HERITAGE STATEMENT

The WaterHouse
67-71 Princess Street
Manchester
M2 4EG

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1.0 INTRODUCTION

Purpose and Format
This assessment has been prepared as part of a planning and listed building consent application for internal alterations and refurbishment of the subject property. The assessment has been conducted in accordance with general guidelines set out in the English Heritage publication 'Informed Conservation" and in particular responds to policies outlined in Planning Policy Statement 5 (PPS 5). In terms of local policies. This assessment supplements a Design and Access Statement already prepared.

1.2 Methods of Investigation
Visual inspections of the property, carried out in October 2011, were completed with the aid of existing plans provided by the owners at the time; JD Wetherspoon PLC. Background research into the building was conducted through consultation with the following main resources:

- Manchester City Council Planning Department
- The National Archives
- Historical texts

The Waterhouse is a grade II Listed building therefore any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings & Conservation Areas) Act 1990. This statement assesses the impact of proposals to reconfigure the existing male toilets on the First Floor to create a new service void to ensure the continued serviceability of the faculties whilst also protecting the existing architectural features.

Any impact is assessed in relation to the special architectural and historic interest of the building. This statement is in support of a planning and listed building consent application submitted to Manchester City Council : 097554/LO/2011

2.0 GENERAL DESCRIPTION.

2.1 Manchester is a city and Metropolitan Borough in Greater Manchester, England. According to the Office for National Statistics, the 2010 mid-year population estimate for Manchester was 498,800. Manchester lies within one of the UK's largest metropolitan areas, the metropolitan county of Greater Manchester, which has an estimated population of 2.6 million.

2.2 Princess Street is one of the main streets in Manchester City Centre, Greater Manchester, England. It begins at Cross Street and runs approximately eastwards across Mosley Street, Portland Street and Whitworth Street until the point where it continues as Brook Street and eventually joins the A34. It is not clear whether the street was actually named after a princess and the second part of it once bore the name of David Street. Originally a residential street it became the site of many textile warehouses and large office buildings during the 19th century. Some of these have since been demolished but most have been converted to other uses

2.3 LISTED DESCRIPTION

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

2, 65-71, PRINCESS STREET

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

National Park: Not applicable to this List entry.
Grade**:** II
Date first listed: 03-Oct-1974
English Heritage Building ID: **456831**

National Grid Reference: SJ 83960 98089
Location: 67-71 Princess Street, Manchester, M2 4EG

Listing Text: SJ8398SE PRINCESS STREET 698-1/27/332 (North East side) 03/10/74 Nos.65 TO 71 (Odd)

Locality: Manchester
Local Authority: Manchester City Council
County:Greater Manchester
Country: England
Postcode:M2 4EG

GV II

Row of 4 town houses, now shops and offices. Probably late C18; altered. Red brick with some sandstone dressings (roof not visible). Double-depth plan, each house single-fronted, with back extensions (No.71 with rear wing). Three storeys over cellars, 3:3:3:3 windows (but No.71 wider than the others); with plinth and wooden modillion eaves (except Nos 65 and 67 which are plain wood). Nos 65 and 67 altered at ground floor by insertion of C20 shops. Nos 69 and 71 have Tuscan pilaster doorcases with open pediments, panelled doors (up 3 renewed steps) and fanlights with radiating glazing bars, and sashed windows with raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor; the upper floors of Nos 65 and 67 have windows with similar sills and heads but altered glazing. Various tall chimneys on front and rear slopes of roof (with water-tabling of formerly higher roof). Return side of No.71 has 4 windows plus one blocked. Rear and interior not inspected. Rare survival of domestic buildings of this period in centre of city.

Listing NGR: SJ8396098089

3. ASSESSMENT OF IMPACT

3.1 This section of the report assesses individual elements of the proposal in relation to the impact upon the special architectural and historic interest of The Waterhouse as a listed building. The assessment will explain how the impact has been addressed and where necessary provides a justification for the proposal in reference to the relative significance of the historic building and its component parts.

a) Internal Alterations. Our client JD Wetherspoon PLC, are committed to retaining the aesthetic of the existing building and they are aware that the property is listed. The internal alterations are essential for improving the facilities at The Waterhouse. It will become a more desirable destination for guests and offer more comfortable, increased and modernised facilities. The existing building has clearly been subjected to past modification and thus the impact on historic fabric is minimal, however reversibility is key to the design, as is a cautionary approach in order to minimise potential damage.

b) Reconfigure the existing male toilets on the first floor; Site surveys and investigations have established that the new toilet partitions will sit within the existing toilet block on the first floor, which have been clearly subjected to past modification and thus the impact on historic fabric is minimal. Reversibility is key to the design, as is a cautionary approach in order to minimise potential damage.

c) Redecorate all existing facilities throughout. The internal décor, is worn and dated and in need of redecoration. The proposed scheme has been designed to be sympathetic with the existing interior, while also giving the interior a warm and welcoming feeling. This proposal will not affect any of the special architectural and historical interests of the building.

d) Minor exterior repairs - Minor like for like repairs are planned to address minor defects to the buildings fabric. These are essential to conserving the building's weatherproof integrity and must be conducted with due care and attention in order to minimise the risk of damage. It is understood that the repairs, given their nature and extent, would be unlikely to require listed building consent.

4. CONCLUSION

4.1 The proposals above thus far establishes the approaches taken to the work -e.g., reversibility, minimum intervention, sympathy to the existing in fabric and considers this on the back of an assessment of the building's architectural and historic interest, justification of the need to alter the building also requires consideration. In essence this relates to the pursuit of an active use for the building. As mentioned earlier, in recent times what was historically in demand in the leisure industry has now changed, the leisure industry has grown significantly in the last decade. The expansion of this sector, and the growing investment in the public sector has led to an increase in expectations of the level and standard of faculties. It is our client’s response to these demands which is leading them to invest in refurbishment of this Public House at 67-71 Princess Street at a time when most others are operators are looking to cut spending.

4.2 The English Heritage and the most recent addition to portfolio of Government planning policy statements, PPS5, there is often a need to 'intelligently manage change' in order secure a long term future for heritage buildings. This objective would appear particularly appropriate in respect to the subject building, which itself has had a long association with our client. The internal alterations are small scale compared with the changes which the building has already under gone and is essential, for improving the facilities at The Waterhouse. It will become a more desirable destination for patrons and offer more comfortable, increased and modernised facilities will help maintain an active use of the building then the plans would be viewed as epitomising the objectives lain down in PPS5.