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JOB NO. 2833
15 St. John Street, Manchester
For Kingsdean

STATEMENT OF DESIGN AND HERITAGE SIGNIFICANCE ASSESSMENT
Rev A : 06/09/16 : Revised statement to be submitted following planning submission.
Rev B : 08/09/16 : Statement revised to reflect design update
Rev C: 14/09/16: Statement revised for planning Submission
Rev D: 14/09/16: Final Draft

Contents

1.0 Introduction
1.1 Background and Methodology

2.0 Understanding the Building
2.1 Context and Development of the Area
2.2 Historic Mapping 1772 to 1836
2.3 15 St. Johns Street Building Description

3.0 Historic Significance and Impact Assessment
3.1 Introduction to Assessing Significance
3.2 Designation
3.3 Assessment of Significance
3.4 Summary of Proposals
3.5 Impact on Significance
3.6 Significance floor plans

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1.0 Introduction

1.1 Background

The purpose of this document is to assess the Heritage Significance of the Heritage Asset; 15 St. John Street, Manchester and to provide an impact assessment of the current proposals using a hierarchical system based on established criteria.

The methodology to review architectural significance uses an assessment system described in English Heritages document *Conservation Principles 2008.*

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2.0 Understanding the Building

2.1 Context and Development of the Area.

There is not a precise date for when St. Johns Street was laid out but certainly takes its name from the Georgian Church which stood on the site of what is now St. John's Gardens. The Church was constructed by Edward Byrom a wealthy businessman in 1769 which stood on the site until it was demolished in 1931.

From the historic maps the houses in the street were built in phases between 1770 and 1850. Even at this later period not all the street was built up but as the mapping indicates the terrace including No. 15 was constructed by 1836. The Street is a rare survival of a Georgian street in Manchester and the buildings external street facades remain largely intact and in the case of No.15 the internal arrangement of principal rooms also remains complete.

The Architectural styles adopted in this period were typical of the day informed by a mixture of styles in No.15s case informed by Classical models. The Greek revival elements of No.15 are characteristic and an established part of a style which was popular in the late Georgian period. The style was derived from publications such as the *Antiquities of Athens* (Stuart & Revett 1762-1816) but which fell out of fashion quite quickly after 1840.

While the houses fronting St john street were built for professional people behind them were at least three back streets at right angles where workers lived in small dwellings. These dwellings would have been for workers in commerce in the city as it developed during this period. These smaller dwellings were probably poorly constructed and have long since disappeared.

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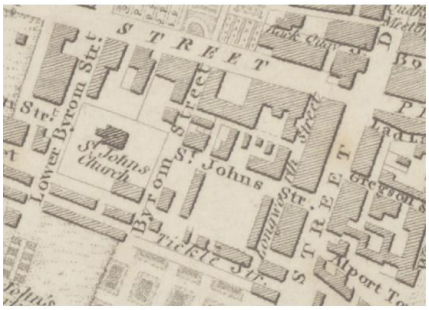
2.2 Historic Mapping



1772



1813



1821



1836

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2.3 15 St. Johns Street, Description

No. 15 St. John Street is in a terrace of four similar town houses. The houses are built in red brick in Flemish bond with sandstone dressings and slate dual roofs. The terrace is formed in a double plan depth. No. 11 is double fronted with the others single fronted. All built at different dates with various rear extensions, some clearly 20th century. In the case of No.15 the three storey outrigger has been removed with the only elements surviving being parts of masonry walls in the basement and partially at ground floor level.

Overall the block is three storeys in height over cellars, a symmetrical 14 bay façade with a plinth, first floor cill band, a plain freeze with projecting timber cornice with brackets.

No. 11 formed in 5 bays and the other addresses including No. 15 in 3 bays each. The doorways are regularly spaced between pairs of windows. The doorways are semi-circular headed and have set-in door cases with slender tapering Ionic columns and Greek-keyed freezes, there are semi-circular fanlights with No. 11 having elegant cast iron curvilinear tracery.

The windows are 4 pane sashes except those at second floor level which are 6 pane, with shallow upper panes. It would appear that in the Victorian period the sashes were reduced to 4 panes from 12 panes (examples on the north side of the street), this change has been made over the terrace of 4 houses giving a uniform appearance.

Windows at first floor level have shallow aprons joining to the continuous cill band. Other window openings have projecting stone cills and flat arched brickwork heads.

The roof has large lateral brickwork chimney stacks crossing the ridge. The eaves details to the front and rear elevations are formed out of a lead concealed gutter.

Internally the house retains a number of original significant features including;
Deep skirting boards to the principal rooms at ground floor formed in timber from flat upstand, cyma recta mould with second flat section with mid and top beads.
Timber architraves, formed in reeded surrounds with corner blocks many with head mould.
Six panelled doors which have had fire resistant cladding added.
Panelled and recessed walkin window recessed to original sash windows.
Deeply moulded plaster cornices to principle room at ground and first floor level.
Arched opening to ground floor hall including acanthus lead mouldings.

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3.0 Historic Significance and Impact Assessment

3.1 Introduction to Assessing Significance

Assessing significance is a key principle to managing change to heritage assets and is embedded within government planning policy (NPPF 2012). The more significant a heritage asset the more weight should be given to its conservation and protection.

Assessing significance is not an exact science and relies on weighing up a buildings importance with reference to its historic evolution, design quality, the level of alteration and the external setting.

English Heritage (Now Historic England) issued conservation principles in 2008 to explain the approach to significance and identified 4 main aspect of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels.

~ **Exceptional** – An asset important at the highest national or international levels including ancient monuments, Grade I and II* Listed Buildings. The NPPF advises that substantial harm would be wholly exceptional.

~ **High** – A designated asset important at a local to regional level, including Grade II Listed Buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.

~ **Medium** – An undesignated asset important at a local to regional level, including (non-statutory) Listed Buildings or those that make a positive contribution to resetting of a Listed Building or to a conservation area. This may include less significant parts of Listed Buildings. Building and parts of structures in this category should be retained where possible although there is usually scope for adaptation.

~ **Low** – Structure or feature of very limited heritage or other cultural value and not identified as a heritage asset. May include insignificant interventions to Listed Buildings, and buildings/extensions that did not contribute positively to a conservation area. The removal or adaptations of structures in this category is usually acceptable where the work will enhance a related heritage asset.

~ **Negative** – Structure of feature that harms the value of a heritage asset. Wherever practicable removal of negative features should be considered, taking account of setting and opportunities for enhancement.

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3.2 Designation

The designation of No. 15 St. John Street comes under the planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name : **11-17 St. John Street entry No. 1254465**
Grade II Listed first Listed in 1952 with the most recent amendment in June 1994.

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3.3 Assessment of Significance

(i) Architectural Value

The principal street elevation and the double square plan are both of high architectural value. St John Street is wide by Georgian standards and this contrasts sharply with the narrow back streets and has a significant townscape value as a surviving part of Manchester's urban development.

Surviving architectural details such as external doors, sash windows, fanlights, Flemish brickwork and stone details are of high value. A range of internal surviving details including, doors, architraves, skirting boards and cornices particularly to the principal rooms at ground floor level facing St. John Street are important historic details.

Through changes in the 20th century the value of areas of the house has been significantly diminished. The two storey rear outrigger has largely been removed with masonry elements only surviving at basement and ground floor level. The rear elevation has been subject to adhoc changes including inappropriate flat roofs, external render treatments and modern windows. This rear elevation shows elements of modern repair using mixtures of brickwork together with a timber cantilevered W.C. at second floor level.

The floor plans in section 3.6 show the significance and indicates the degrading of significance from the St. John Street frontage to the rear of the house.

(ii) Historical Value

St. John Street is the only surviving Georgian terraced street in central Manchester and forms the heart of the conservation area. With the dramatic changes to the City in the Victorian period the value of the external setting and the St. John's frontage of a Georgian street is of high value to Manchester.

(iii) Evidential Values

The evidential value of the building relates to extent to which its fabric can reveal previous phases of design and activity. The terrace including No.15 appears to have been built as a single phase, so its significance for evidential value is fairly low. However this value can also relate to changes in interior design for example internal doors linking to adjacent houses, Victorian sash window patterns to the street elevation at ground and first floor levels, internal picture rails and elaboration to some cornices in principal rooms. As a result this aspect of the building has medium significance for evidential value.

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3.4 Summary of Proposals

Bernard Taylor Partnership Ltd have produced a series of proposal drawings which include the following key proposals:-

~ External repair including reroofing, leadwork renewal, brickwork repointing, light well reinstatement, redecoration, replacing existing sash windows with new timber sash windows with Slimlite double glazing units and chimney stack repairs.

~ External, rear elevation remove the remains of the existing outrigger including 20th century extensions, flat roofs and cantilevered W.C; replace 20th century modern windows to bedrooms; repoint and repair masonry.

~ Internal, removal of 20th century details including fire resistant panels, modern ironmongery, fixtures and fittings.

~ Internal repair and redecoration to plaster cornices, architraves and mouldings to principal rooms.

~ Internal remodelling to turn the property back into a townhouse from a medical surgery/office. Use of lightweight partitions introduced into lower significant areas.

~ External, creation of a contemporary extension at the rear utilizing materials to form a high quality lightweight extension.

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3.5 Impact of the Proposals

The table below summarises each aspect of the proposals as it affects individual space with a summary of the heritage significance of the particular space, the impact and any mitigation recommended.

Impacts on significance are assigned to the following categories with the level of 'harm' largely depending on weather historic fabric is lost or new works affect the special or aesthetic quality of a room.

~ Enhancement
~ Slight harm
~ Moderate harm
~ Substantial harm

In summary most of the works are considered to have a neutral impact or will enhance existing spaces, and to reverse previous unsympathetic work.

None of the works will cause more than slight harm and with one exception it affects areas of medium or low significance.
The one exception is the reopening of the blocked window in the dining room forming a doorway. In mitigation the proposal is to reuse the timber wall panelling in the splayed reveals and head panel.

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Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
Reroof using existing slates, replace battens, with breathable felt	High	Enhancement	
Renew leadwork to cornice gutters, carry out timber repair and redecoration to projecting cornice and console brackets	High	Enhancement	
Renew timber fascia and renew lead gutter to rear elevation	High	Enhancement	
Carry out repointing and masonry repairs to chimney stacks. Renew leadwork flashings	High	Enhancement	
Redecoration to sandstone plinth and joinery to St. John Street elevation	High	Enhancement	
Repairs to semi-circular basement lights, including vertical grilles replacing modern mesh	High	Enhancement	
Minor repairs to ionic columns and Greek keyed frieze	High	Enhancement	

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Proposal	**Significance of Space or Feature**	**Impact on Significance**	**Mitigation**
Sash window replacement to St. John Street elevation	High	Harm with mitigation	New main frame sections and mouldings to match the existing windows, new glazing bars to be as close a match to the existing as possible to accommodate slimline double glazed units.
Rear elevation, carry out repointing work to existing brickwork	Medium/Low	Enhancement	
Rebuild rear boundary wall with new coping stones	Low	Enhancement	
Remove modern cantilevered W.C. on rear elevation.	Medium/Negative	Enhancement	Removal of poor quality to 20th century element to be replaced by new contemporary high quality extension (see next item).

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Remove the remains of the Outrigger on rear elevation single storey extension. Replace with contemporary extension, high quality design/materials	Medium/Negative	Slight Harm/Enhancement	Although slight harm is caused by the removal of a section of curved wall at ground level, the remainder of the 3 storey outrigger has been lost. As mitigation there is positive balance of enhancements to the rear elevation in removing unsightly additions and replacing them with a high quality extension together with associated repairs to the upper sections of this elevation. The scale/height of the new extension will reflect the height of the adjacent neighbouring outriggers.

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Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
Replace 20th century windows on rear elevation	Medium	Enhancement	
Replace modern insitu concrete yard surfaces with high quality surface finish.	Low	Slight Harm/Enhancement	Removal/breaking out of buried stone flags bonded to concrete. Enhancement to current finishes with high quality new service finish.
Kitchen. Remove secondary glazing/20th century window pelmets, retain/repair skirtings/architraves and cornices.	High	Enhancement	
Dining Room, kitchen, bedroom 1, hall/staircase. Repairs to 6 panel doors removing fire boarding and ironmongery	High	Enhancement	
Hall – Front door repairs. Install period ironmongery, remove modern fixtures and fittings	High	Enhancement	
Staircase – All levels. Retain/redecorate scrolled treads and	High	Enhancement	Spindles replaced using historic precedent

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Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
risers, varnish mahogany handrail, replace 20th century spindles with period detail			
Hall/lobby. Renew floor finishes, remove vinyl tiles	High	Enhancement	
Hall. Remove 20th century doors and wall linings	Low	Enhancement	
Dining Room. Open up blocked up window. Relocate window opening, form as doorway	High	Slight Harm. Enhancement recreating opening	Retain wall panel linings and ceiling pane. Reuse in new doorway position
Kitchen. Remove shelved store	High	Slight Harm with mitigation	Door, frame and architrave saved for reuse in the ground floor plan
Bedroom 1. Create single door opening	High	Slight Harm	Opening below cornice level, it is reversible
Bedroom 1. Fix shut door to staircase	High	Neutral	
Second Floor. Creating sub-division within bedroom 2 and 3, creating en-suites	Medium	Neutral	Lightweight timber stud partitions - reversible
Basement. Insert new concrete tanked floor slab	Low	Neutral	Investigate construction below existing asphalt surface. Salvage suitable existing flags if possible

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Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
Basement. Insert injection DPC to all walls and add tanking plaster to brickwork walls throughout	Low	Neutral	
Basement Study/Gym. Replace 20th century windows to basement lightwells	Low	Enhancement	
Basement. Generally provide new joinery including doors	Low	Enhancement	
Basement. Generally underdraw ceilings with plasterboard/insulation between retained joists	Low	Neutral	Historic ceilings not present.
New double door openings from dining room into hall and kitchen.	High	Slight harm	Openings are below cornice level, it is reversible.
Block up doorway from hall into kitchen.	High	Moderate harm	Retain and fix shut the door on the hall side, plaster board the kitchen side of opening, it is reversible.
New door opening into walk in wardrobe from ensuite (Bedroom 1)	Medium	Slight harm	Opening is below cornice level, it is reversible.
Reverse swing to landing door, 1st floor	Medium	Slight harm	Architraves and door retained, new frame and casings.
Block up door opening. Landing to Bedroom 1	Medium	Moderate harm.	Retain and fix shut the door on

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Proposal	Significance of Space or Feature	Impact on Significance	Mitigation
			the landing side, plasterboard the bedroom side of opening, it is reversible.
New door opening from landing into study, 1st floor.	Medium	Slight harm.	Opening is below cornice level, it is reversible.
New low partitions in Bedroom 1, ensuite, 1st floor.	Medium	Neutral	Partitions below cornice, and scribed around skirtings , it is reversible.
Reverse swing of doors from landing into store and ensuite, second floor.	Medium	Slight harm	Architraves and door retained, new frames and casings.
Block up outer leaf in front of the upper part of the window to Bedroom 1 Ensuite for new roof terrace to abut against and flash into.	High	Slight harm	Window retained, it is reversible.
New door opening from landing into Play Room, second floor	Medium	Slight harm	Opening is below cornice level, it is reversible.

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3.6 Significance Floor Plans (Existing Floor Plans)



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Sources

English Heritage, Conservation Principles 2008
C. Hartwell, Pevsner Guide to Manchester
Manchester City Council, St Johns Conservation Area Information

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