifted and re-laid with a new modern fabric.	**Negligible.** The works will result in *no material change* to the historic fabric.	Minor enhancement of appearance.
D	Ceilings	None. The ceiling tiles will be replaced and modern fixings will be utilised.	**Negligible.** The works will result in *no material change* to the historic fabric.	No impact on historic proportions or fabric.
E	New Partitions.	None. The new toilets and seating booths will be erected within the modern floor plate and have no impact on any historic fabric.	**Negligible.** The works will result in *no material change* to the historic fabric.	No impact on historic proportions or fabric.
F	New Bar and fittings.	None. The bar will be erected within the modern floor plate and have no impact on any historic fabric.	**Negligible.** The works will result in *no material change* to the historic fabric.	No impact on historic proportions or fabric.

#	External extract grill for the bar ventilation system.	None. The extract system for the mechanical air supply will be ducted internally within the rebuilt section of the property, and connect into the existing pavement grille which serves the basement car-park.	**Negligible.** The works will result in *no material change* to the historic fabric.	No impact on any historic fabric, or the external appearance of the property.
#	Addition of two air-conditioning units within the roof-top plant space.	None. The additional a/c units will simply add to the existing array on the reconstructed roof area. The plant space is contained by the roof construction and invisible from the street. The plant space has no visual impact on the character of the fromer warehouse.	**Negligible.** The works will result in no material change to the historic fabric.	No impact on any historic fabric, the roof-scape or the external appearance of the property.



Fig 19. Artists impression of the interior views

v) It will be noted that the overall physical and visual impact will have no demonstrable impact on any historic fabric, or the heritage character of the interior space.

vi) The proposed use will bring the ground-floor of the building into active use and, therefore, assist in activating the streetscape. The development will not affect the values of the adjacent heritage assets in the streetscape views, or the ability to appreciate those values.

vii) Consequently, the overall heritage impact is considered to be **low beneficial,** as the bar development will enhance to a minor extent the heritage values of 60 Spring Gardens (in terms of use) and its streetscape context.

7. CONCLUSIONS.

7.1 Significance and impact

i) It is evident that the extent to which buildings make a positive contribution to the streetscape, or individually as a heritage asset, depends on their integrity as historic structures and the impact they have in three dimensions. In this instance, the purpose is to secure a new use for a prominent part of this significant building which makes a positive contribution both to the Upper King Street Conservation Area, and this part of the city centre.

ii) The special interest of the grade-II listed 60 Spring Gardens, will be secured and enhanced by the proposed ground-floor change of use and bar development, both in terms of its significant fabric and its contribution to the character of the wider streetscape.

iii) The cumulative impact on the significant historic fabric of 60 Spring Gardens and the conservation area will be demonstrably beneficial. The existing interior of the former warehouse is now composed of entirely modern structures and materials, resulting from the comprehensive redevelopment implemented after 1984. The current interior spaces were thus designed to be flexible and adaptable to accommodate new uses, without further compromise of the architectural interest of the building.

iv) The physical and visual impact of the proposed bar development on the significance of the former warehouse will, therefore, be negligible, with no substantial adverse impact on the building's fabric. However, facilitating a new use for this prominent, city centre listed building offers substantial public benefits, not least in the enhancement of the vitality of the conservation area.

7.2 Appropriately informed development

i) The NPPF requires that all planning proposals contribute to the achievement of "*sustainable development"* (NPPF. Para. 7), which in this case means the preservation of the surviving historic fabric of 60 Spring Gardens, avoiding any detrimental impact on the Upper King Street Conservation Area. This requires a *clear and proportionate evaluation* of the significance and impact on the affected heritage assets, as has been outlined above.

ii) Therefore, the design development has been informed by the evaluation of the relative value of the components of the grade-II listed building and the potential impact on the wider Conservation Area. This has enabled the design to be focused while retaining the essentially insular character of the former warehouse.

iii) The cumulative result of the ground-floor bar development is thus considered to be beneficial in heritage terms. The development demonstrably avoids any conflict with the conservation of the heritage asset, ensuring that the proposal clearly meets the requirements of the **NPPF, paragraphs 128 and 129.**

7.3 Positively addresses the core planning policy principles.

i) The overall heritage impact of the proposed development on the historic building has been assessed as beneficial. Furthermore, in accordance with the definition of sustainable development in the NPPF (paragraph 7) the proposed bar use will make a positive contribution to the preservation of the heritage fabric of this part of the city centre.

ii) Importantly the proposed development will both visually enhance the streetscape of this part of the conservation area and inject further vitality into the conservation area, without compromising the setting of the adjacent listed buildings. It will thus help enhance the appreciation and enjoyment of this part of the city centre and specifically deliver the following positive ***heritage benefits***.

a) The new use will contribute to the conservation of the designated heritage asset, utilising a redundant space in a manner which complements the character of its context.

b) The current vacancy of the prominent, ground-floor part of the former warehouse is a detractor from the Upper King Street Conservation Area. The development will thus enhance the visual appearance and vitality of this part of the streetscape.

iii) In the above terms, the proposed development positively addresses the core planning principles set out in **paragraph 17 of the NPPF**.

7.4 Balanced impact on the historic environment

i) As outlined above, the cumulative impact of the proposed bar development on the significance of the grade-II listed and the Upper King Street Conservation Area is demonstrably positive. It has been demonstrated that the conversion has been carefully considered and complements the character and local distinctiveness of these heritage assets.

ii) The development has been designed to respond to the constraints of the building and consequently, *'great weight'* has been given to its conservation by responding appropriately to its existing architectural form. The development will involve no alteration of any significant fabric and the cumulative social, economic and architectural impact of the development will be demonstrably out-weigh any minor interventions in the fabric.

iii) The proposed bar use will, therefore, cause ***no harm*** to the significance of 60 Spring Gardens, the setting of adjacent listed buildings, or the character and appearance of the Upper King Street Conservation Area. Fundamentally, the development will deliver a viable use for the vacant parts of this building, while successfully addressing contemporary building performance and access requirements. Consequently, the negligible heritage impact is more than out-weighed by the considerable public benefits of securing the future for the heritage asset.

iv) In the above terms, the development will fully meet the requirements of the NPPF and Manchester City Council's local planning policy, as well as being consistent with good development design and conservation practice.

8. References & Appendices.



8. REFERENCES

The following documents have been referred to in compiling this report. Documents prepared by English Heritage are referred to as Historic England due to their change in name.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. Department of Communities and Local Government (2012). *National Planning Policy Framework.*
3. Department of Communities and Local Government (2014). *Planning Practice Guide.*
4. Court of Appeal. Barnwell Manor Wind Energy Ltd v East Northants DC [2014] EWCA Civ 137
5. Court of Appeal. Lindblom J in R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin).
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7. Historic England (2008*). Conservation Principles. Policies and Guidance.*
8. Historic England (2011). *Seeing the history in the view. A method for assessing heritage significance within views.*
9. Hartwell C (2001). *Buildings of England Series. Pevsner Architectural Guides: Manchester.*
10. Parkinson-Bailey John J (2000*). Manchester. An Architectural History.*
11. Greater Manchester Archaeological Unit (2009). *Manchester Urban Historic Landscape Characterisation. Interim Report.*
12. OS Maps of Manchester: 1851, 1889, 1905, 1916, 1932, 1951, 1965
13. Historic England (2015). *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.*
14. Historic England (2015). *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3.*
15. Historic England (2011). *"Seeing the History in the View: A Method for Assessing Heritage Significance Within Views"*
16. Graces' Guide to industrial history – *John H Gartside & Company*
17. The National Archives National Monuments Record.
18. Greater Manchester Historic Environments Record.
19. Glinert E. (2008) Manchester Compendium.
20. Manchester City Council Archives and Local Studies. Special collections. *Alfred Waterhouse. Plans of premises for John H Gartside & Company. August 1881. Ref: GB127.M900/1/2/4/58 – dating from 08 Aug 1881*
21. Manchester City Council Planning records for 60 Spring Gardens, Manchester:
    a. Manchester City Council Planning reference: 020526 – dated 1983
    b. Manchester City Council Planning reference: F-13869 – dated 1980
    c. Manchester City Council Planning reference: 0122121 - dated 1984

APPENDIX – LIST DECRIPTION.

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: **60 AND 62, SPRING GARDENS, 58, FOUNTAIN STREET**
List entry Number: 1270662
Location
58, FOUNTAIN STREET
60 AND 62, SPRING GARDENS
Grade: II
Date first listed: 06-Jun-1994
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: 457649
Details
MANCHESTER

SJ8498SW SPRING GARDENS 698-1/28/380 (West side) Nos.60 AND 62 Minster Insurance

GV II

Formerly known as: Nos.60 AND 62 Gartside's SPRING GARDENS. Includes: No.58 FOUNTAIN STREET. Manufacturers' warehouse, subsequently insurance office. 1882, by Alfred Waterhouse, for Gartside & Co; altered. Sandstone ashlar, slate roof. Rectangular plan on corner site, with narrow chamfered corners. Renaissance style. Four storeys and attic, 7 bays plus the corners; rusticated ground floor with cornice, string-courses and sill-bands to the upper floors, modillioned main cornice, panelled parapet interrupted by pedimented attic dormers, and octagonal corner turret with domed caps and slender apex lanterns. The ground floor is an arcade of round-headed arches with stepped voussoirs, with doorways in the 3 central arches and C20 plate-glass glazing in the others, and a similar doorway in the chamfered corner; the upper floors have 2-light mullioned windows, with carved panels between those at 1st and 2nd floors and raised bracketed sills to those at 3rd floor, and single-light windows to the corners (including the 1st stage of the turrets). The attic dormers have single-light windows in moulded architraves which have scrolled consoles at the sides and pedimented tops on consoles, and the turrets have very small 2-light mullioned windows to the upper stage. Left return (to Fountain Street) in matching style, plus a loading bay doorway at the further end. Interior not inspected.

Listing NGR: SJ8404098185

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

National Grid Reference: SJ 84040 98185



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