DESIGN & ACCESS AND HERITAGE STATEMENT

O'SHEAS
80 Princess Street,
Manchester
M1 6NF

October 2016



Figure 1: Lancaster House

The JTS Partnership LLP
Chartered Surveyors • Chartered Town Planners
Number One, The Drive, Great Warley
Brentwood, Essex
CM13 3DJ

Regulated by RICS

O'Sheas, 80 Princess Street, Manchester, M1 6NF

Client: **Punch Taverns Limited**

Our Ref: **ND/8507**

Brentwood - Number One, The Drive, Great Warley, Brentwood, Essex CM13 3DJ
Tel: 01277 224664

Canterbury - 1st Floor, 44 St Peters Street, Canterbury, Kent, CT1 2BG
Tel: 01227 456633

Leeds - Third Floor West, 4 Park Place, Leeds, LS1 2RU
Tel: 0113 244 4288

www.jtspartnership.co.uk
service@jtspartnership.co.uk



INTRODUCTION

The JTS Partnership has been instructed by Punch Taverns Limited to prepare a Design & Access and Heritage Statement to accompany listed building, planning and advertisement applications being submitted for the refurbishment of O'Sheas public house, on Princess Street.

The business occupies part of the ground floor of Lancaster House (Figure 1), which is a Grade II* listed building. It also lies within the Whitworth Street Conservation. Both are designated heritage assets.

LEGISLATIVE FRAMEWORK

Where development may affect designated, or undesignated, heritage assets, there is a legislative framework to ensure that proposals are considered with due regard for their impact on the historic environment.



Figure 2: Lancaster House - Princess Street Elevation

Heritage assets are defined, in the National Planning Policy Framework (NPPF), as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. Heritage assets include Designated Heritage Assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas) and also other historical assets identified by the local planning authority, such as locally listed buildings.

Lancaster House, of which O'Sheas is a part, is a designated heritage asset by virtue of being listed Grade II* in the statutory list of Buildings of Historic or Architectural Interest.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, *"in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.

The Whitworth Street Conservation Area is also a heritage asset. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that, *"in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".*

GOOD PRACTICE

The Statement follows the guidance sent out in Chapter 12 of the NPPF - Conserving and Enhancing the Historic Environment, as supplemented by the National Planning Practice Guide (NPPG).

Regard has also been paid to the English Heritage 'Historic Environment Good Practice Advice in Planning' Notes 2 and 3, published in March 2015, on behalf of the Historic Environment Forum, entitled: 'Managing Significance in Decision-Taking in the Historic Environment' and 'The setting of Heritage Assets'. They are not mandatory policy but set out good practice advice.

The principles set out in the 1990 Act are expanded in the NPPF to cover a range of heritage assets. It states that, *"significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification".*



Figure 3: Lancaster House - Whitworth Street Elevation

Paragraph 128 of the NPPF states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. This is supported by Paragraph 129, which requires local planning authorities to identify, and assess, the significance of any heritage assets, which may be affected by proposals, and to take this assessment into account when considering applications.

Briefly, the steps involved in this assessment are as follows:-

1. Understanding significance: undertaking a proportionate amount of research to understand the heritage interest in the asset and its setting.
2. Understanding impact: give sufficient explanation of the impact of the proposals on the significance of the asset[s].

SOURCES CONSULTED

The following sources have been consulted / considered in the preparation of this statement:-

- The site's planning history (both as it is available on the City Council's website and paper files of older records).
- The Manchester Environment Record as hosted by the Greater Manchester Archaeological Advisory Service.
- The Archive Local Studies section of Manchester Central Library.
- The description of the Whitworth Street Conservation Area, as it appears on Manchester City Council's website.
- Manchester: The Warehouse Legacy: An introduction and guide - as published by english heritage 2002.

- www.archive.barclays.com.
- en.wikipedia.org/wiki/lancaster_house,_manchester

LOCAL POLICIES

Conservation policies are set out in the Core Strategy Development Plan Document July 2012, together with the 'saved' provisions of the Unitary Development Plan. They include:



Figure 4: Entrance to former Bank / O'Sheas

Policy CC 9: Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

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.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

POLICY 15. ADVERTISEMENTS, HOARDINGS AND POSTERS

DC15.1

The Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. In determining applications for freestanding hoardings and wall mounted posters the Council will take account of the following matters in assessing these interests:

a. *the general location of the proposed development and the effect on visual amenity;*
b. *the scope for posters and hoardings to make a positive contribution to the locality;*
c. *the design of the structures, and the relationship with any premises on which they are located;*
d. *the effect of the proposal on permanent redevelopment of the land;*
e. *public safety resulting from the positioning of the design of the display;*
f. *the ease with which the structure is capable of being satisfactorily maintained;*



Figure 5: Lancaster House - 1949

g. *the use of hoardings to screen vacant sites or buildings during development, or where development is known to be imminent;*

h. *the use of hoardings as part of a scheme to prevent access by unauthorised users onto land pending development;*

i. *the use of hoardings to disguise or improve the appearance of unsightly features, operations or activities;*

j. *the number of advertisements in the locality and their cumulative effect on visual amenity.*

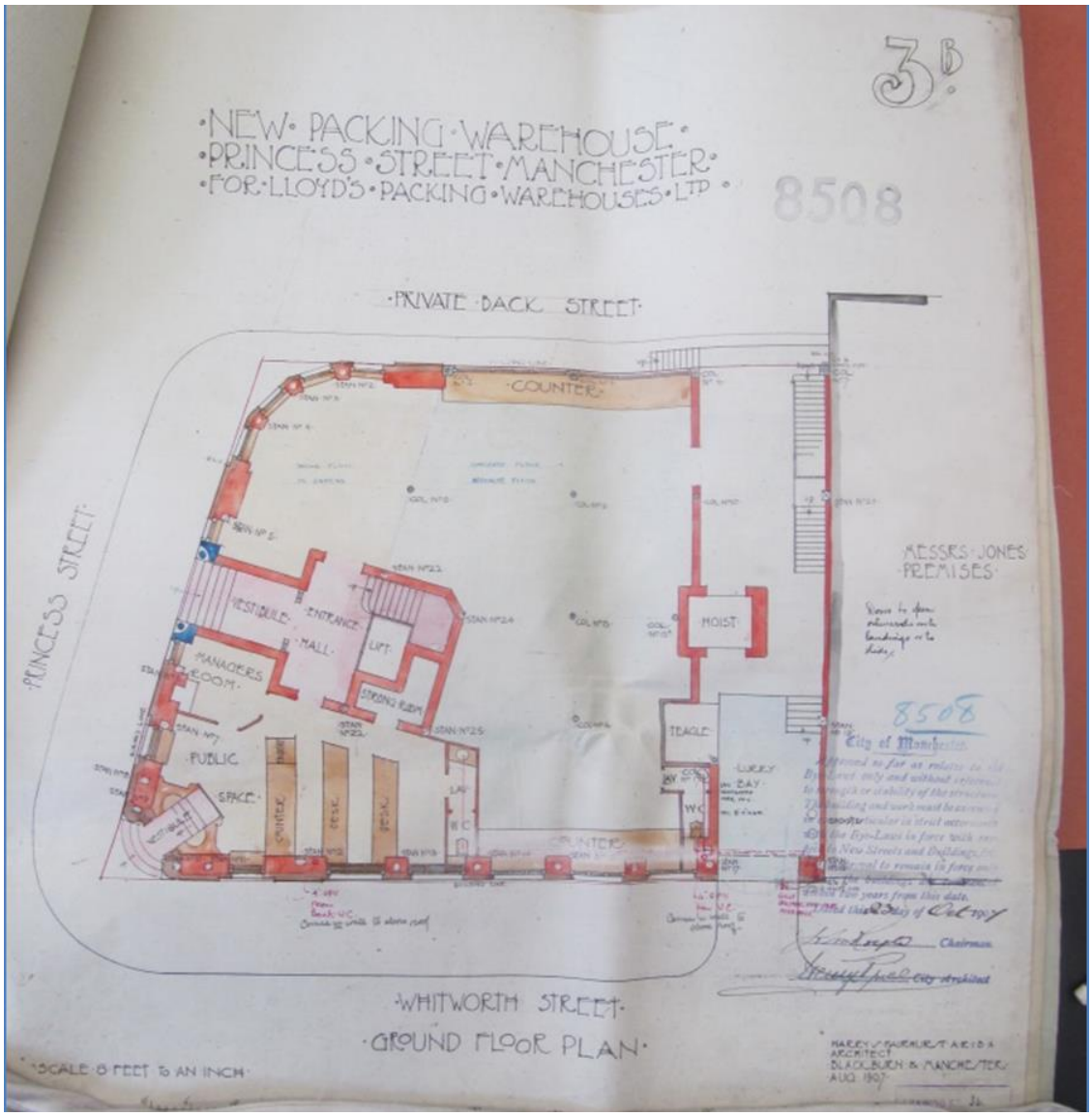


Figure 6: 1907 By-Law Plan

DC15.2

In assessing the interests of amenity and safety the Council will take account of the following criteria:

a. *developments of this kind should not harm the character or architectural features of a building, nor interfere with its proper use;*

b. *they should be in scale with the locality and relate properly to the site on which they stand;*

c. *they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value;*

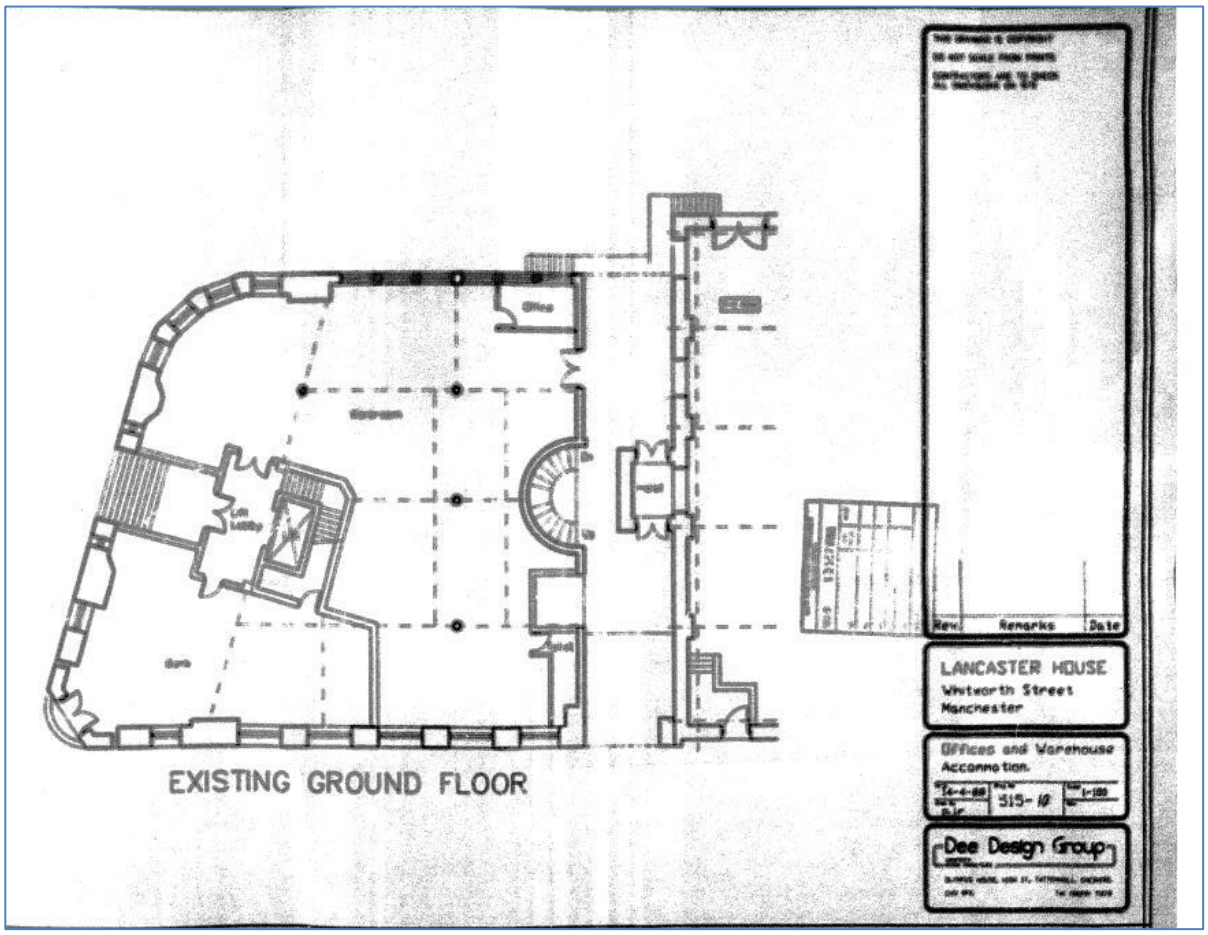


Figure 7: 1988 Ground Floor Plan

d. a proposal which would be injurious to public safety or adversely affect the flow of traffic, by reason of its position, size, or design will not be permitted.

DC15.3

Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect safety and amenity.

POLICY 18. CONSERVATION AREAS

DC18.1

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

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

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

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

iv) the effect of signs and advertisements;

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

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

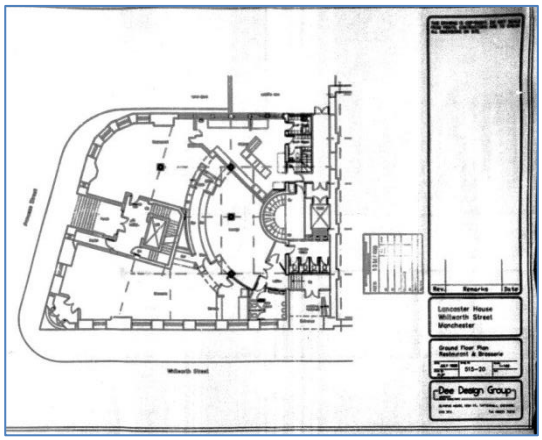


Figure 9: Layout of Restaurant conversion as approved in 1988.

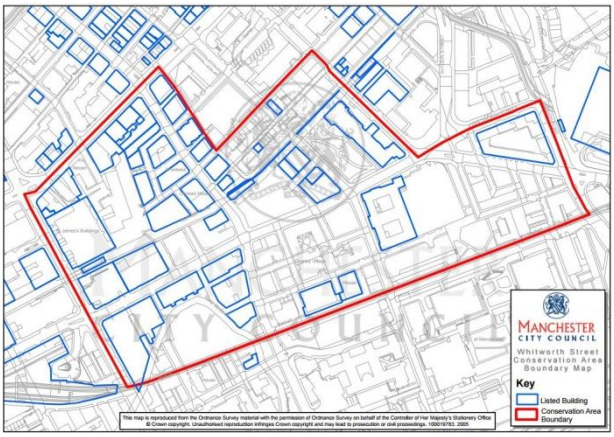


Figure 8: Whitworth Street Conservation Area

POLICY 19. LISTED BUILDINGS

DC19.1

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In givingeffect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

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

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

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

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

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

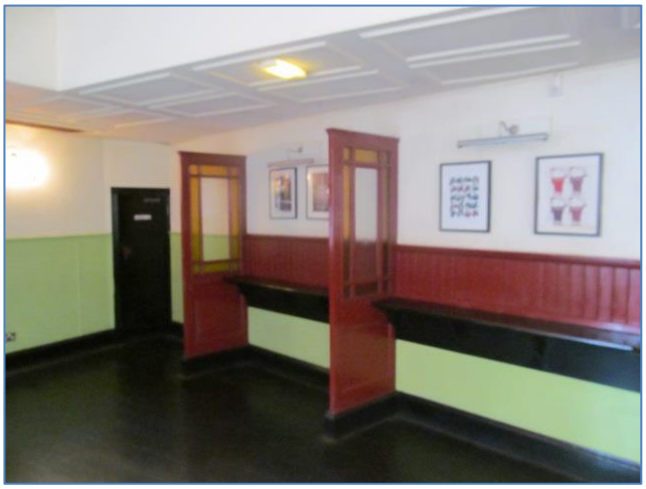


Figure 10: Screens Attached to Entrance Hall Wall.

The City Council website indicates that an application for listed building consent should be supported by a statement that includes the following information: -

- an understanding of the significance of the architectural and historic interests and character of the building / structure;
- the principles for, and justification of, the proposed works; and,
- the impact of the proposal on the special interest of the listed building or structure, its setting and the setting of adjacent listed buildings.

It goes on to state that the information should explain: -

- the sources that have been considered;
- the expertise that has been consulted; and
- the steps that have been taken to avoid or minimise any adverse impacts on the significance of the building.

Finally, the guidance provides that, *"the type and amouny of detail required will vary according to the particular circumstances of each application*".

This statement addresses all the matters identified above and is proportionate both to the significance of the heritage assets and the potential impacts.

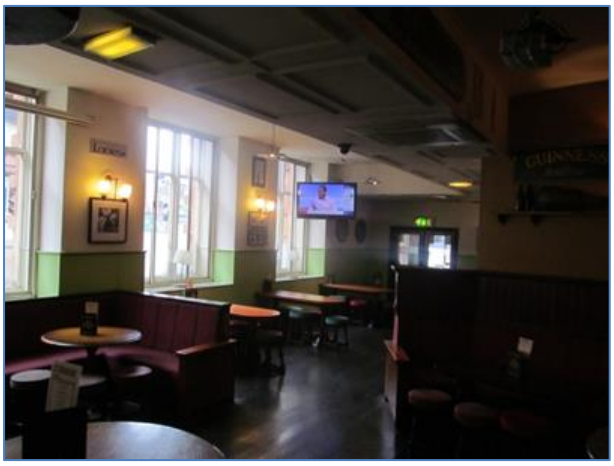


Figure 11. Public House Interior looking from Warehouse Space into Space Occupied by the Former Bank.

SIGNIFICANCE OF THE HERTIAGE ASSETS

Lancaster House (Figure 1) is a seven storey (with basement and attic) shipping and packing warehouse, built between 1907 and 1910 for the Lloyds Packing Warehouses Ltd, which was, at the time, the dominant commercial warehouse packing company in the City. It is situated on the corner of Princess (see Figure 2) and Whitworth Streets (see Figure 3), with there being an unnamed service road to the south. It was listed in October 1974, with the list entry reading as following: -



Figure 12: Screen in Front of Toilets

"LANCASTER HOUSE, 67-71, WHITWORTH STREET

LANCASTER HOUSE, 80, PRINCESS STREET

*Grade: II**

Includes: No.80 Lancaster House PRINCESS STREET. Shipping and packing warehouses, No.71 converted as apartments and No.67 (including No.80 Princess Street) converted as offices. Dated 1906, and built between 1905 and 1912; by Harry S.Fairhurst. Steel-framed, with cladding of brown and buff terracotta and some red brick; slate roofs. Long rectangular plan in 2 parts, on island site. Edwardian Baroque style. The left-hand portion, forming the corner block to Princess Street, is 7 storeys with basement and attic, 6 bays plus a corner turret to the left, the ground and 1st floors forming a rustic of banded brown terracotta with a dentilled cornice on consoles, banded end pilasters to the upper floors (continued as chimneys above the parapet), frieze over 2nd floor, 5-bay giant arcade of round-headed arches from 3rd to 6th floor with swags and enriched keystones, dentilled main cornice, and attic storey treated as a parapet. 3-sided corner turret (2:1:2 windows) with segmental open pediment over 1st floor, pedimented Gibbs surrounds to 4th-floor windows, and very elaborate slender octagonal 4-stage Baroque spire. Doorway in chamfered corner to Princess Street, round-headed arched entrance at right-hand end, keyed heads to windows at ground and 1st floors (those at 1st floor round-headed). Narrow facade to Princess Street in similar style; with centre of 4 very narrow bays, the upper floors giant-arcaded like those to Whitworth Street, and colonnaded attic with Diocletian window and elaborate parapet; grey stone entrance at ground floor with square-headed doorway flanked by windows, semi-circular overlight flanked by projected ship-prow motifs, and dentilled cornice; and 5-sided corner with features matching the other corner but finished with a balustraded parapet. Rear: a strictly functional glazed grid of small-paned windows. The right-hand portion (No.71) is 7 storeys and 1:3:1:3 bays, the ground and 1st floors of buff terracotta with a cornice and the upper floors of red brick with buff terracotta dressings, symmetrical except for the 1st bay (which carries up 1 floor higher, like a sprinkler tower). The 1-bay centre has a round-headed doorway with wrought-iron Art Nouveau gates, a dentilled band arched over it, a 2-light overlight at 1st-floor level flanked by reliefs of seated allegorical female Figures supporting an open pediment containing a cartouche with fronds, and a panel above this with raised lettering "LANCASTER HOUSE"; pairs of small windows to the next 4 floors, and a round-headed arch at 6th floor containing a lunette. The 3 bays on each side of the centre have banded piers and square-headed windows with triple keystones at ground floor, coupled windows at 1st floor; banded brick giant pilasters to the next 3 floors with terracotta friezes and modillioned cornices, windows with linked architraves at 2nd and 3rd floors (those at 2nd floor segmental-headed), and large oculi at 4th floor with enriched terracotta surrounds; and coupled pilasters to the top 2 floors with open segmental pediments over the centre containing raised lettering "ANNO. DOM." and MDCCCCVI" (respectively), windows with moulded architraves at 5th floor and coupled windows above. Hipped roof with 2 tall chimneys. Interior not inspected".



Figure 13: The Bar

As constructed, Lancaster House comprised commercial offices fronting, and accessed from, Princess Street, with warehousing behind. The building was erected as a speculative venture, with the Lloyds Packing Company providing warerooms and office space for individual merchants to rent. Lloyds also supplied labour, machinery and facilities for loading, unloading, storage and packing and administered the building and provided for the security and privacy of each of the tenants.

As with a number of warehouses dating from this age, the building incorporated a small branch bank (the Union Bank of Manchester). It occupied the northeast corner of the ground floor (Figure 6), and had a separate entrance on the corner of Princess and Whitworth Streets. The Bank's name can still be seen in a panel above the entrance door (Figure 4).

In 1919, the Union Bank became an affiliated bank within the Barclay Group. It was managed and traded as a separate entity, until being fully absorbed by Barclays in 1940. Figure 5 is a photograph showing the bank, as converted into a Barclays Branch, in 1949.

Figure 6 is a 1907 By-Law Plan, which shows the layout of the ground floor, including the commerical offices, bank and warehousing. The Bank was primarily designed to serve the tenants of the building and other businesses in the area. Accordingly, it was modest in size, with the a small public space in front of the counter. It could be accessed from the street and from the Princess Street vestibule and entrance hall.

It occupied some 60sqm of floor space, and comprised a customer counter with two teller counters behind. It also included a manager's office and strong room. Given its nature, and the small size of the customer facing area, it is anticipated that the internal fit-out was fairly basic.

Lancaster House was used for commercial purposes until, and as with many of the Victorian warehouses in this part of the City Centre, it became vacant in the late 1970s / early 1980s. The table below sets out recent planning history (since about 1980) as is available on the City Council's website.

REF NO:	DESCRIPTION	DECISION
32485	Change of use of part of an office/warehouse block to ground floor restaurant with basement car parking, and elevational alterations	Approved
40545	DETERMINATION BY THE CENTRAL MANCHESTER DEVELOPMENT CORPORATION 2 illuminated double sided projecting pictorial signs	Approved
32483	LISTED BUILDING CONSENT Improvement and alteration of existing office and warehouse accommodation to high standard office accommodation and ground floor restaurant, with elevational alterations	Approved

052947/FO/CITY3/97	Conversion of the 2nd to 7th floors (inclusive) to 36 self-contained flats and associated use of existing car parking spaces in association with these flats.	Approved
052948/LO/CITY3/97	LISTED BUILDING CONSENT Conversion of vacant offices on 2nd to 7th floors (inclusive)	Approved
055784/LO/CITY3/98	LISTED BUILDING CONSENT Conversion of offices on floors 1-7 into 42no. residential apartments	Approved
055783/FO/CITY3/98	Conversion of offices on floors 1-7 into 42no. residential apartments	Approved
057534/FO/CITY3/99	Addition of 4no. penthouses on roof	NPW
057535/LO/CITY3/99	LISTED BUILDING CONSENT Addition of 4no. penthouses on roof	NPW
112420/FO/2016	Change of use of the pavement directly adjacent to the pub (Whitworth Street West elevation) to a seating area (hours of operation11.00 to 23.00) to include 3 x 2 person tables and chairs and 4 x 4 person tables and chairs with adjacent demarcation barriers.	Pending

Planning permission and listed building consent were granted in 1988 (refs 32483 & 32485) to convert the ground floor of the building into a restaurant, with offices on the upper floors.

Figure 7 is a copy of the existing ground floor plan as submitted with that application. The extent of the former bank can still be identified but all internal fixtures and fittings (including the manager's office and customer and teller counters) would appear to have been removed.

Figure 8 shows the layout of the approved restaurant. It occupied the whole of the ground floor of the premises with the internal division, between the bank and the warehouse space, being removed.

The restaurant was subsequently converted into a public house (The Lancaster Bar) and, more recently, O'Sheas. Sometime after first conversion in the 1980s, the layout was changed, with the bar being moved from a central area to the southern end of the building.

It is not clear whether the upper floors were ever converted to commercial offices under the 1988 permissions. However, in 1999, further consents (refs 055783/LO/CITY3/98 & 055784/FO/CITY/3/98) were granted to convert the second to seventh floors into 42 residential apartments.



Figure 14: Screen at Northern End of Bar

Whitworth Street Conservation Area

Lancaster House forms part of the Whitworth Street Conservation Area, which is centred on Whitworth and Princess Streets. It was designated in September 1974 and is characterised by a

concentration of Victorian and Edwardian warehouse buildings, principally dating from between 1850 and 1920, many of which are associated with the City's textile industry.

Lancaster House, with its distinctive corner tower with cupola (Figure 1), makes a particularly important contribution to the character and appearance of the Whitworth Street / Princess Street junction and the wider Conservation Area. It also has strong historic connections with, and to, the surrounding buildings and the area in general.

Heritage Significance

The architectural and historic significance attaching to Lancaster House derives from its origins and its connections to:

- the textile and warehousing industries (that once dominated this part of the City); and
- *Harry S.Fairhurst,* who also designed India House, Bridgewater House and York House (the latter now being demolished). Fairhurst was the leading designer of 'advanced warehouses', with his buildings being steel-framed and built to high-quality fireproof specifications.

Whilst the use of the building has changed (originally bank, offices and warehousing and now public house and flats), its origins and importance are still clearly evidenced in its structure, scale and massing and architectural detailing. These are the principal characteristics that contribute both to the building's architectural interest and the character and appearance of the Whitworth Street Conservation Area.

Internally, few original spaces, or fixtures and fittngs, survive on the ground floor. The main entrance from Princess Street (Figure 2), the vestibule, entrance hall and staircase (Figure 6) still remain, as does the former bank entrance (Figure 4) and a loading bay in the Whitworth Street frontage (Figure 3). However, the bank and warehousing space, which originally occupied the majority of the ground floor, has been subsumed, and converted, into what is now an Irish themed bar.

Internally, and apart from the fenestration pattern and original windows, very little evidence of these original uses remain. Both ceiling and floor finishes are modern, most likely dating from the 1988 restaurant conversion, or a subsequent refurbishment.

A number of timber glazed screens (see Figures 10, 12, 14 and 15) have been incorporated into the layout of the public house, which Officers have suggested, during pre-application discussions, could, potentially, be vestiges of the original bank interior. However, they are not of great quality and are in a relatively poor condition. It is difficult to see where they would have been sited, in the original bank layout (Figure 6), and it is just as, if not more likely, that they are part of the late 1980s restaurant / public house fit out.

What is certain is that, if they are original bank fixtures, they are not in their original positions and have, most likely, been moved on at least two occasions (compare Figure 6, which shows the original bank layout, with Figure 8, which shows the original approved restaurant layout and application drawing 1637-101, which shows the current public house layout). Three of the screens lie outside of the demise of the bank, whilst the two screens, with connecting counter, that lie against the internal wall of the Princess Street entrance hall and stairwell, are not consistent with the original bank layout.

THE PROPOSAL

O'Sheas is a popular Irish themed public house which has a late license. It has been some years since the property was last refurbished and the fixtures and fittings are tired and are showing heavy signs of wear and tear.

Punch Taverns proposes to refurbish the property with the aim of repositioning it within the market and introducing a more extensive food menu. The proposals include complete internal redecoration and the provision of new furniture, fixtures and fittings and a new signage scheme.

They are detailed on the following drawings: -

Drawing 1637-201: Plans As Proposed.

Drawing 1637-203: External Elevations As Proposed.



Figure 15: Screen at Southern End of Bar.

Drawing 1637-203: Proposed Internal Elevations.

Drawing 1637-401: Finishes as Proposed.

Drawing 1637-403: WC as Proposed.

Drawing 1637-404: Internal Details as Proposed.

O'Sheas, Manchester: Signage Scheme.

Windows will be repaired, and decorated, with rotting wood being removed and spliced, repaired and filled. Plastered surfaces will be repaired and re-skimmed with new Kardean flooring (timber effect to the bar area and slate effect to the seating area) being laid. Both will be bonded to a new ply sub-base, so preserving the existing flooring underneath. The bar counter and back fittings will be cleaned, refurbished and adapted for new displays. Existing booth seating will be repaired / re-upholstered or replaced. New booth seating will be constructed as free-standing furniture.

As part of the refurbishments scheme, the Company proposes to remove the timber screens, and drinks shelf, attached to the wall to the Princess Street lobby and stairwell (see Figure 10). These screens date from an earlier restaurant / public house refurbishment.

The Company also intends to remove the three screens which are sited in front of the entrance to the main toilets (see Figure 12). The glazing in these screens is regularly broken and is a health and safety risk.

The Company also proposes to remove timber screens at either end of the bar servery and replace with new stud partitions (see Figures 14 and 15). It also proposes to erect new stud partitions at the left hand end of the bar in order to screen the glass wash from public view.

Externally, the Company will remove paint applied to the stone plinth on either side of the entrance to the public house (see Figure 4); remove existing window boxes (See Figures 2 and 3) and replace with two boxes (to the windows either side of the entrance); replace a lantern over the entrance door; and install new signage. The new window boxes, lantern and signage scheme are detailed on the application drawings.

The full extent of the proposed works is set out on the Schedule of Works submitted with the listed building application.

DESIGN & ACCESS CONSIDERATIONS

The proposals do not involve the provision of any new extensions, an increase in floor space, or any change to the layout, or accessibility, of the site or building.

No landscape features are impacted by the proposals but the appearance will be improved through the removal of paint, on the stone around the entrance to the public house; through the reduction in the number of window boxes and via the new signage scheme.

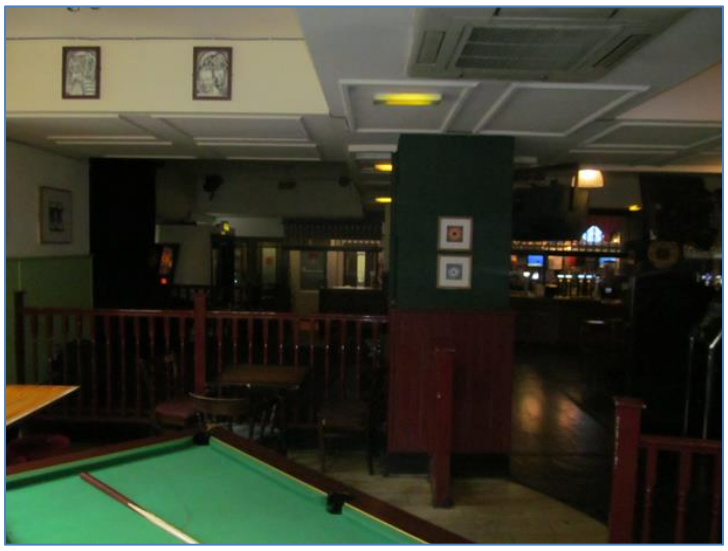


Figure 16: Raised Area at Southeast End of the Building.

POTENTIAL HERITAGE IMPACTS – INTERNAL WORKS

The proposed refurbishment works largely concern the interior space and modern public house fixtures and fittings (see Figures 10 to 16). There are few, if any, vestiges of the original bank and warehouse uses and the proposed internal works will have no material impact upon the architectural or historic interest of the building.

Five sections / areas of part timber and part glazed screens are to be removed and replaced with either new screens or stud partitions. It has been suggested that these screens might be from of the original bank interior but they are of relatively poor quality and the plan of the original layout of the bank (Figure 6), does not support this. In addition, the 'existing plan', submitted with applications 32483 & 32485 (see Figure 7), shows the space occupied by the former bank to be devoid of any features (including the counters and managers office that can be seen in the original 1907 layout (Figure 6). Furthermore, the Officer Report for those applications make no reference to any part of the building being used as a bank or to any associated internal fixtures and fittings (Figure 17).

Even if they are original, none are in their original position and most lay outside of the demise of the bank. Accordingly, they are considered to have little connection with the original use(s) made of the building and they do nothing to aid an understanding of the extent or layout of the bank, or evidence that part of the ground floor was originally used as a bank. Their loss, even if original, will not impact upon the heritage significance of this substantial building, which extends across seven storeys, plus basement and attic.

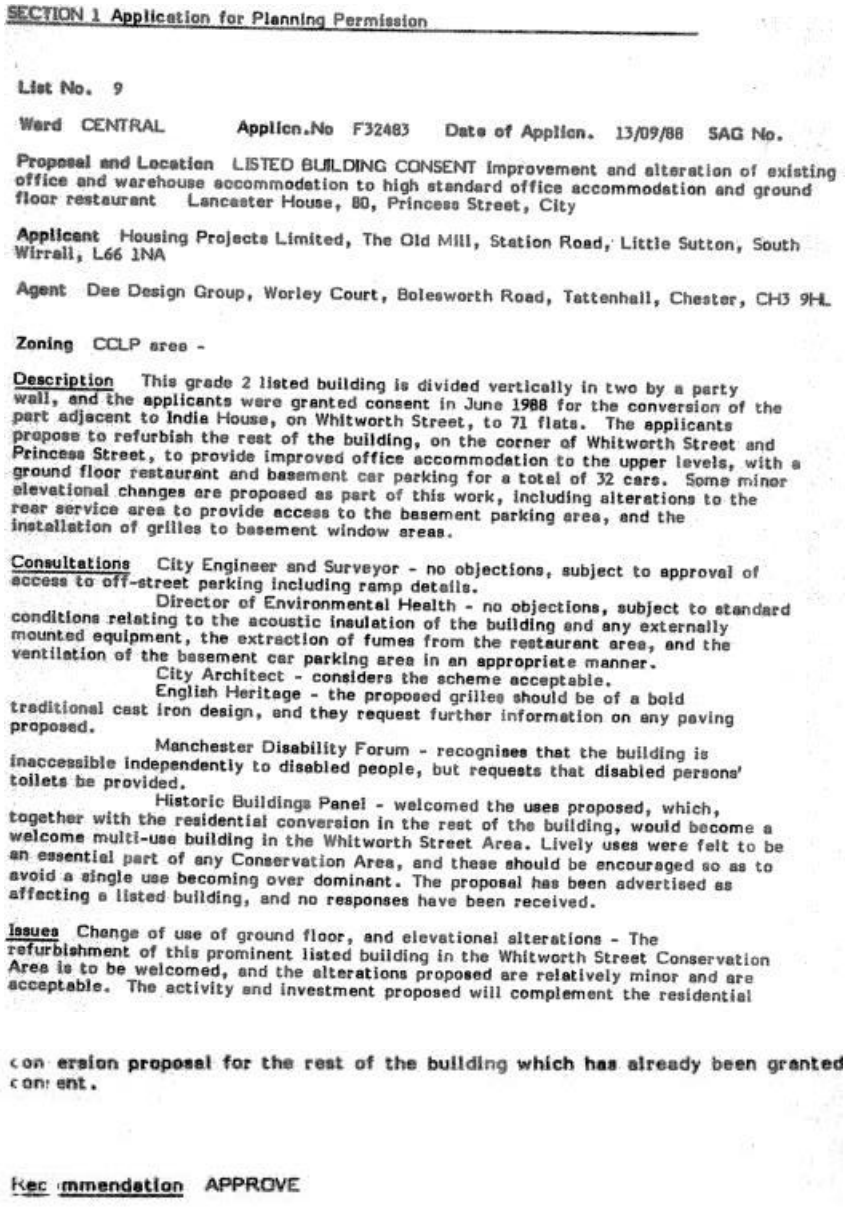
Officers suggested, during pre-application discussions, that the timber floor on the north side of the customer trade area (adjacent to the Whitworth Street elevation), may be original (Figure 11). However, the 1907 plan (Figure 6) indicates that this area had a 'concrete floor with asphalte finish' – which would be consistent with an early C20th, steel-framed, warehouse building. There was an area of wooden flooring, but this was in the southeast corner of the building, which is now covered by a raised floor (Figure 16).

The timber floor adjacent to the Whitworth Street elevation also extends seamlessly from the former bank area into the warehouse area. This suggests that it was laid after the internal dividing wall was removed and was installed as part of the late-1980s restaurant/bar conversion.

The floor has taken a heavy pounding over the preceeding 30 years and will be difficult to restore. Carpet, in a pub of this nature, is not an option and the Company, therefore, proposes to re-lay a Karndean timber effect flooring, which is in-keeping with character of the

building. The current timber floor will be retained, under an applied sub-base and the work, is, therefore, reversible.

The only work which may have a minor negative impact upon the heritage significance of the ground floor is the proposal to install high backed booth seats in front of the windows on the Whitworth Street elevation. The back of the booths will be above cill level and may, therefore be visible from the exterior. However, the booths will be constructed as free-standing furniture and do not, therefore, require any formal consent.



SECTION 1 Application for Planning Permission

List No. 9

Ward CENTRAL Applicn.No F32483 Date of Applicn. 13/09/88 SAG No.

Proposal and Location LISTED BUILDING CONSENT Improvement and alteration of existing office and warehouse accommodation to high standard office accommodation and ground floor restaurant Lancaster House, 80, Princess Street, City

Applicant Housing Projects Limited, The Old Mill, Station Road, Little Sutton, South Wirrall, L66 1NA

Agent Dee Design Group, Worley Court, Bolesworth Road, Tattenhall, Chester, CH3 9HL

Zoning CCLP area -

Description This grade 2 listed building is divided vertically in two by a party wall, and the applicants were granted consent in June 1988 for the conversion of the part adjacent to India House, on Whitworth Street, to 71 flats. The applicants propose to refurbish the rest of the building, on the corner of Whitworth Street and Princess Street, to provide improved office accommodation to the upper levels, with a ground floor restaurant and basement car parking for a total of 32 cars. Some minor elevational changes are proposed as part of this work, including alterations to the rear service area to provide access to the basement parking area, and the installation of grilles to basement window areas.

Consultations City Engineer and Surveyor - no objections, subject to approval of access to off-street parking including ramp details.
Director of Environmental Health - no objections, subject to standard conditions relating to the acoustic insulation of the building and any externally mounted equipment, the extraction of fumes from the restaurant area, and the ventilation of the basement car parking area in an appropriate manner.
City Architect - considers the scheme acceptable.
English Heritage - the proposed grilles should be of a bold traditional cast iron design, and they request further information on any paving proposed.
Manchester Disability Forum - recognises that the building is inaccessible independently to disabled people, but requests that disabled persons' toilets be provided.
Historic Buildings Panel - welcomed the uses proposed, which, together with the residential conversion in the rest of the building, would become a welcome multi-use building in the Whitworth Street Area. Lively uses were felt to be an essential part of any Conservation Area, and these should be encouraged so as to avoid a single use becoming over dominant. The proposal has been advertised as affecting a listed building, and no responses have been received.

Issues Change of use of ground floor, and elevational alterations - The refurbishment of this prominent listed building in the Whitworth Street Conservation Area is to be welcomed, and the alterations proposed are relatively minor and are acceptable. The activity and investment proposed will complement the residential

conversion proposal for the rest of the building which has already been granted consent.

Recommendation APPROVE

Figure 17: Officer Report for Application F32483

POTENTIAL HERITAGE IMPACTS – EXTERNAL WORKS

Proposed external works are limited to the removal of paint, on the stone plinth to either side of the entrance to the public house (Figure 4), a reduction in the number of window boxes (Figures 2 and 3) and replacing and existing lantern over the front entrance)Figure 4).

The first two items will considerably improve the appearance and heritage interest of the building. The third (the lantern) is in-keeping with the character of the building and is required in order to signal and illuminate the entrance (so making it safer to use). It will be mounted via the existing fixing (Figure 4).

POTENTIAL HERITAGE IMPACTS – SIGNAGE

The Company proposes to replace the existing signs with two externally illuminated hanging signs, on brackets (one each to the Princess and Whitworth Street elevations), together with two internally illuminated signs located internally within two windows recesses; one on the Whitworth Street elevation and one in the southeast corner of the building - so that it can be seen as customers approach along Princess Street from the south.

The two projecting signs are like for like replacements and will utilise existing fixing points. They are illuminated by simple trough lights, as opposed to the current large 'swan-neck' fittings. The signs will, therefore, appear less bulky.

The two signs to be sited, internally, within windows have the same motif and colouring as the projecting signs. They have been sized and designed so as to fit neatly within the window recesses and hang centrally within the top panes.

Given the nature of the business, and its size, they are considered to be appropriate features that will have a negligible impact on the heritage significance of the building and the surrounding conservation area.

SUMMARY

Punch Taverns proposes to refurbish O'Sheas Irish bar and reposition it within the market. The business occupies the ground floor of the Grade II* listed Lancaster House and is, therefore, part of an important heritage asset. The building is also situated within the Whitworth Street Conservation Area.

The ground floor of the building was originally occupied by a small branch bank and warehousing space. It was converted into a restaurant, and subsequently a bar, in the mid-1980s and little evidence (within the building) now remains of the these uses. There are no original fixtures and fittings and the division between the uses has been removed.

The proposed internal refurbishments, which are fully detailed in the application submission, will have no material impact upon the heritage significance of the building.

External works are primarily limited to the display of new signage and will have a minor positive impact upon the heritage significance of the building and the contribution that it makes to the surrounding conservation area.

This statement has identified those features of the building that contribute to its architectural and historic significance. It has described the proposals and assessed the potential impacts. It demonstrates that no harm will be caused to the significance of the building and that the proposals thus comply with relevant national and local policies and guidance. It also demonstrates that the Council can grant permission as the proposal causes no harm to the character or appearance of the Whitchurch Street Conservation Area.