Heritage Statement

in connection with

Proposed Alterations to The Gardens Hotel, Piccadilly & a New Build Development at 2 Little Lever Street, Manchester

Prepared by

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1 INTRODUCTION

Purpose and Format

1.1 This heritage statement has been prepared to assess and inform proposals to alter and extend the grade II listed Gardens Hotel, Piccadilly and build a new hotel block on adjacent vacant land at 2 Little Lever Street, on the corner of Little Lever Street and Back Piccadilly. The new block will adjoin the grade II listed Kingsley House, Newton Street and a bridge connecting the new block and Gardens Hotel, crossing over Back Piccadilly, is also proposed. Both sites are situated within the Stephenson Square Conservation Area in Manchester city centre.

1.2 Owing to the various designated heritage assets either directly or indirectly involved in the proposals, careful assessment of the scheme's design and impact is required in accordance with chapter 12 of the National Planning Policy Framework (NPPF), 'Conserving and enhancing the historic environment'.

1.3 In essence the heritage statement assesses heritage significance and guides proposals for change in a manner that seeks to conserve significance. The approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

1.4 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'[i] and 'Conservation Principles, Policies and Guidance'[ii] and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

1.5 In terms of local planning policy, saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Greater Manchester Unitary Development Plan are of relevance.

The Author

1.6 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Masters Degree in Building Heritage and Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

1.7 Inspections of the site(s) were carried out in May 2016 to assess its physical nature. Background research of a proportionate nature has also been conducted to ascertain all relevant contextual matters appertaining to the proposals.

2 GENERAL DESCRIPTION

Site Location

2.1 The Gardens Hotel occupies a pair of adjoined buildings facing Piccadilly Gardens: their addresses are number 51/53 and number 55/57 Piccadilly. The buildings have been sub-divided at ground floor level to form four shop units; the Hotel occupies the floors above. The Hotel has a pavement level entrance between two of the units which leads to a main entry staircase: the rear of the Hotel backs on to Back Piccadilly. The vacant building plot is situated opposite the rear of the Hotel on the corner of Back Piccadilly and Little Lever Street. A location plan of the Hotel and vacant site is shown below in figure 1.

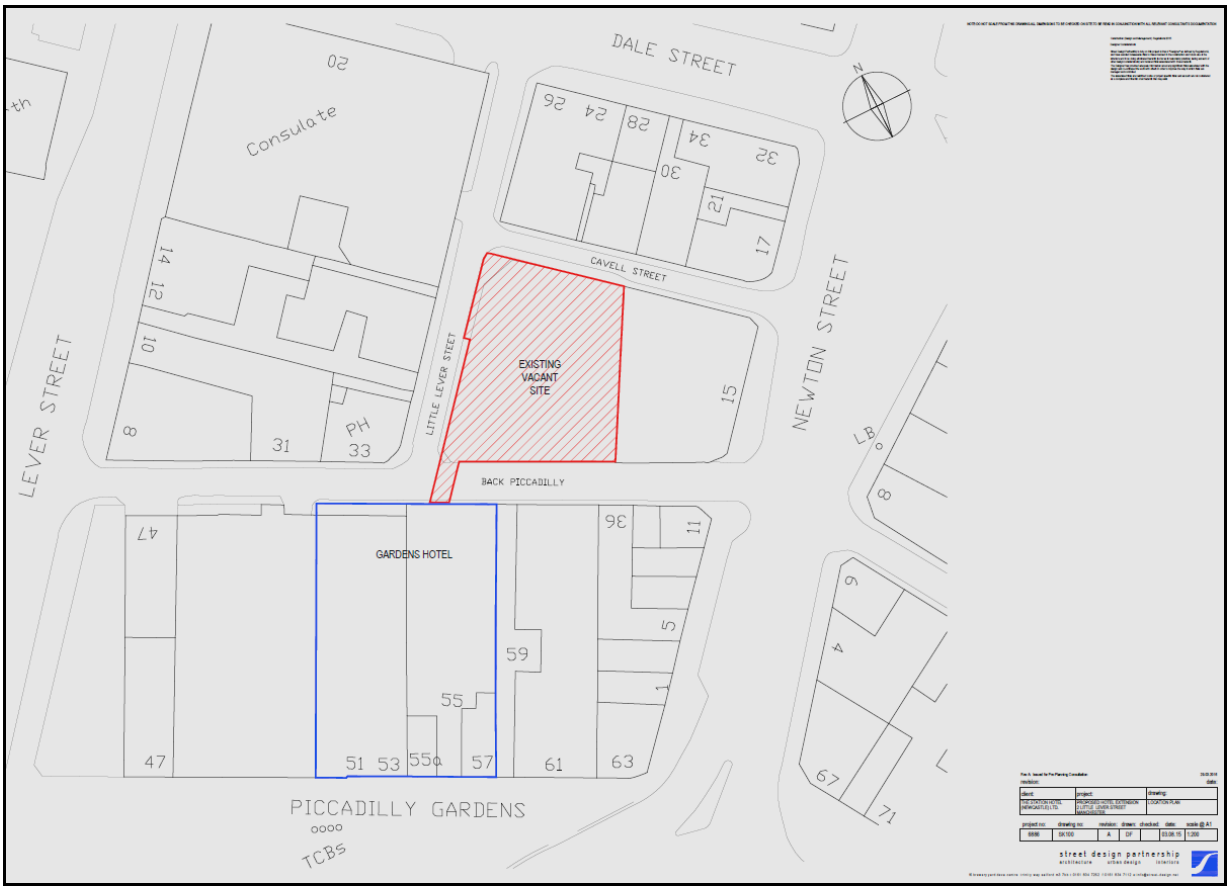


Figure 1) Location Plan

Site Description & Brief History

2.2 Number 51/53 Piccadilly Gardens was built in 1904 to the designs of WG Higginbottom and originally comprised offices with warehousing. The offices occupied the southern portion (facing Piccadilly Gardens) of the building and the warehousing occupied the

northern portion (facing Back Piccadilly). The respective status of these functions is expressed through the elaborate Baroque style southern façade and the more functional northern façade. Conversion of the building to its current use means very little of the original building interior remains, with the upper floors now housing bedrooms and the ground floor housing two shop units. What appears to be an original staircase and stair enclosure (with lift inserted) still remains, winding up the building centrally against the party wall to number 49. The stair enclosure has a window overlooking a central courtyard lightwell, which is enclosed by the adjoining Hotel building, number 55/57.

2.3 Number 55/57 was built in the mid to late C19th as a cotton shipping warehouse, with offices fronting Piccadilly Gardens behind a Gothic revival facade. It was later altered and converted as part of the Hotel, the interior being entirely changed for this new function. The main Hotel entrance is situated centrally to the building's front elevation, between two ground floor shop units. The entrance leads to a short stair flight, past an original staircase and on to an upper ground floor level where the hotel reception, public rooms and kitchens are located towards the rear. The reception area is in part contained within a glazed addition which sits at the bottom of the central courtyard lightwell.

2.4 The two adjoined buildings of the Gardens Hotel are of contrasting architectural styles, reflecting changing historical fashions through the later C19th and early C20th. Number 51/53 is in the ornate Baroque style, faced in Portland stone, with a symmetrical two bay facade with tall ground floor and four upper storeys beneath a decorative gabled roof with attics. Number 55/57 has subtle Perpendicular Gothic influences, faced in buff sandstone, with a three bay symmetrical façade including narrow central bay, tall ground floor storey and four storeys above including hipped attic dormers either side of a central gabled dormer with pointed arch window.

2.5 Clayton House to the right of number 55/57 is of very similar design to number 51/53, being Baroque inspired with a Portland stone façade. Number 55/57 is thus somewhat anomalous and inferior, sitting between two Baroque buildings and having a differing facing material and being lower in height than its neighbours (see figure 3).

2.6 13/15 Newton Street, also known as Kingsley House, was built for garment production and storage in the later C19th. Warehousing, originally attached to the rear of the building (west), was quite recently demolished and the site cleared (this is the new-build proposals site described later). The building has classical influences including an off-centre pedimented entrance to the five bay Newton Street façade.

2.7 Piccadilly Gardens, which is immediately west of the proposals sites and now an open square, was historically the site of Manchester Infirmary. This was built in the mid-18th

and demolished in the early C20th. The vacant site was then developed as a large public garden, which was subject to major revamping in 2003.

2.8 The Stevenson Square Conservation Area, within which the proposals sites are situated, extends north and east of Piccadilly Gardens on the north eastern fringe of Manchester city centre. The Area was first built upon from the mid C18th, beginning as a middle class residential district before industry and commerce gained prominence in the C19th. This brought a variety of new purpose built manufacturing, storage and administrational buildings, of which numbers 51-57 Piccadilly Gardens and Kingsley House are representative examples[iii].

Heritage Asset Designations

2.9 Number 51/53 and number 55/57 Piccadilly are both grade II listed buildings. These will be altered and thus directly affected by the proposals.

2.10 Number 13/15 Newton Street (Kingsley House) is also grade II listed: this will be built against and therefore indirectly affected by the proposals.

2.11 There exist a number of other grade II listed buildings in the vicinity, most of which are situated within the Stevenson Square Conservation Area. All of the listed buildings and the Conservation Area boundary are shown below in figure 2. The listing descriptions for the directly affected buildings are included in the appendix at the end of this report.

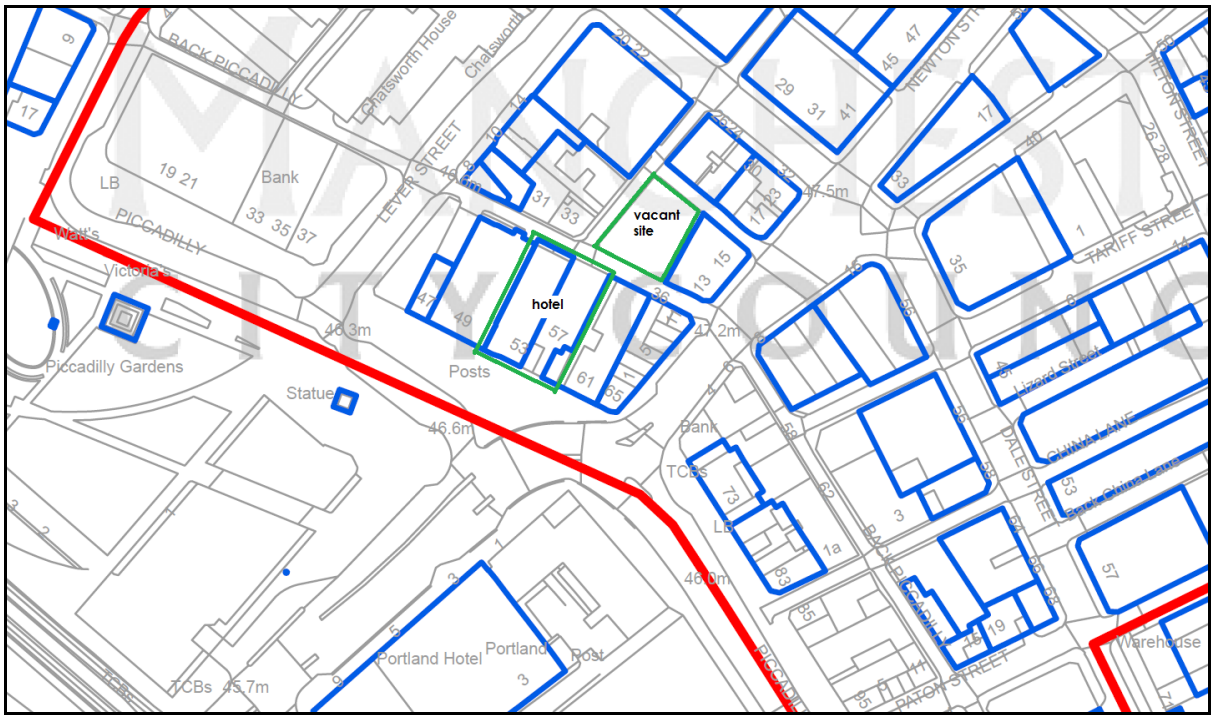


Figure 2) Map showing the Hotel and vacant site with all listed buildings outlined in blue and the Stevenson Square Conservation Area boundary outlined in red.

Photographic Survey

2.12 There follows a selection of photographs showing relevant features of the site and locality.



Figure 3) Distant view looking north-east from Portland Street towards the Gardens Hotel (51-57)



Figure 4) Close up view from the junction of Portland Street and Piccadilly



Figure 5) Kingsley House facade (13/15 Newton Street)



Figure 6) View south from Little Lever Street showing the rear of the Gardens Hotel and the rear of Kingsley House with the vacant plot in the foreground



Figure 7) Back Piccadilly facades of nos 55/57 and nos 51/53

3 HERITAGE APPRAISAL

Introduction

3.1 The following appraisal adheres to guidance published by Historic England (2008)[iv] and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012), given in extract below:

3.2 "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary*."

Heritage Values

3.3 The following appraisal of heritage values is concerned with identifying the heritage values that establish the significance of the heritage assets and might be affected by emerging proposals for change. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value[v].

Evidential Value

3.4 Historic England (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity".

3.5 The buildings of the Gardens Hotel present physical evidence of Manchester's C19th and early C20th commercial development in the north eastern part of the city centre. This evidence is presented through two buildings which share an original function but which possess radically contrasting styles of architecture, particularly to their high status Piccadilly facades. The quality of these facades stands as testament both to the importance of architectural elaboration for commercial buildings[vi] and the manner in which historicism moulded the appearance of towns and cities through the Victorian age. Herein the buildings possess high evidential value which is most specifically embodied in their facades.

3.6 Given the nature of conversion and alteration through the C20th, very little evidence of the buildings' original interior form remains, save for some original staircases with patterned tiling to lower wall level (figure 7) and some cast iron support columns in the

rear ground floor part of number 51/53 (figure 8). Otherwise original plan forms and clear evidence of original spatial use no longer exist and for this reason the buildings possess very little interior evidential value.



Figure 8) Original staircase



Figure 9) Cast iron column

3.7 The evidential value of Kingsley House suffered as a result of the demolition of its original rear warehousing, and the loss of this building also erased evidence of the density of Victorian commercial development in this part of the city. In itself the vacant plot retains a

degree of evidential value by virtue of its relationship to the listed building, but it would be preferential to see the plot redeveloped, thus re-establishing the density of built form and making a positive contribution to the setting of adjacent listed buildings (figure 2).

Historical Value

3.8 Historic England (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative"*.

3.9 The Gardens Hotel buildings possess historic value of an illustrative nature, through the manner in which they evoke the spirit of the Victorian age. This evocation relates only to the building's exterior and principally to the Piccadilly facades, owing to the extent and nature change elsewhere. The elaborate nature of these facades, which in part enclose functional industrial buildings, conveys something of the wealth and prosperity generated by the textile industry, in a city whose character is defined by C19th and early C20th commercial and industrial buildings.

3.10 A degree of associative value exists in respect to the architects and early occupants of the buildings, with local architect WG Higginbottom, the designer of number 51/53, being of particular relevance in this instance. Higginbottom also designed 59/61 (Clayton House, 1907) and Canada House, Chepstow Street (1909): these buildings similarly combine warehousing and office space behind highly decorated facades.

3.11 The vacant plot behind Kingsley House possesses no historic value. It does, though, represent something of an anomaly in a densely built up area and the lack of a building in this position detracts from the historic setting of the neighbouring buildings.

Communal Value

3.12 Historic England (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

3.13 The communal value of the Gardens Hotel relates almost entirely to the positive contribution the buildings make to the townscape of the Conservation Area and wider public realm. This value stems from the shared nature of public spaces and the pride derived from the visual quality and interest of the historic built environment, which in this case is almost solely inherent within the south facing Piccadilly facades.

3.14 A degree of communal value might also relate to shared interest in the industrial development Manchester and the buildings, companies and individuals who contributed to

this crucial period in the city's history. That the buildings no longer contain evidence of their original function reduces the potential level of this interest, albeit some evidence of function is apparent through the contrasting nature of the front and rear facades.

Aesthetic Value

3.15 Historic England (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

3.16 The Piccadilly façades of the Gardens Hotel possess high aesthetic value which contributes to the overall architectural and visual quality of the place and the terraced row of which they are part. Quality is borne from the contrasting architectural styles of the buildings and their imposing scale, albeit number 55/57 is something of an anomaly owing to its lower height and relative plainness. As a single entity the building has architectural interest but as part of the terraced row it is inferior. The aesthetic value of the buildings' facades relates most specifically to the storeys above the much altered ground level shop units, where the revivals of Baroque and Gothic styles are most evident and are surmounted by contrasting decorative pediments and dormers. These high level features in part conceal plain slated roof slopes and are intended as a crowning architectural device which complete the façade. The roof slopes are functional and not intended as architectural features. The slope to number 55/57 is also unusually shallow and belies the depth of the building plan. This is due to the central lightwell, which was necessary in a building that predated electric lighting.

3.17 The rear facades to Back Piccadilly are altered and possess very limited aesthetic value, being essentially functional in nature. They occupy a position of low status and were not designed for visual pleasure, although pilaster style mullions that sub-divide the lower wall to number 55/57 possess a degree of decoration. When the C19th warehouses existed on the neighbouring vacant plot the density of the built form would have prevented full views of the buildings, and even without this structure views of the Hotel are impeded and incomplete.

3.18 The interior lightwell between the two buildings has been much changed over time with new cladding applied, windows replaced and a glazed roof addition built at ground floor level. Here the buildings have no aesthetic value worthy of conservation.

3.19 The interior of the Hotel possesses very few authentic architectural features. The original staircases and the glazed fanlight to the main Hotel entry door are notable exceptions, albeit the aesthetic values of these are fairly low.

3.20 The vacant plot possesses no aesthetic value. The demolition of the former warehouses left Kingsley House with a blank façade which is now rendered. This detracts from the

visual qualities of the place and provides significant scope for localised enhancement through the building of something new. The buildings on Little Lever Street facing the vacant plot have characterful facades, albeit their condition is generally poor. They do, though, contribute positively to the setting of the plot and also present an opportunity for further enhancement.

Statement of Significance

3.21 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.

3.22 The adjoined grade II listed buildings of the Gardens Hotel date from the later C19th and early C20th. They were built for combined textile warehousing and office use, and were converted to their current use in the later C20th. Both possess impressive but contrasting principal facades fronting Piccadilly, number 51/53 (1904) being of the Baroque revival style and number 55/57 (later C19th) being a much plainer and lower building with Gothic revival influences. Herein the greatest significance of the buildings lies, which is primarily derived from their aesthetic value.

3.23 The authenticity of the facades, the manner in which they help illustrate an important aspect of Victorian industry and society and the positive contribution they make to the quality of the public realm, principally to Piccadilly, are all elements of evidential, historical and communal value, which help further establish the buildings' significance and present priorities for ongoing conservation.

3.24 Extensive alterations associated with the conversion of the buildings to their current use have eroded heritage value within the interiors, leaving only a few authentic features of interest, such as a pair of original staircases (one to each building) and some cast iron support columns at ground level. Otherwise the interiors are of little significance.

3.25 The rear (Back Piccadilly) facades have also been altered and, unlike the main frontages, they possess very little heritage value. Here, architectural embellishment is minimal and the limited aesthetic value of the facades has been further eroded by past changes including replacement of windows. Similar comment can be made about the inner lightwell area, where once again there have been quite major changes to a functionally designed space.

3.26 The vacant plot to the rear of the grade II listed Kingsley House (Newton Street) was formerly the site of a C19th warehouse, demolished in recent years. The demolition left a void in what is otherwise a densely built up back street area characterised by Victorian

textile storage and production buildings. The loss of the warehouse impacted negatively on the setting of Kingsley House and the other listed building clustered in this locale.

3.27 In summary, conserving the significance of the adjoined buildings of the Gardens Hotel relies primarily upon the conservation of the main Piccadilly masonry facades, mindful that the interiors and rear elevations of the buildings possess comparatively little significance and therefore present reasonable scope for accommodating change. In terms of the vacant plot to the rear of the Hotel, here the setting of adjacent listed buildings, including Kingsley House, has suffered from the loss of a former warehouse. The replacement of the lost building with something on a similar scale would help restore the setting of these buildings and contribute to the regeneration of the Stevenson Square Conservation Area.

4 ANALYSIS OF THE PROPOSALS

General Principles

4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the development of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

4.2 The proposals comprise four distinct packages/areas of work. These are:

- A seven storey (including attic) hotel block to the rear of and adjoining Kingsley House
- An elevated pedestrian footbridge over Back Piccadilly, connecting the new hotel block with the Gardens Hotel
- Roof level additions to the Gardens Hotel forming two new storeys
- Internal alterations within the hotel to re-order the layout of bedrooms

4.3 The new seven storey block closely matches that which received planning permission (now lapsed) in 2011. The new building occupies the footprint of the demolished C19th warehouses. A contemporary design has been chosen: the elevations have an entasis profile with walls of brick regularly punctuated by large windows and glass fronted cantilever balconies, all beneath a multi-level flat roof structure. In terms of massing, the proposed building appears similar in size to the former warehouse, as indicated in figure 9. Proposed elevations of the new building are shown figures 10 and 11.

4.4 The pedestrian bridge connects the third floor levels of the new hotel block and the Gardens Hotel. It spans diagonally across Back Piccadilly and is predominantly glazed with steel framing. The design is contemporary and lightweight: it can be seen in figure 11.

4.5 The roof level extensions to the Gardens Hotel provide an additional two storeys. These are set back from the main front and rear facades, being enclosed by continuations of the front and rear slopes, as shown in 14. The visual impact of the extension, shown in figure 13, will thus be diminished when viewed from street level, partly because of the set-back position of the extensions and partly due to the impact of perspective. The extensions will

have slated slopes and glazing with framing that blends with the overall tone of the roof slopes (new and old).

4.6 Alterations inside the hotel principally involve re-ordering the bedrooms to increase their size. These changes affect already altered parts of the building with the original staircase enclosures left intact. A new lightwell will also be formed within no. 55/57 which removes rooms currently without daylight.

4.7 The proposals are intended to boost the Hotel business and ensure its future sustainability. This is done by enhancing the quality of the current facilities and providing new rooms (in the extension). The building of an extension on an adjacent plot enables the Hotel to achieve an increased capacity deemed necessary for prosperity, with the link bridge facilitating a direct connection between new and old.

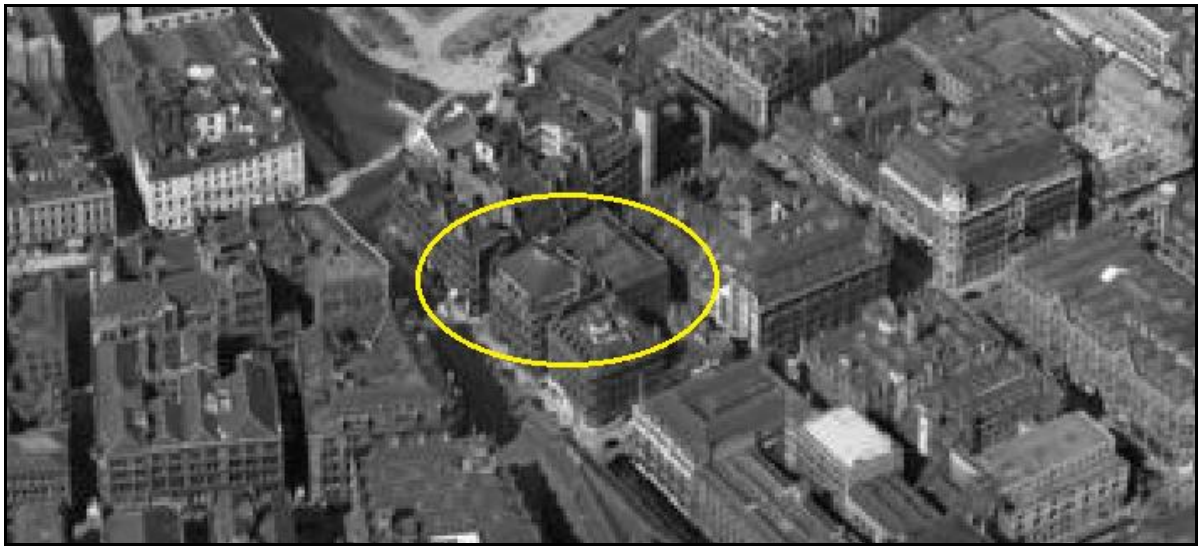


Figure 10) Aerial view from 1953 showing Kingsley house and the attached rear warehouses (http://www.britainfromabove.org.uk/image/epw041553)



Figure 11) New building, Back Piccadilly elevation with Kingsley House right

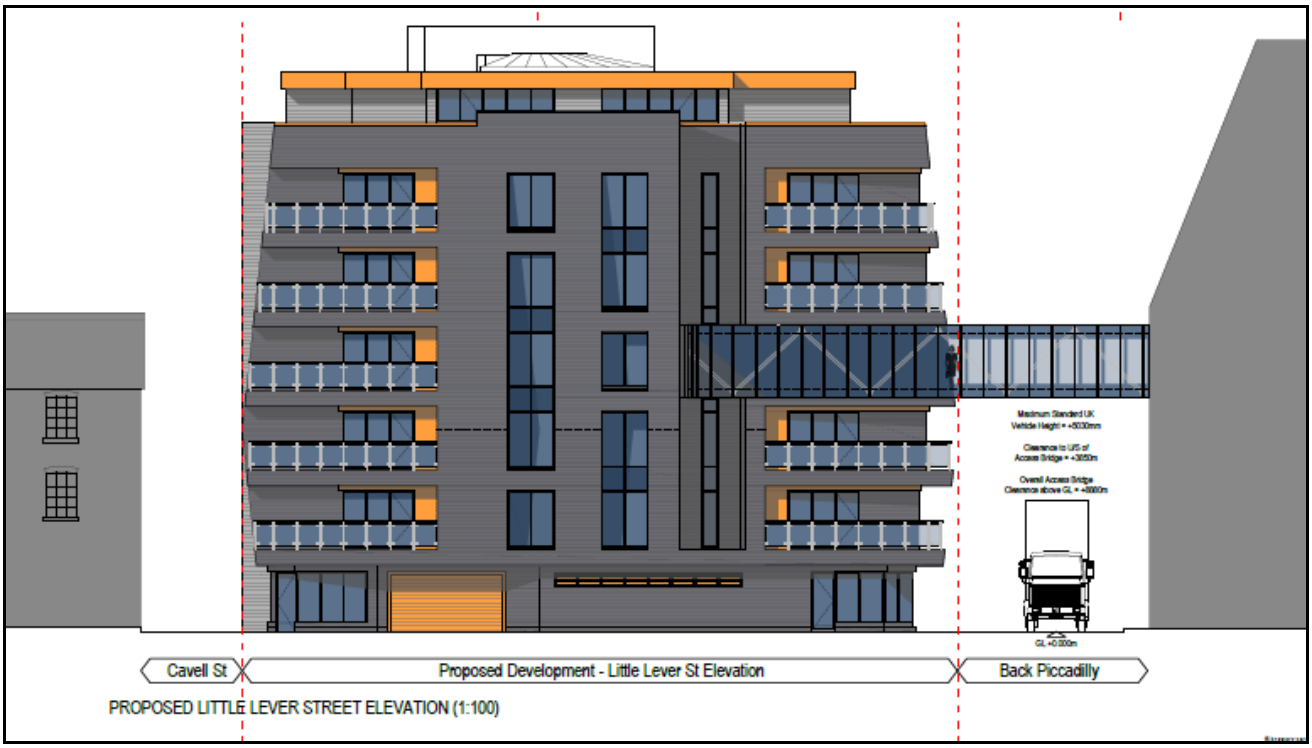
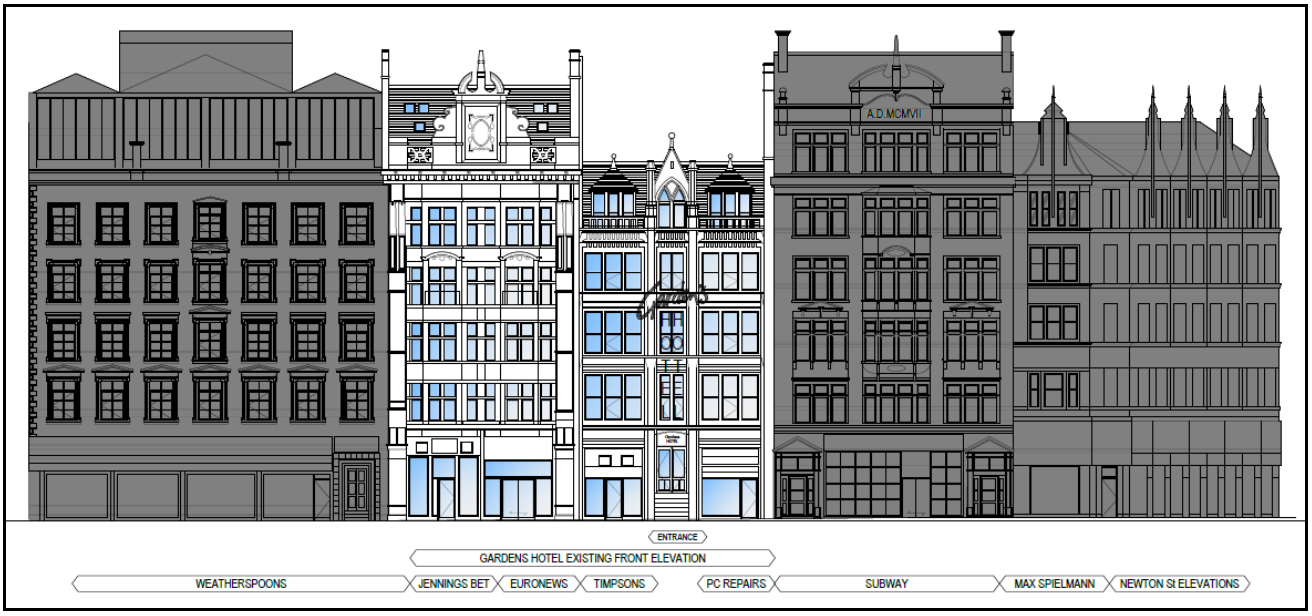


Figure 12) New building, Little Lever Street elevation



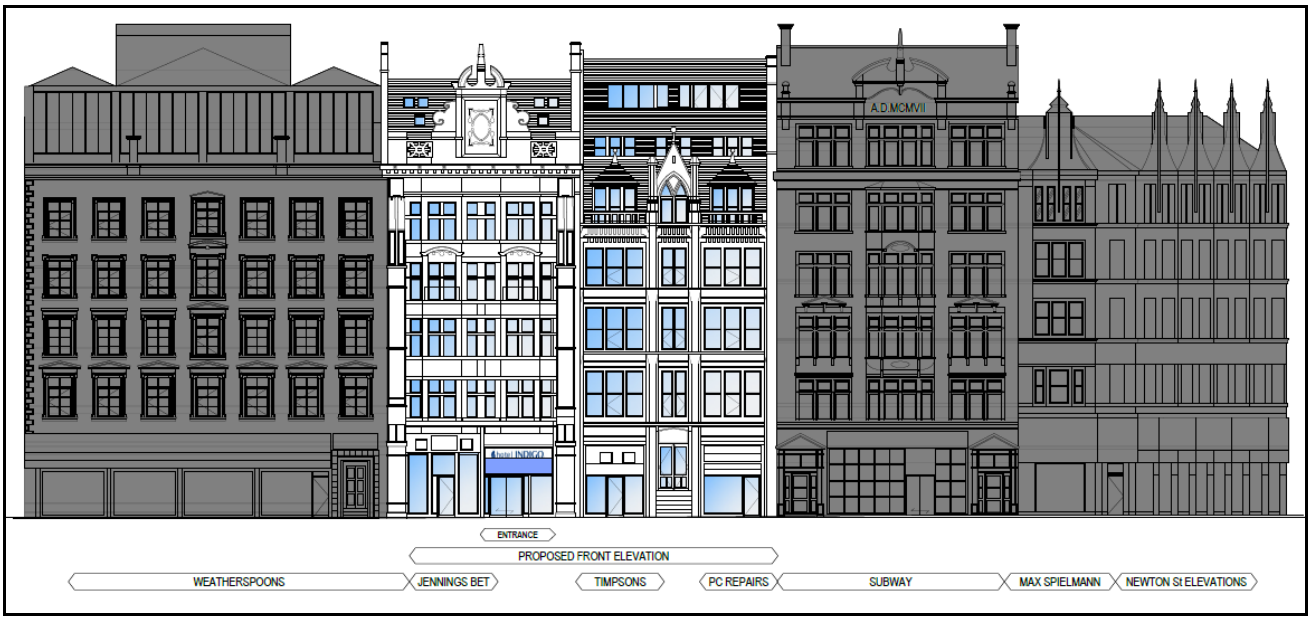
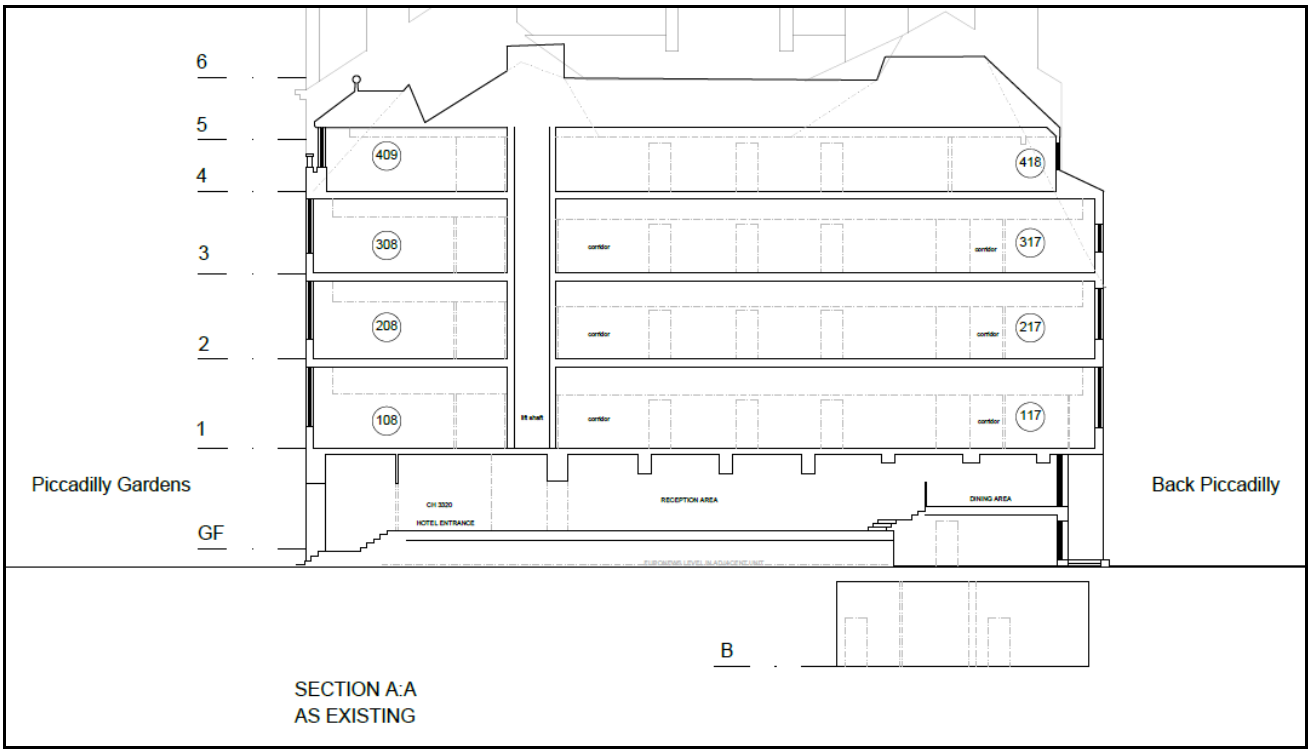


Figure 13) Existing (top) and proposed elevations to Piccadilly (Gardens Hotel)



Figure 14) Existing (top) and proposed elevations to Back Piccadilly



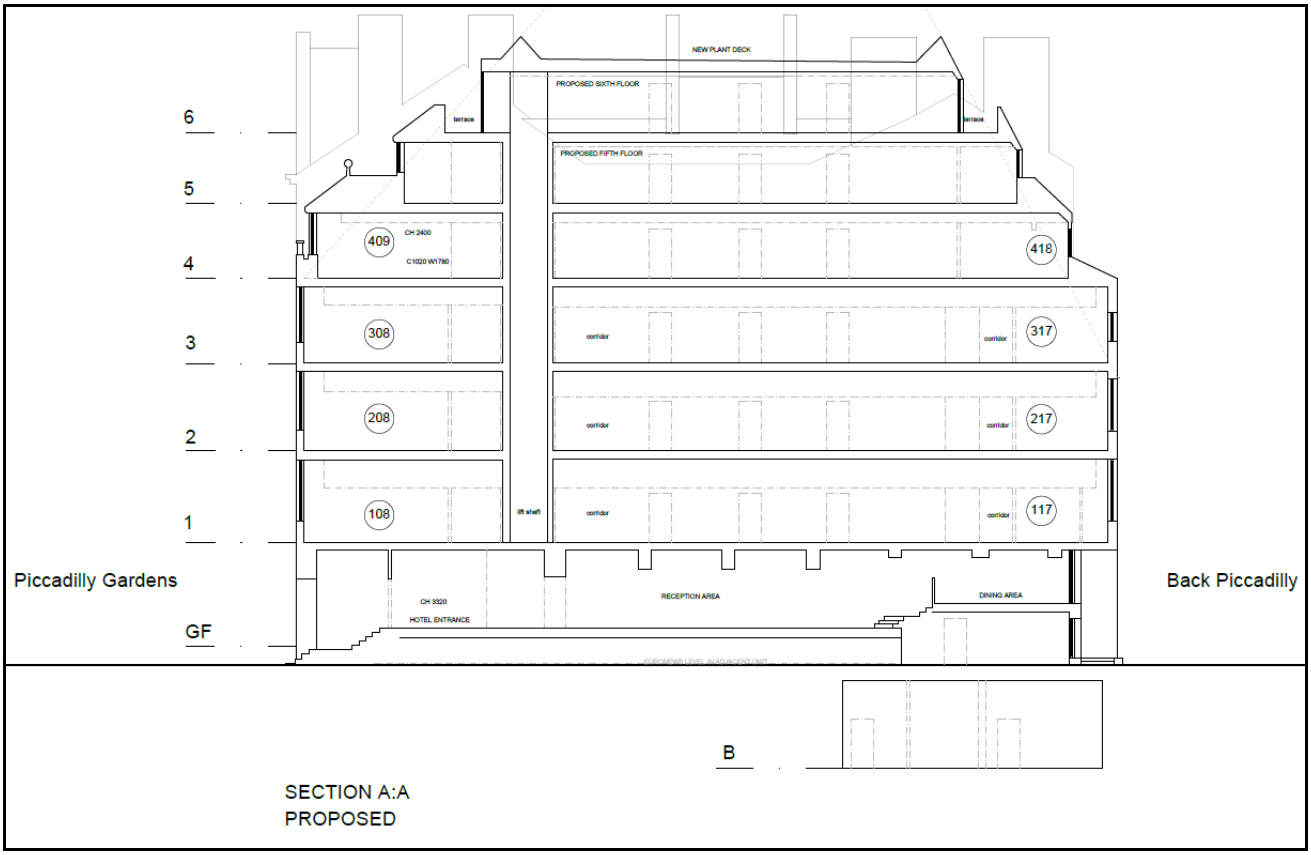


Figure 15) Existing and proposed section

Analysis of the Proposals: National Planning Policy Framework

4.8 As discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies the following key drivers in the decision making process:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

4.9 In essence the NPPF unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. Securing sustainable development is the primary driver, and in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

4.10 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the four principle NPPF heritage planning policy drivers listed above.

4.10.1 <u>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation</u> – The proposals are aimed at securing and enhancing the long term commercial viability of the hotel business, by improving the quality and variety of provision (the new roof top spaces satisfy this need) and providing new and enlarged bedroom space (the alterations and new building satisfy this need). Without these additional facilities, the economic sustainability of the business is threatened. This is a threat that many properties in the immediate vicinity face owing to the lack of local investment and degraded quality of the cityscape. The vacant plot to the rear of Kingsley House and the surrounding buildings on Little Lever Street and Back Piccadilly illustrate this degradation. Whereas historically these backstreet areas, characterised by less grand but nonetheless attractive smaller warehouses, were places of industry rather than leisure, they are now in urgent need of new uses in order to stave off ongoing deterioration. The new building will satisfy this need and also re-establish the historic density of development. Therein the setting of the surrounding listed buildings and the wider Conservation Area will be enhanced.

4.10.2 The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring – As already discussed, the immediate area is recognised as needing investment and improvement. The long term vacancy of the plot to the rear of Kingsley House presents prime evidence of this need, in a place where many good quality but underused historic buildings offer excellent scope for heritage-led regeneration. The architectural quality of former Victorian warehouses is a defining characteristic of the Stevenson Square Conservation Area, and studies such as English Heritage's 'Manchester: The Warehouse Legacy' (2002) describe how these are a feature which makes Manchester unique in England. Conserving and sustaining heritage is thus vital to the future of the place and the proposals seek to do this through maximising the potential of the Hotel and demonstrating how, even when converted to new uses, historic buildings can play a vital role in delivering social, cultural, economic and environment benefits through their aesthetic value, special interest and place defining qualities. These benefits can only accrue, however, when buildings are allowed to evolve and adapt to meet the changing needs and aspirations of their locality.

4.10.3 Opportunities to draw on the contribution made by the historic environment to the character of a place – The backstreet area of Little Lever Street and Back Piccadilly includes a number of listed buildings whose presence is little known and whose architectural and historic significance is sadly overlooked. The proposals will help reverse this situation by improving the quality of the local street network and encouraging pedestrian exploration in an uninviting place. The new build project will inject new vitality and interest to the place and doubtless assert a positive impact on neighbouring buildings, (see figure 14) thereby encouraging inward investment. The historic character of Manchester city centre is most commonly associated with its grand and formal Victorian buildings, streets and open spaces, however in recent years the regeneration of more modest, former industrial sections of the city has added a vibrant new dimension. An opportunity exists to implement such changes in the Back Piccadilly and Little Lever Street network and this is something the proposals will help initiate and sustain.



Figure 16) Little Lever Street with the vacant plot left and rear of Gardens Hotel beyond

4.10.4 The desirability of new development making a positive contribution to local character and distinctiveness – The design of new development in historically sensitive locations is an emotive issue. Opinions differ as to how new buildings should relate to historic contexts and whether, indeed, new buildings should be allowed to share spaces with their historic counterparts. To address these matters and provide constructive guidance, English Heritage and CABE (The Commission for Architecture and the Built Environment) jointly launched 'Building in Context' in 2001 followed by the 'Building in Context Toolkit' in 2008. The latter offers a series of design principles aimed at securing successful integration of new and old. The principals are analysed below in 4.9, in the specific relation to the proposals for the Gardens Hotel and its new extension.

Building in Context Assessment

4.11 There follows an assessment of the proposals against the criteria set out in the Building in Context Toolkit.

4.11.1 Principle 1 - A successful project will start with an assessment of the value of retaining what is there. – The appraisal of heritage values conducted earlier in section 3 fulfils the needs of Principle 1, by exploring the heritage values and significances of the building

and vacant site and establishing where significance exists and deserves conservation. The 'Statement of Significance' summarises these findings.

4.11.2 Principle 2 - A successful project will relate to the geography and history of the place and lie of the land. – The new building will accommodate the site of a former warehouse, thereby re-instating the historic density of development with a structure that matches its predecessor in scale and massing (figure 9). The function of the new building will differ through necessity, reflecting the evolution of the city and the need for new commercially viable uses. The pedestrian bridge linking the new building with the Hotel revives a historic precedent for inter-connecting industrial and commercial buildings in a functionally direct manner. A good example of this is Butlers Wharf in London. Other urban and industrial footbridges bridges of the Victorian era can be found across the country (figure 15), in addition to more contemporary examples such as that built for new Arndale Centre. In addition to historical and contemporary precedents, the footbridge provides a simple yet highly effective means of enabling the expansion of businesses on city centre sites, which might otherwise be restricted by the land-locking effect of roads. This is particularly relevant to backstreet plots where road widths are narrower, bridging is more practicable and the public realm is less sensitive to change.



Figure 17) Industrial and commercial footbridge precedents (Shad Thames, Butlers Wharf, & Preston)

4.11.3 Principle 3 - A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context. – The new building has been designed to replicate the scale and massing of the former warehouse, thus respecting the history of urban form. It does not, though, seek to replicate the functional simplicity of a backstreet warehouse, but instead adopts a contemporary design that responds to and satisfies the needs of the new building's use, including its elevated

status. The attic extensions to the Hotel, which will be visible both from the front and rear, have been informed by heritage values of the building(s) and most specifically the important aesthetic value of the Piccadilly façade. In recent times attic/roof level extensions have proven a popular and commonplace means of increasing the floor area of city centre buildings, including listed heritage assets. If executed in an informed manner with due skill and care, the technique can prove highly successful in satisfying the combined needs of conservation and expansion, however on occasion roof level additions can upset harmonious proportions and have a harmful impact on aesthetic value. Owing to the nature of their design, this is particularly the case with classically inspired buildings including those with Baroque influences such as 51/53 Piccadilly and Clayton House. The greater design freedom and fluidity of gothic (revival) buildings, however, tends to facilitate greater scope for sympathetic change at roof level, not least because of the pointed nature of this style which allows greater freedom in increasing building height. These contrasts are shown in Manchester city centre (figure 16) with the successful attic additions to 66-68 Fountain Street (grade II) and the visually imposing additions to the former Grand Hotel, Aytoun Street (grade II) and the former Post Office, Newton Street. The proposed attic addition to 55/57 Piccadilly surmounts a gothic revival building and will appear as a slightly taller roof slope which marries in with its neighbours and uses materials that merge with the slate grey of the extant slope. The change will be noticeable yet subtle and will readily blend in without harming the aesthetic value and significance of the stone façade below. The façade will remain the primary aesthetic feature of the building.



Figure 18) Attic/roof addition precedents, Manchester

4.11.4 Principle 4 - A successful project will sit happily in the pattern of existing development and the routes through and around it. – The new build sits within an existing road pattern therefore no changes are required. The footbridge has been designed to overcome practical and managerial problems that Back Piccadilly presents, and does so in a manner that is both low impact and readily reversible. The restrictive nature of roads in densely built-up spaces is a common reason for vacating urban centres in favour of more spacious peripheral or newly developed sites. This has become a growing problem for city centre heritage assets whose perceived inflexibility deters potential investors and users. The footbridge is a simple yet highly effective way of overcoming this problem by literally overcoming the obstacle, and allowing a commercial entity to straddle and conserve the historic road pattern. As discussed earlier, this is not an uncommon solution to a longstanding problem and one that offers excellent potential for other sites in the locale.

4.11.5 Principle 5 - A successful project will respect important views. – The new building exists in a place which is largely hidden form the busy public realm and which requires greater exposure to enhance its prospects. Glimpses of the new building from the busy Newton Street and Dale Street will hopefully encourage interest in this overlooked part of the Conservation Area, and whereas the building's arrival will alter the setting of neighbouring listed buildings, its scale and massing will replicate the former warehouse and therefore re-instate the historical density of buildings in the immediacy. The new building will thus enhance the setting of the listed buildings and the Conservation Area. As mentioned earlier, the extension to the roof of the Hotel will change the buildings' appearance. However in essence this change will only be visible at distance from Portland Street (figure 3), and the impact will be subtle and most probably imperceptible to the vast majority of the general public. This being said, owing to the inferiority of number 55/57 when compared with its neighbours, the roof extension could also reinforce the imposing nature of the terraced row when viewed from Portland Street and help assert the building as an equal to its neighbours.

4.11.6 Principle 6 - A successful project will respect the scale of neighbouring buildings. – The new building has been informed by the scale and massing of the warehouse that previously occupied the site, and is therefore taller than opposing buildings on Little Lever Street. Extant and historical scale is therefore respected. As previously mentioned, the roof extension to the Hotel responds to the height of adjacent buildings and reflects the overall scale of the terraced row within which the Hotel sits.

4.11.7 Principle 7 - A successful project will use materials and building methods which are as high quality as those used in existing buildings. – The new building has been designed to modern standards with materials that both compliment and contrast with its neighbours. The intention is to produce a high quality build which will hopefully revitalise the locale and lead to re-investment in buildings that are generally in need of proactive conservation. The attic extension to the Hotel uses complimentary materials that blend in with the extant roofscape and ensure its aesthetic and weatherproof integrity.

4.11.8 Principle 8 - A successful project will create new views and juxtapositions which add to the variety and texture of the setting. – The new building has been designed to provide a contrast to its neighbours. Glimpses of it from surrounding streets will add much need vibrancy and variety and stand as a potent symbol of investment in an area of need.

NPPF Policy 132

4.12 Policy 132 of the NPPF states: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. 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. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional"*.

4.13 The previous commentary, beginning with the appraisal of heritage values in section 3 and the assessment of the proposals' design and impact here in section 4, have demonstrably established that major harm will not accrue to the significance of those designated heritage assets directly affected and in the vicinity of the scheme. The grade II listed Gardens Hotel buildings will be altered, but their significant heritage values will remain intact. The site to the rear of Kingsley House will be developed, and this will enhance the setting of adjacent listed buildings and the wider Conservation Area.

4.14 The acid test for any proposed change is whether those directly or indirectly affected heritage assets will be any less significant once changes are implemented. In this instance, any concerns as to the possibility of minor harm are far outweighed by the convincing argument in favour of the new developments. The changes will simultaneously sustain heritage values and sustain the Hotel business. They will also present potent evidence of investment within the Stevenson Square Conservation Area, which can only help in regenerating an historic area of the city.

Analysis of the Proposals: Local Planning Policy

4.15 Extant policy DC18.1 'Conservation Areas' of the Unitary Development Plan states:

"*The Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*

- the relationship of new structures to neighbouring buildings and spaces;

- the effect of major changes to the appearance of existing buildings;

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

- the effect of signs and advertisements;

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

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

4.16 The earlier appraisal of significance and analysis of the scheme's impact has demonstrated Policy DC18 will be satisfied. The main impact will be a positive enhancement to the Stevenson Square Conservation Area through the new build scheme. The proposed footbridge will also bring some innovation to an area in need of investment and help support the development of a vacant plot which currently asserts a negative impact. This will occur in position of very low risk, away from the primary public realm. That the bridge will be reversible (i.e. it could be removed should the relationship and co-dependency of the neighbouring building's change) adds to its credentials and adheres closely to the founding principles for conservation of heritage assets. Likewise, the contemporary approach to the design of the new building adheres to the principal of honesty (as opposed to fakery or pastiche).

4.17 Extant policy DC19.1 'Listed Buildings' of the Unitary Development Plan states:

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

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. 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.

4.18 Items c, d and f of this policy are of most relevance in this instance. In terms of item c, the impact of the proposals has already been assessed within the heritage statement and no adverse effects are expected. In terms of item d, the new building will enhance the setting of the neighbouring listed buildings, as again already outlined within the heritage statement. In terms of item f, the link bridge and roof extension both demonstrate innovative ways in which space is being maximised, thereby eliminating the risk considered by the item.

5 SUMMARY & CONCLUSION

5.1 This heritage statement has explored the heritage values and significances of designated heritage assets which will be the beneficiaries of proposed changes to the Gardens Hotel, Piccadilly, and a new rear extension to the Hotel on vacant land to Back Piccadilly/Little Lever Street. The primary purpose of the statement is to inform the design of the proposals, so that harm to significance is avoided and/or minimised.

5.2 The heritage values and significances of the Hotel have been revealed to exist primarily to its high status Piccadilly façade. The Hotel buildings have been subject to extensive past changes and conversion, and the façade represents their only true authentic feature.

5.3 The heritage values of the vacant plot to Back Piccadilly/Little Lever Street have been revealed to be negative in nature, owing to the loss of a former C19th warehouse building which originally adjoined the grade II listed Kingsley House. The negative impact of this loss has affected both the host listed building and the wider Stevenson Square Conservation Area.

5.4 Proposed interior alterations to the Gardens Hotel will not harm significance as the building has already been subject to radical internal re-ordering. A proposed roof extension to the Hotel (to one of its two buildings), which will be visible both from the front and rear and will provide two additional storeys of space, will alter the appearance of the building and therefore could impact upon its aesthetic value.

5.5 The roof extension will be set back from the main facades (front and rear) and will appear as a grey addition that tones in with the extant slated roof slopes. This tonal quality will ensure that the stone façade below remains the dominant feature of the Piccadilly façade, and the set-back position will ensure the extension is only visible at distance from Portland Street. From this vantage point, the extension will align itself with the taller and more impressive buildings either side, thereby enhancing the dominant characteristics of the terraced row in a subtle yet effective manner. It will also help balance the composition of the row, and counteract the inferior nature of the roof that currently tops the building.

5.6 The new extension to the Hotel will replace the demolished warehouse with a building of similar scale and mass. The design is contemporary, but also informed by its predecessor. The overall impact will be positive, enhancing the setting of its neighbours by re-establishing the density of the built form in this back street position.

5.7 The extension will be linked to the main hotel by a high level bridge over Back Piccadilly. This innovative approach enables the Hotel to expand in a manner that is reversible, lightweight and also situated away from the main bustle of the public realm. It has both

industrial and contemporary precedents and offers a means of liberating buildings which would otherwise suffer the limiting effects of being landlocked by roads.

5.8 The proposals are driven by economic imperatives: sustaining the Hotel business requires physical expansion and improvement of facilities. These needs are achieved by the internal alterations, roof extension and new build elements, in a location where a common lack of investment has led to the vacancy of building and general deterioration in the quality of the built environment placing heritage assets under threat.

5.9 To conclude, the proposals satisfy the joint requirements of national and local planning aimed at conserving the significance of heritage assets and securing sustainable development. The Stevenson Square Conservation Square will be enhanced through the re-development of a vacant plot and the improvements to the Gardens Hotel will sustain its future in a manner that conserves significance.

APPENDIX

Listing Description Nos 51/53 Piccadilly

Nos. 51 and 53 Offices and warehousing, now hotel, with ground floor shops. Dated 1904, by WG Higginbottom, with late C20 alterations.

MATERIALS: Portland stone façade with slate roof.

PLAN: long C-shaped plan at right-angles to the street.

EXTERIOR: prominently sited in the centre of the block at the SE corner of Piccadilly Gardens, terminating long views up Portland Street.

Designed in a Baroque style, five storeys high and two bays wide. Above the modern shop frontage at ground floor, the building is symmetrical. The principal façade comprises two side-by-side, four-storey canted bays, the sides slightly recessed. The windows to each floor are transomed, with a central mullion in the principal window. Cartouche panels fill the spandrel below the second-floor windows. The third-floor bays have a balcony (with iron balustrade) supported on consoles reaching down to the second-floor transom, and above, open-pedimented segmental architraves with central cartouches. The windows are timber casements. The façade is framed by broad pilasters in 2 vertical stages, the lower half panelled with cartouches at the top, and the upper half treated as pairs of Ionic pilasters on panelled pedestals. Panels lettered 'AD' and '1904' flank a pulvinated frieze below a prominent modillioned cornice with egg-and-dart enrichment and small lions-head grotesques. The parapet has two pierced panels with very large Flemish gable framing a garlanded cartouche lettered 'CB 1904', with a fruity broken semi-circular pediment with central obelisk. Tall end chimneys are enriched with cornices and corner baluster-carvings.*

The elevations to the courtyard shared with Nos. 55-57 are of white glazed brick or tile with late-C20 windows and corrugated metal sheet roofs*. The rear elevation to Back Piccadilly is set back from the pavement, in the same brick with wide strip-windows* and a full-width dormer*, and a stone basement-area wall. The party walls are of red brick with stone parapet copings.*

INTERIOR: the former offices and warehousing has been heavily subdivided for hotel use with access through the side elevation from the courtyard shared with Nos. 55-57, and bathroom fittings in each room*. The original well-winder stair survives (with its glazed-tiling dado (some painted) and some architraves, plus the later wrought-iron lift cage. The front block is interconnected at each floor with Nos. 55-57 via inserted openings through the party walls. The shop unit is very tall with a corniced ceiling visible above some suspended sections*. There are some iron columns visible in the lower levels at the rear, in an irregular pattern.*

Listing description nos 55/57 Piccadilly

Nos. 55, 55a and 57 Cotton shipping warehouse, later used as offices and now hotel, with ground floor shops. Mid-to-late C19 with late C20 alterations.

MATERIALS: buff sandstone façade with slate roof.

PLAN: long reverse C-shaped plan at right-angles to the street.

EXTERIOR: prominently sited in the centre of the block at the SE corner of Piccadilly Gardens, terminating long views up Portland Street.

In an eclectic style with Gothic accents, of four storeys plus an attic, and three bays wide. The façade is symmetrical, with a narrower central entrance bay and wider outer bays all framed by hollow-chamfered pilasters with volute stops. Moulded head and sill bands separate the floors, with a double dentilled frieze over each bay. The balustraded parapet is broken in the centre by a gable flanked by chamfered square pinnacles, with hipped dormers to either side. The ground floor has a tall segmental-headed doorway with moulded surround, flanked by C21 shop windows. On the upper floors there are three-light windows in the outer bays and two lights in the centre, all with ovolo mullions between, and the attic gable has a pointed-arched window with a transom and Y-tracery, and the dormers have 3-light casements; the windows are uPVC*. There are apex finials to the attic (stone to the gable and lead to the hipped roofs) with stone end chimneys. Late C20 signage has been affixed.**

The elevations to the courtyard shared with Nos. 51 and 53 are in metal profiled cladding to both walls and roofs, with late-C20 windows*. The rear elevation to Back Piccadilly is clad at ground floor in red granite* (with some stone visible where this is missing), and at first and second floor in white glazed tile or brick. The upper windows are predominantly wide openings with painted stone mullions, although all windows are late C20 replacements*. There are two stacked full-width dormers*. The party walls are of red brick with stone parapet copings.*

INTERIOR: modern shop interiors at ground floor. The entrance has eight stone steps in two flights, now clad in red granite*, and a timber panelled and coffered ceiling and double part-glazed panelled doors with five decorative leaded lights above. Beyond this the hall and stair have decorative plaster ceilings. The front block contains an entrance hall and original dog-leg stair with open string, scroll-work iron balustrade, timber newel and some original ramped skirting. A modern lift* occupies the lift-shaft inserted before 1917. An arch with inserted doors* gives onto the former courtyard beyond, which is partly covered by a modern glazed roof*. This houses reception and above this are four floors of accommodation, possibly a late C20 insertion. The rear block abuts Nos. 51 and 53 and interconnects at various levels. The location of the original warehouse hoist is now used as a store room. The upper floors are heavily subdivided for hotel use* with bathroom fittings in each room* and interconnect with Nos. 51 and 53 via inserted openings through the party walls.*

Listing Description Kingsley House

NEWTON STREET 698-1/29/249 (North West side) Nos.13 AND 15 Kingsley House

GV II

Garment warehouses and workshops. Late C19. Red brick in Flemish bond, with sandstone ashlar plinth and dressings, slate roof with skylghts. Rectangular plan. Basement and 3 storeys plus 2 attic storeys; 5 bays between curved corners, with a high moulded plinth, a frieze and cornice to the ground floor, a prominent bracketed cornice over the 2nd floor, attic treated as a high parapet and mansard roof with skylight attic windows. The ground floor, treated in C18 style, has a doorway in the 2nd bay with an architrave including a swag on the frieze and an open pediment in the cornice; and windows with simpler architraves (those at the corners curved); the upper floors and parapet attic (which are astylar), have coupled windows in the 3 centre bays and single windows in the other bays, all with stone sills and heads and all sashed (mostly without glazing bars, and those at the corners curved). Chimneys on the parapet above the 1st, 3rd, 4th, and 6th piers. Irregular skylight fenestration. The return walls have 2 bays in matching style, that to the left has 2 bays of staggered windows beyond, and that to the right has inter alia a square turret on the roof, with a pyramidal roof. History: occupied c.1905 by mantle and costume manufacturers, with workrooms on the 4th and 5th floors.

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[i] Clarke, K, *Informed Conservation,* Historic England 2003

[ii] Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment,* 2008

[iii] http://www.manchester.gov.uk/info/511/conservation_areas/1208/stevenson_square_conservation_area/2

[iv] Ibid

[v] Ibid

[vi] English Heritage, *Manchester: The Warehouse Legacy* 2002