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Planning, Development & Heritage Consultants

CINNS

36 Charlotte Street, Manchester, M1 4DF

Heritage Statement

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of CINNS to support a planning and a listed building application for the repair, alteration, and refurbishment of 36 Charlotte Street, Manchester, M1 4FD for mixed use (office and restaurant). The subject property is located in Manchester City Centre and 36 Charlotte Street (incorporating also 42 Portland Street) is Grade II listed. The property is identified (edged in red) on the location plan submitted as part of the applications.

1.2 No. 36 Charlotte Street (also previously known as Fraser House) is a former textile warehouse built in 'palazzo' style. It was designed by Edward Walters, who promoted the application of the 'palazzo' architectural style of Renaissance Italy to Manchester warehouses.

1.3 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). 36 Charlotte Street was listed Grade II on 03 October 1974. The listed building description is included in Section 2. The application property lies within George Street Conservation Area which was designated in 1985. These designations require that Manchester City Council carefully consider any development proposal in terms of heritage impact. In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

1.4 The purpose of this Statement is to provide information to help Manchester City Council to make these judgements and decisions. The Statement should be read in conjunction with the plans and other technical reports which together comprise the listed building consent application and the planning application. It has been prepared following a visual and

photographic survey of the property, in addition to an analysis and assessment of available historic records and cartographic sources held at Manchester City Library. The planning history of the building has been researched on Manchester City Council's online database.

1.5 In order to provide a clear understanding of the planning and heritage considerations associated with the proposal this statement includes:

- A description of the application property and its surrounding area;
- A summary of the proposed scheme;
- A review of relevant national and local planning and conservation policy;
- A planning appraisal of the proposal against planning policy; and
- A heritage and design appraisal of the proposal which explains the potential impact of the proposal on the listed building and conservation area.

2. 36 Charlotte Street

The Application Property

2.1 No. 36 Charlotte Street (including No.42 Portland Street) is Grade II Listed. The listed building entry describes it thus:

'Textile manufacturer's warehouse, now restaurant, gallery, etc. c.1855-60, by Edward Walters; altered. Red brick in Flemish bond with sandstone dressings (roof not visible). Rectangular plan at right-angles to Charlotte Street, with loading at right-hand side (Reyner Street). Italianate style.

Basement and 4 storeys, 3 bays, with rusticated stone plinth, frieze and cornice to ground floor, dentilled sill-bands to the 2nd and 3rd floors, a massive bracketed cornice and a brick parapet with corniced upstands at the corners (probably chimneys).

The ground floor has a large round-headed doorway to the right with moulded surround and enriched architrave with prominent modillioned cornice, 3 square headed windows in the centre and coupled stilted windows to the left; the upper floors have arched windows, those at 1st and 2nd floors grouped 2:3:2 and those at top floor (which are much smaller) grouped 3:5:2, all with moulded stone heads linked by impost bands, and those of the outer bays matching the fenestration of the 5-bay left side to Portland Street. These windows are coupled and linked by impost bands on all main floors, those at ground floor stilted, those at 1st floor round-headed under semi-circular moulded arches with keystones, those at 2nd floor round-headed with coupled heads in matching style; and the 3rd floor has small round-headed triple windows. Right-hand (functional rear) has, inter alia, a full-height loading slot surmounted by a turret, and a loading bay beyond this.

INTERIOR: closely-spaced rows of iron columns and wooden beams, those in the former ground-floor showroom decorated as fluted columns with foliated caps and the beams with dentilled cornices; front stairs to 1st floor only, back stairs (of stone) to full height'.



View of 36 Charlotte Street looking from north east to south west along Portland Street.



Elevation to Portland Street



Elevation to Charlotte Street

George Street Conservation Area

2.2 George Street Conservation Area is located in the heart of Manchester city centre and was designated in 1985. The Conservation Area is bounded by Mosley Street, Charlotte

Street, Portland Street, Oxford Street, George Street and Dickinson Street. It is principally a busy commercial district but the range of uses here includes shops, restaurants, banks and housing. The area is best known as the location of Manchester's China Town. The subject building lies in a prominent position on the north eastern corner of the Conservation Area at the junction of Charlotte Street and Portland Street.

2.3 As the name suggests, the origin of the area dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. It was a fashionable residential area centred on St. James's Church, established in 1786 on Charlotte Street. Charlotte Street and George Street were both named after the reigning monarchs of the time.

2.4 The continuing physical development of the area reflected the cultural and scientific achievements of the time, for example the Scientific and Medical Society building on Faulkner Street, which later became Owens College Medical School. The Literary and Philosophical Society built a meeting room on George Street, where the scientist John Dalton and Roget, author of the thesaurus, were members.

2.5 The portico Library was established in 1806, just north of the present conservation area on Mosley street. Also located on Mosley Street was the Manchester Institute of Fine Arts, now the City Art Gallery, built between 1824 and 1835. This was followed in 1837 by the Athenaeum on Princess Street.

2.6 Historically the area has been a changing, dynamic place, partly due to fluctuating economic circumstances. The social and economic revolution of the Industrial Age was a key factor in the development of the area. For example, many of the residential properties were demolished or converted into textile warehouses and as residents gradually moved out to the suburbs, so the area was progressively taken over by commerce.

2.7 Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid 19th to the turn of the century. However,

with the decline of the British cotton industry, particularly during the early to mid-20th century period, warehouses were either left empty or only partially used. Consequently they fell into disrepair and rents dropped.

2.8 The decline started to reverse when the Chinese community opened restaurants in the area. Although the first restaurant was opened in 1948, it was not until the 1960s that the area became popular with the Chinese community. Initially the area had tightly-drawn boundaries. Chinatown, as it is now commonly known, has grown to become one of the largest provincial Chinese communities in Britain, with a wide range of facilities. The Chinese Imperial Arch, the largest of its kind outside of China, stands astride Faulkner Street, forming the cornerstone of the adjacent Chinese garden.

Historical Context

2.9 Before considering the applicant's proposals for the building, in line with best practice, it is necessary to first understand the historical background to the building and how the surrounding area developed. The following section provides a summary.

2.10 Architect Edward Walters designed 36 Charlotte Street. The building was probably constructed between 1855 and 1860. Walters had arrived in Manchester in 1839, probably at the behest of Richard Cobden, merchant MP for Stockport – he was designing a warehouse for him (Harvest House at 16 Mosley Street). 16 Mosley Street displays the beginnings of the palazzo style. This was followed in 1845 by a second warehouse for S. Schwabe at 46-54 Mosely Street. In these buildings Walters initiated the application of the Italian 'palazzo' style to Manchester warehouses.

2.11 Walters designed one of the best concentrations of palazzo style warehouses in Manchester in Charlotte Street between 1855 and 1860. These included 36 Charlotte Street, 34 Charlotte Street (Grade II. 3.10.74), 14-16 Charlotte Street (Grade II. 3.10.74) and 10 Charlotte Street (Grade II. 3.10.74). This group shows the variations that are possible within the Italianate theme. No. 34 is the simplest and No.10 the most ornate. All are built

in good quality brick with five storeys over a basement, the level of ornamentation and detailing would have depended on the purse of the client.

2.12 Walters died in 1872 in Brighton aged 64. By the time of his death, he had designed 15 warehouses. The 'Builder' noted in his obituary in 1872 that he was '*An architect who during a professional practice of about 30 years produced a series of important and original works, which have imparted character of dignity and picturesque effect to what was before an uninteresting, although important provincial city*' (See Appendix 1).

Recent Planning History

2.13 A review of Manchester's database has identified the following previous applications for the premises:

F07162/LB: Listed Building Consent was approved on 26/10/1977 for the change of use of the basement to a restaurant.

28789: Planning Permission was approved on 08/05/1987 for the change of use of the first floor to a restaurant.

32102: Planning Permission was approved on 27/10/1988 for change of use of part of the lower ground and ground floors of the former bank into a restaurant including external alterations and formation of a new fire escape.

32103: Listed Building Consent was approved on 27/10/1988 for conversion of part of the lower ground and ground floors into a restaurant including external alterations and formation of a new fire escape.

32136: Planning Permission was approved on 27/09/1988 for change of use from offices to a Chinese Arts Centre including exhibition space, workshop area, craft shop and tea house.

052631/FU/CITY2/97: Planning Permission was approved on 7/01/1998 for change of use of the first floor to a Chinese Women's Centre, including educational and catering facilities.

095696/LO/2011/C2 Listed Building Consent was approved on 01/06/2011 for a soft strip of the 1st to 4th floors of the building including removal of former office partitions, false ceilings, loose floor coverings, piping, plumbing, sanitary ware and electrical services.

95949/AOH/2011/C2 Planning permission was withdrawn on 30/06/2011 for the installation of a temporary scaffold shroud incorporating a commercial display on each scaffold elevation.

098434/AOH/2012/C2 Planning Permission was approved on 03/05/2012 for the installation of a temporary scaffold shroud incorporating a commercial advertising display on two elevations.

100682/LO/2012/C2 Listed building consent was approved on 17/12/2012 for cleaning the cast iron downpipes, brick and stonework, repair works to stonework, repointing and for the removal of redundant signs, pipework and alarm box.

Current Position

2.14 The most recent uses of the building have been two restaurant units (Upper Ground and Lower Ground floors), with the four floors of accommodation above having been vacant for some years. Today, the majority of the building is vacant with the only occupant being a restaurant user.

2.15 Prior to the current application being submitted, the subject property was the subject of a soft strip to remove contemporary fabric from the building. This revealed previously hidden fabric and allowed the applicant to understand what is significant about the building and to review its condition prior to making this application. Following the soft strip a variety of repair works have been undertaken including extensive repairs to make the roof watertight.

2.16 Following the soft-strip a repair scheme of the building's windows has taken place. This was undertaken following discussion with MCC and was limited in its nature such that listed building consent was not required.

2.17 As part of ongoing work to being the building back into active use a programme of cleaning and repair has taken place (under application reference 100682/LO/2012/C2) which has improved the external appearance of the building considerably. The final stage in this process is to refurbish the building and to bring it back into economic use. Further information about the conversion is contained in the design and access statement which accompanies the applications.

3. The Proposal

3.1 The proposal is for the repair, alteration, and refurbishment of 36 Charlotte Street for mixed use (office and restaurant). The applicant's objectives in making this application are:

- To tackle the current under occupancy of the building by bringing the floor space back into productive use for restaurant and office purposes;

- To secure the long-term future of the building which has been underused for some years (Addressing the underlying issues of disuse/underuse associated with the existing accommodation will secure the future occupation and maintenance of the building);

- To achieve the refurbishment of 36 Charlotte Street in a manner which is as sensitive as possible to the history and architecture of the listed fabric, and

- To provide a high quality development that enhances the setting of George Street Conservation Area.

3.2 The plans and technical reports submitted as part of the application provide a detailed description of the proposals.

4. National and Local Planning and Conservation Policy

National Planning Policy Guidance

Town and Country Planning Act 1990

4.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises of the Manchester Development Plan (Comprising of the Manchester Core Strategy Development Plan and the Saved Policies of the Unitary Development Plan for Manchester). The provisions of these documents are discussed in detail below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.2 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its character.

4.3 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

4.4 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. George Street Conservation

Area was designated in 1985 and it is the duty of Manchester City Council to ensure its character and appearance is preserved or enhanced.

4.5 In considering development affecting 36 Charlotte Street, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting George Street Conservation Area, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework (NPPF)

4.6 Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF) published on 27 March 2012 and which sets out the Government's planning policies and policies regarding the conservation of the historic environment. NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.

4.7 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 7 advises that sustainable development has three dimensions: '*economic, social and environmental*'. The 'economic' dimension is of relevance to the determination of the application. NPPF advises that the economic role of the planning system is '*contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation*'. The conversion 36 Charlotte Street will bring vacant space back into use and create employment. Development will also have 'environmental' benefits by providing a secure long-term future for the listed building and ensuring an appropriate repair and maintenance regime.

4.8 In relation to determining planning applications, NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through

planning decision making. Unless material considerations indicate otherwise, local planning authorities are urged to '*approve development proposals that accord with the development plan without delay*'. The NPPF (paragraph 186) is clear that '*local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development*'.

4.9 Section 12 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 128 of the Framework advises that '*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'*. This statement demonstrates that the information and significance requirements of national policy have been complied with.

4.10 Para 129 of the NPPF advises '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal*'.

4.11 Para 131 of the NPPF advises that '*In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness*'.

4.12 Para 132 of the NPPF advises that '*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 should be exceptional. Substantial harm to or loss of the highest significance (including grade I and II listed buildings), should be wholly exceptional.'*

4.13 Para 133 advises that '*Where a proposed development will lead to substantial harm to or total loss of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss*'. Para 134 advises that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*'.

Local planning policies

Manchester Core Strategy Development Plan

4.14 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various policy objectives which seek to support and encourage the conversion of underused buildings for new economic and uses within the City over the plan period.

4.15 Policy EN 3 '*Heritage*' Advises that '*Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset*'.

4.16 The justification for this Policy advises that historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. It acknowledges that conservation areas and buildings that are statutorily listed are protected under national legislation guidance and advises that developers will be expected to carry out an appropriate appraisal of issues relating to heritage assets. It notes that the re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

Manchester Unitary Development Plan (UDP) Saved Policies

4.17 The Manchester Unitary Plan is part of the adopted development plan for the area and is the key document for decision making regarding the site. The Plan was produced under a now-superseded system of development planning and its extant policies are 'saved', which means they will continue to be used for development control purposes until replaced by the Local Development Framework currently being prepared.

4.18 The key policies of relevance are DC18.1 'Conservation Areas' and DC19.1 'Listed Buildings':

4.19 *D*C18.1 a) advises that '*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.

4.20 DC19.1 advises that '*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:

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;

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'.

4.21 The reasoning to DC19.1 notes that the above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is seen as important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use and will take a flexible approach when determining applications to allow the active use of listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

George Street Conservation Area: Approach to New Development

4.22 Supplementary Planning Documents of relevance to these applications include Manchester City Council's George Street Conservation Area leaflet which provides guidance in relation to new development proposals with the area. It advises that '*George Street and its environs is an area of great commercial vitality and the desire is to see it prosper. The continued use of existing buildings will ensure that they do not fall into disrepair'.*

4.23 The guidance notes that many buildings within the Conservation Area have been *refurbishment in recent years and advises that "It will be apparent that almost all windows in Georgian and Victorian buildings are vertically-proportioned, i.e. taller than they are wide, and most are of the sliding-sash type. In cases where they have deteriorated beyond repair, replacement windows should be of a similar kind to the original windows. Care must also be taken over the design and positioning of signs and canopies'.* Regarding signs, the guidance notes that *'By virtue of the area being regarded as Chinatown, demands exist for illuminated signs to be displayed over many of the buildings' elevations, but this must not be allowed to compromise the original Georgian and Victorian architecture. Signs should be designed and located so as not to compete with the architectural details of buildings.'*

5. Planning Appraisal

Introduction

5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the development plan, unless other material considerations indicate otherwise.

5.2 Having considered the principal relevant national and local planning policies outlined in Section 4 above and other material considerations, the principal matters against which this proposal should be considered are:

- The design and impact of the proposal on the significance of the listed building and setting of the Conservation Area (appraised at Section 6 below);
- The principle of development;
- Access considerations including car parking and non-car modes;
- Access to and through the building for Disabled People;
- Waste management strategy;
- Designing out crime and security measures;
- Acoustics (Noise outbreak and mitigation);
- Sustainability and climate change; and
- Flood Risk

Principle of Development

5.3 36 Charlotte Street is located in an area where restaurant and office uses are part of the established mix of uses. The refurbishment for restaurant and office use will secure the long term future of the listed building in accordance with adopted Core Strategy Policy EN 3 'Heritage'. The principle of the development proposed is acceptable.

Access considerations including car and non-car modes

5.4 The site is located within the City Centre and does not require dedicated car parking. Non car modes are fully catered for by the existing transport infrastructure of the City Centre.

Access to and through the building for Disabled People

5.5 Accessibility has been considered as an integral part of the design and development process. The Design and Access Statement prepared by Total Architecture and submitted as part of the applications discusses how matters relating to accessibility to the building have been addressed.

Waste Management Strategy

5.6 The Waste Management Strategy has been considered as an integral part of the design and development process and the building includes a refuse store. This is accessed from Reyner Street which will continue to act as the service street. The separate Waste Management Strategy prepared by Total Architecture and submitted as part of the applications provides further details of how this will operate.

Designing Out Crime and Security Measures

5.7 The office and restaurant accommodation will provide outlook onto Charlotte Street, Portland Street and Reyner Street thereby promoting natural surveillance and an element of self-policing of these areas. The development has been designed to create a safe environment and will not be undermined by crime or the fear of crime. The approach taken will ensure that the development is consistent with section 7 of the National Planning Policy Framework.

Acoustics

5.8 The proposed development has been designed to mitigate against the impact of noise within the area. The office and restaurant accommodation will be designed to comply with building regulations ensuring that noise does not transmit between units. Secondary glazing and other acoustic insulation measures will ensure that occupiers enjoy an appropriate acoustic environment.

Sustainability and Climate Change

5.9 The proposals will contribute to climate change objectives by reducing carbon emissions by reusing an existing vacant building and by locating development in an area with good walking, cycling and public transport infrastructure.

Flood Risk/Drainage

5.10 The site is not at risk of flooding. Drainage and sewerage infrastructure will be connected to the existing infrastructure.

Planning Summary

5.11 The existing building will be converted creating a high quality environment both internally and externally. The long term future of the premises and its positive contribution to the environment and character of the area is therefore assured. For these reasons the scheme is considered to be consistent with guidance over sustainable development within the NPPF.

6. Heritage and Design Appraisal

Introduction

6.1 Buildings on the list are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings such as 36 Charlotte Street are deemed to be of special interest. This section demonstrates that the applicant has carefully considered the potential impact of the proposal on the listed building. Before appraising the proposal, it is necessary to set the listing in context and establish, using the listed building description and further analysis, what is significant about the building and what elements constitute its special interest.

Historical Architectural Context

6.2 No 36 is a former textile warehouse built in 'palazzo' style and designed by Edward Walters, who promoted the application of this architectural style of Renaissance Italy to Manchester warehouses. In Italy, a palazzo is a grand multi-storey building of some architectural ambition that is the headquarters of a family of some renown. Historically, the ground floors of even a great family's palazzo could be trade and domestic offices often open to servants, tradesmen, customers and the public, whilst the smartest floor (the piano nobile) was kept private for the residing family. The palazzo Manchester warehouses were a play on this theme.

6.3 Multi-story Palazzo warehouses, were built in Manchester from about 1839 and using the latest construction methods and materials such as cast iron columns. This structure would commonly be clad with ornate red/orange brick frontages embellished in stone. The principal features are rows of regularly proportioned windows to four storeys or more, with a fine entrance to the main wareroom (showroom) where the textiles were displayed for visiting buyers. The top of the building was normally marked by a prominent cornice hiding a low slate roof. By the mid nineteenth century, so many of Manchester merchants were

and developing palazzo warehouses that the architect Thomas Worthington dubbed Manchester, '*the Florence of the nineteenth century*'.

6.4 The most detailed frontages usually faced the principal streets while plainer frontages faced onto back streets. Typically the wareroom was accommodated in a raised ground floor above a semi basement. The wareroom interior was generally more ornate and reached by a flight of steps. Above the main wareroom were sample rooms (or sample floors) where customers could also view goods. Customers would usually reach the upper floors via a main staircase which extended to the top of the building. The lower floors included the administrative offices and a packing room which was usually in the basement.

Appraising Significance

Introduction

6.5 The Historic England publication 'Conservation Principles: Polices and Guidance' was published in 2008 by what was then English Heritage, 2008. It suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.

- Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.

- Communal Value which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw

sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

The Significance of 36 Charlotte Street

6.6 The following section applies this guidance to 36 Charlotte Street to determine the significance of the built form.

6.7 Evidential Value: The building was constructed as a textile merchant's warehouse and the external ornamentation and internal spaces and circulation reflect this. The building has been altered over the years, with internal walls inserted and removed. Internally the building has been altered and refurbished to accommodate a variety of uses including from 1924, use as a bank. Above the upper ground floor few internal features survive, other than a handful of fireplaces and some skirting's which are generally fixed to the external walls of the building. Many of the sash windows appear to be original and some contain early glazing units. This gives the buildings a high evidential value.

6.8 Historical Value: The building was a part of an early phase of building within the area, which quickly developed to accommodate large numbers of grand Italianate textile merchant's warehouses. 36 Charlotte Street is a good example of a 'palazzo' textile merchant's warehouse in Manchester dating from the mid 1800's. This gives the building a high historical value.

6.9 Aesthetic Value: The building has ornate frontages to Portland Street and Charlotte Street. These are 'palazzo' in style with grand window arrangements and a prominent entrance embellished in buff coloured sandstone. The Reyner Street elevation is designed to accommodate the functional aspects of the warehouse (taking in slot, hoist, staff stairs, loading bay doors etc) and is plain and workman like in appearance. Although of less

aesthetic value than the ornate frontages, it does evidence the functional aspects of the building. The interior retains two staircases in their original positions within the building. These allowed customers and staff to circulate separately. As such the building is judged to have a high aesthetic value.

6.10 Communal Value: As noted, the building was erected during an early phase of construction. Several other buildings from the period also survive, alongside others which were erected later but for a similar purpose. As such 36 Charlotte Street has a high communal value.

6.11 It can be concluded the 1850s textile warehouse is of high significance and is the reason for inclusion on the national list as grade II. It constitutes a valuable heritage asset.

Impact of the Demolitions and Alterations on the significance of the listed building

6.12 The tables below consider the impact of the proposal on the fabric of the building and appraise the plans submitted as part of the applications.

Table 1: Demolitions and Alterations Existing Lower Ground Floor (Plan 206 LD 0101 A)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of masonry and stud partition walls, wall tiling and floor tiling from former restaurant kitchen.	No impact. Removal of contemporary fabric.	No mitigation required.
2. Removal of masonry and stud partition walls, sanitary ware, fittings, wall tiling and floor tiling from former restaurant rest rooms.	No impact. Removal of contemporary fabric.	No mitigation required.
3. Removal of extract duct.	Positive Impact by removing an unsympathetic external feature which externally	No mitigation required.

	obscures the architecture of the building.	
4. Reopen blocked taking in slot to Reyner Street to allow formation of access hatch.	Positive impact by reopening the original warehouse taking in slot.	No mitigation required.
5. Removal of staircase.	Positive Impact by removing contemporary fabric.	No mitigation required.
6. Form opening in masonry wall adjacent to staircase.	No impact. Removal of contemporary fabric.	No mitigation required.
7. Removal of stud walls around boxed in cast iron column.	Positive impact by exposing an original cast iron column.	No mitigation required.

Table 2: Demolitions and Alterations Existing Lower Ground Floor Ceiling (Plan 206 LD 0107 A)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of contemporary ceilings including lay-in grid ceilings	No impact. Removal of contemporary fabric.	No mitigation required.
2. Removal all redundant cabling and pipework	No impact. Removal of contemporary fabric.	No mitigation required.

Table 3: Demolitions and Alterations Existing Upper Ground Floor (Plan 206 LD 0102 D)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of gas and water pipes.	No impact. Removal of contemporary fabric.	No mitigation required.
2. Removal of wallpaper.	No impact. Removal of contemporary fabric.	No mitigation required.
3. Plaster to external walls made good.	No impact on significance.	Repair in matching lime plaster.

4. Removal of ceramic kitchen wall tiles.	No impact. Removal of contemporary fabric.	No mitigation required.
5. Removal of stairs, balustrade, stud wall and raised platform.	No impact. Removal of contemporary fabric.	No mitigation required.
6. Removal of timber battens and pipe brackets from skirting.	Beneficial by removing contemporary fabric obscuring skirting.	No mitigation required.
7. Removal of paint finish to brick walls of staircase and former internal loading bay.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
8. Removal of carpets from stairs/landings.	No impact. Removal of contemporary fabric.	No mitigation required.
9. Removal of doors and boxing to restaurant unit.	No impact. Removal of contemporary fabric.	No mitigation required.
10. Removal of extract duct.	Positive Impact by removing an unsympathetic external feature which externally obscures the architecture of the building.	No mitigation required.
11. Removal of floor.	Minor negative impact by removing original fabric.	Record building fabric prior to alteration being undertaken. Retain any reusable timber for use elsewhere.
12. Removal of plant associated with lift including pump, hoses, lighting panels and electrics.	No impact. Removal of contemporary fabric.	No mitigation required.
13. Removal of felt roof.	Beneficial impact by reinstating taking in slot.	No mitigation required.
14. Removal of timber doors/gates arrangement.	Neutral impact. The existing doors whilst of some age have been extensively altered and appear to be beyond repair.	Record prior to removal.
15. Removal of sections of masonry wall between warehouse loading bay and	Negative impact by removing cellular divide between warehouse loading bay and wareroom. Whilst	Record building fabric prior to alteration being undertaken. Retain cornice and down stands to denote the position

restaurant.	this may not be original fabric, it reflects the changing use of the building in the early 20th century.	of the former wall.
16. Remove entrance to ground and first floor including masonry walls, door frames, doors and associated features including the stud wall between the first floor stairs and the hallway immediately outside the former restaurant.	Negative impact by removing fabric that whilst not original, represents the changing use of the building in the early twentieth century. (For further information refer to the footnote below the table).	Record building fabric prior to alteration being undertaken.
17. Removal of tiled stud frame, hot water cylinder and steel hoists.	No impact. Removal of contemporary fabric.	No mitigation required.
18. Blast cleaning of columns.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.
19. Retain and repair historic timber loading bay doors.	Positive impact by retaining, repairing and reusing historic fabric.	Specification of works and finishes to be agreed or conditioned.
20. Paint from brick in staircase to be removed.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
21. Roller Shutter to former vehicle bay to be removed.	Beneficial by removing contemporary fabric which obscures the architecture of the building.	No mitigation required.
22. Shutter and wall above between loading bay and hallway to be removed.	No impact. Removal of contemporary fabric.	No mitigation required.
23. Doors and boxing to original loading bay door to be removed.	Beneficial by removing contemporary fabric which obscures the architecture of the building.	No mitigation required.
24. Concrete steps within internal loading bay to be removed.	No impact. Removal of contemporary fabric.	No mitigation required.

** Notes on the removal of the lobby [Upper ground floor proposed works no.16]: The wareroom on the upper ground floor shows a decorative cornice which runs around the ceiling in this area, covering the earlier ceiling of bare boards, visible in the loading bay. The cornice is contemporary with the ornate plastering of the cast iron columns and both are believed to relate to the alteration and redecoration of the building being used as a bank from 1923 through to the 1970s. The lobby area contains a cross wall with two doorways; the eastern leads to the former wareroom and the western to the staircase to the first floor. This wall cuts across the original window in the west wall, showing it to be a later addition. The southern side of this wall also shows the decorative cornice, matching that of the main wareroom, suggesting it was constructed at the same time as the wareroom redecoration. This cornice runs through a north – south wall which runs between the two lobby doorways, separating the staircase and the wareroom, making this wall a later insertion again. The timber panelled ceiling, coving and light fitting to be removed (Upper Ground Floor Ceiling Plan proposed works No. 3) on the north side of the cross wall is contemporary with it, thus relating to the changing use of part of the building to a bank.*

Table 4: Demolitions & Alterations Existing Upper Ground Floor Ceiling Plan (206 LD 0108 B)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of part of ceiling.	Minor negative impact but essential to allow the installation of new plant internally.	Record building fabric prior to alteration being undertaken.
2. Removal of small area of floorboards.	Minor negative impact but essential to allow the installation of new plant internally.	Record building fabric prior to alteration being undertaken.
3. Timber panelled ceiling plus coving and light fitting to be removed.	Minor negative impact by removing fabric that whilst not original, may be of some age and represents the changing use of the building over the turn of the century.	Record building fabric prior to alteration being undertaken.
4. Lobby to be removed.	Minor negative impact by removing fabric that whilst not original, may be of some age and represents the changing use of the building over the turn of the century.	Record building fabric prior to alteration being undertaken.
5. Plaster ceiling to be	No impact. Removal of	No mitigation required.

removed.	contemporary fabric.	
6. Stone soffit to stair and landing to be blast cleaned.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
7. Removal of loose surface material from timber boards.	No impact. Necessary to facilitate repairs.	Cleaning specification to be agreed or conditioned.
8. Brass spotlights and emergency light fittings to be removed and holes made good.	No impact. Removal of contemporary fabric.	No mitigation required.

Table 5: Demolitions and Alterations Existing First Floor (Plan 206 LD 0103 C)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of loose plaster from external walls.	No impact on significance.	Repair in matching lime plaster.
2. Removal of waste pipe.	No impact. Removal of contemporary fabric.	No mitigation required.
3. Removal of boxing.	No impact. Removal of contemporary fabric.	Consider potential for fire place to be revealed and retained.
4. Removal of wallpaper.	No impact. Removal of Contemporary fabric.	No mitigation required.
5. Removal of carpet.	No impact. Removal of contemporary fabric.	No mitigation required.
6. Removal of service pipes and boxing from taking in slot.	Beneficial by removing contemporary fabric which obscures the architecture of the building.	No mitigation required.
7. Removal of all electric conduits.	No impact. Removal of contemporary fabric.	No mitigation required.
8. Removal of ceramic tiling.	No impact. Removal of contemporary fabric.	No mitigation required.
9. Removal of a section of floorboards.	Minor negative impact but essential to allow the installation of new plant internally (rather than mounting plant externally).	Record building fabric prior to alteration being undertaken.

10. Removal of infill panels below windows.	No impact. Removal of contemporary fabric.	No mitigation required.
11. Removal of painted boards to piers.	No impact. Removal of contemporary fabric.	No mitigation required.
12. Paint from brick in staircase to be removed.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
13. Removal of plasterboard.	No impact. Removal of contemporary fabric.	No mitigation required.
14. Removal of sections of stud wall.	No impact. Removal of contemporary fabric.	No mitigation required.
15. Remove Masonry Strong Room.	No impact. Removal of contemporary fabric.	No mitigation required.
16. Timber Dado panelling within staircase to be cleaned of paint and sanded.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
17. Blast cleaning of columns.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.

Table 6: Demolitions and Alterations First Floor Ceiling (Plan 206 LD 0109 B)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of plasterboard ceilings to expose the timber floorboards above.	No impact. Removal of contemporary fabric.	No mitigation required.
2. Removal of a section of lath and plaster ceiling and floorboards above to create new shaft.	Minor negative impact but essential to allow the installation of new plant internally.	Record building fabric prior to alteration being undertaken.
3. Removal of loose surface material from timber boards.	No impact. Necessary to facilitate repairs.	Cleaning specification to be agreed or conditioned.
4. Removal of paint finishes to columns prior to repainting and	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.

sanding of timber beams and floorboards.		
5. Stone soffit to stair and landing to be blast cleaned.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
6. Beams supported by masonry walls to be removed.	Minor negative impact.	Record building fabric prior to alteration being undertaken.

Table 7: Demolitions and Alterations Existing Second Floor (Plan 206 LD 0104 C)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of plaster from external walls.	No impact on significance.	Repair in matching lime plaster.
2. Removal of wallpaper.	No impact. Removal of contemporary fabric.	No mitigation required.
3. Removal of a section of floorboards.	Minor negative impact but essential to allow the installation of new plant internally (rather than mounting plant on the external elevations).	Record building fabric prior to alteration being undertaken.
4. Paint from brick in staircase to be removed.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
5. Removal of all electrical conduits.	No impact. Removal of contemporary fabric.	No mitigation required.
6. Removal of carpet.	No impact. Removal of contemporary fabric.	No mitigation required.
7. Removal of service pipes and boxing from taking in slot.	Beneficial by removing contemporary fabric which obscures the architecture of the building.	No mitigation required.
8. Removal of plywood lining.	No impact. Removal of contemporary fabric.	Potential to reveal timber taking in slot doors. Repair and retain if possible.
9. Blast cleaning of columns.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.

10. Remove plaster board below cill.	No impact. Removal of contemporary fabric.	No mitigation required.

Table 8: Demolitions and Alterations Second Floor Ceiling (Plan 206 LD 0110 B)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of a section of floorboards.	Minor negative impact but essential to allow the installation of new plant internally (rather than mounting plant on the external elevations).	Record building fabric prior to alteration being undertaken.
2. Removal of loose surface material.	No impact. Necessary to facilitate repairs.	Cleaning specification to be agreed or conditioned.
3. Removal of paint finishes to columns prior to repainting and sanding of timber beams and floorboards.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.
4. Stone soffit to stair and landing to be blast cleaned.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.

Table 9: Demolitions and Alterations Existing Third Floor (206 LD 0105 C)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of plaster from external walls.	No impact on significance.	Repair in matching lime plaster.
2. Removal of wallpaper.	No impact. Removal of contemporary fabric.	No mitigation required.
3. Removal of a section of floorboards.	Minor negative impact but essential to allow the installation of new plant internally (rather than mounting plant on the external elevations).	Record building fabric prior to alteration being undertaken.
4. Paint from brick in staircase to be	No impact provided works are undertaken to	Cleaning specification to be agreed or conditioned.

removed.	conservation specification.	
5. Removal of all electrical conduits.	No impact. Removal of contemporary fabric.	No mitigation required.
6. Removal of carpet	No impact. Removal of contemporary fabric.	No mitigation required.
7. Removal of service pipes and boxing from taking in slot.	Beneficial by removing contemporary fabric which obscures the architecture of the building.	No mitigation required.
8. Removal of plywood lining.	No impact. Removal of contemporary fabric.	Potential to reveal timber taking in slot doors. Repair and retain if possible.
9. Blast cleaning of columns.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.
10. Remove plaster board /plaster board boxing below cill.	No impact. Removal of contemporary fabric.	No mitigation required.

Table 10: Demolitions and Alterations Existing Third Floor Ceiling Plan (206 LD 0111 B)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of a section of floorboards.	Minor negative impact but essential to allow the installation of new plant internally (rather than mounting plant on the external elevations).	Record building fabric prior to alteration being undertaken.
2. Removal of loose surface material.	No impact. Necessary to facilitate repairs.	Cleaning specification to be agreed or conditioned.
3. Removal of paint finishes to columns prior to repainting and sanding of timber beams and floorboards.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.
4. Removal of timber ceiling framing above stairs.	No impact. Appears to be contemporary fabric.	No mitigation required.
5. Stone soffit to stair to be blast cleaned.	No impact provided works are undertaken to	Cleaning specification to be agreed or conditioned.

	conservation specification.	
6. Modern infill boards to be removed and replaced with reclaimed boards	Beneficial by removing contemporary fabric and replacing with reclaimed historic.	No mitigation required.

Table 11: Demolitions and Alteration Existing Fourth Floor (Plan 206 LD 0106 C)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of a section of floorboards.	Minor negative impact but essential to allow the installation of new plant internally (rather than mounting plant on the external elevations).	Record building fabric prior to alteration being undertaken.
2. Removal of damaged plasterboard.	No impact. Removal of contemporary fabric.	No mitigation required.
3. Removal of waste pipe.	No impact. Removal of contemporary fabric.	No mitigation required.
4. Paint from brick in staircase to be removed.	No impact provided works are undertaken to conservation specification.	Cleaning specification to be agreed or conditioned.
5. Removal of carpet on stairs.	No impact. Removal of contemporary fabric.	No mitigation required.
6. Removal of plywood lining to taking in slot.	No impact. Removal of contemporary fabric.	Potential to reveal timber taking in slot doors. Repair and retain if possible.
7. Removal of soil pipes.	No impact. Removal of contemporary fabric.	No mitigation required.
8. Removal of service pipes and boxing from taking in slot.	Beneficial by removing contemporary fabric which obscures the architecture of the building.	No mitigation required.
9. Removal of door.	No impact. Removal of contemporary fabric.	No mitigation required.
10. Removal of hardboard lining to	Beneficial by removing contemporary fabric which	No mitigation required.

outer walls to reveal timber panelling behind.	obscures the architecture of the building.	
11. Removal of wallpaper.	No impact. Removal of contemporary fabric.	No mitigation required.
12. Blast cleaning of columns.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.
13. Removal of plaster from external walls.	No impact on significance.	Repair in matching lime plaster.

Table 12: Demolitions and Alterations Existing Fourth Floor Ceiling Plan (Plan 206 LD 0112 B)

Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1. Removal of a small section of ceiling.	Minor negative impact but essential to allow the installation of new plant internally (rather than mounting plant on the external elevations).	Record building fabric prior to alteration being undertaken.
2. Removal of paint finishes to columns and sanding of timber beams and gutter bulkheads.	No impact provided works are undertaken to conservation specification.	Cleaning and finish specifications to be agreed or conditioned.
3. Loose material to be removed from surface of plaster/plasterboard ceilings at this level.	No impact. Removal of contemporary fabric.	No mitigation required.
4. Timber beams to be cleaned of paint finish and sanded.	No impact provided works are undertaken to conservation specification.	Cleaning and specifications of finishes to be agreed or conditioned.

Table 13: Demolitions and Alterations Existing Elevation to Portland Street (Plan 206 LD 0301 A)

Proposed Works	Impact on significance	Mitigation required to be undertaken
1. Roller Shutter to be removed and new glazed infill.	Beneficial by removing contemporary fabric which obscures the architecture of the building.	No mitigation required.
2. Removal of 5 small windows to create new roof lights.	Low negative impact on the significance of the building. Whilst of some age, the existing roof lights are not an original feature. The new windows would be hidden behind the parapet when viewed from ground level.	The use of conservation specification roof lights would be an appropriate design solution and will require no specific mitigation measures.

Table 14: Demolitions and Alterations Existing Elevation to Reyner Street (Plan 206 LD 0303A)

Proposed Works	Impact on significance	Mitigation required to be undertaken
1. Removal of full height extract flue.	Beneficial impact by removing a contemporary metal extraction flue.	No mitigation required.
2. Removal of two small windows to create new roof lights.	Low negative impact on the significance of the building. Whilst of some age, the existing roof lights are not an original feature. The new windows would be hidden behind the parapet when viewed from ground level.	The use of conservation specification roof lights would be an appropriate design solution and will require no specific mitigation measures.
3. Removal of timber cladding.	Beneficial by impact removing contemporary fabric to revealing the existing loading bay doors.	No mitigation required.
4. Removal of shutters and doors from ground	Beneficial impact by removing a contemporary	No mitigation required.

floor windows and doors.	fabric to expose existing fenestration.	
5. Removal of timber doors/gates arrangement.	Neutral impact. The doors whilst of some age have been extensively altered and are not repairable.	Record prior to removal.
6. Removal of infill to provide access hatch	Beneficial impact by removing contemporary fabric to reveal the existing building.	No mitigation required.

Impact of the Conversion Works on the Significance of the Listed Building

6.13 The proposals involve the alteration and conversion of the building for restaurant and office use. Externally the conversion proposals have little impact on the fabric of the building. Where changes are proposed, such as the removal of flues and plant, they are generally beneficial. As part of an ongoing programme of works, the building has already been subject to a programme of external cleaning and repair which has dramatically improved its external appearance.

6.14 The current conversion works have been sensitively designed with regard to the architecture of the building. No new entrances are proposed. All existing entrances are reused by the conversion proposal. Internally the main features are the undoubtedly the two stair wells both of which are proposed to be retained and reused for circulation as part of the conversion. The conversion removes plant from the former taking in slot and by providing internal circulation space adjacent to the taking area, re-establishes the relationship between the external architecture of the building and the internal layout.

6.15 Although the cornice and column decoration in the former wareroom on the upper ground floor probably dates from use of part of the building as a bank in the mid 1920's, the majority of this fabric, with the exception of the lobby wall is retained and will feature in the restaurant eating area. The lobby wall, which is a later addition is to be removed, whilst the cross wall, also a later addition, is to be partly removed. Where removal of the cross wall is proposed this will be up to picture rail height, allowing an understanding of the previous division of this space. The existing skirtings to the external walls also at upper

ground floor level will be retained with contemporary timber battens and pipe brackets removed.

6.16 The restaurant accommodation, on lower and upper ground levels, will be formed using new walls which are installed to create food preparation, storage and W/C areas. These stud walls will be constructed using contemporary materials ensuring that they are clearly identifiable as modern additions to the building thereby ensuring they are not confused with historic fabric. The same applies to the partition walls to be installed in the former vehicle bay. The office accommodation at first, second, third and fourth floors will also use stud partition walls. These can be removed should changing circumstances require in the future. In order to facilitate restaurant use a kitchen extract duct will be installed internally and will replace the existing external duct on the Reyner Street elevation. The removal of fabric is shown on the application drawings and has been assessed within this statement. Condenser units will be installed within the building. These will take their air intake from ducts behind the louvres that form part of the new loading bay screen to Reyner Street. This approach will not impact on the significance of the building.

6.17 Internally, the majority of cast iron and decorated columns (on upper ground floor level) will be on view. The office and restaurant layouts having being designed to retain columns and ensure that window voids are not cut across by new walls. Secondary glazing will be installed. This will be aluminium framed with transoms aligned to the transoms of the existing sash windows.

6.18 The proposal will secure the preservation of what is significant about the listed building, securing the long term future of the asset for the benefits of future generations. The items to be removed are either beyond repair (garage doors) or are contemporary later additions to the original warehouse. Removal of the lobby walls (whilst not original fabric) is outweighed by the other benefits of the proposal which involve a significant improvement to the internal appearance and condition of the building which is currently largely vacant. Providing the suggested mitigation measures are completed, the proposed works, on balance, will preserve and enhance the character and features of special architectural interest that contribute to the reason for the building being listed. For

these reasons the scheme is considered consistent with Policy DC19.1 of the UDP, Policy EN3 of the Core Strategy, and Section 12 of the NPPF.

Impact of the proposed works on the Conservation Area

6.19 36 Charlotte Street lies within the Conservation Area townscape. Its elevations to Charlotte Street, Portland Street and Reyner Street are undoubtedly significant features that contribute to the character of the George Street Conservation Area. The recent cleaning and repair of its elevations have dramatically improved the appearance of the building; however it's under occupancy means that it does not make the full contribution to the conservation area that it should. The commercial signage associated with the existing restaurant use detracts from the building as does the existing external flue fixed to the Reyner Street façade. In its predominantly vacant state the reduced level of investment going into maintenance and repair has given the building an air of neglect which detracts from the commercial vibrancy of the area. In short, the property at present fails to contribute as positively to the character of the Conservation Area as it should. The proposed conversion for new uses will reverse this position and ensure the building has a full and positive impact on the Conservation Area.

7. Conclusion

7.1 Refurbishment of the application property for restaurant and office use is considered to comply with the provisions of NPPF, Manchester Core Strategy, saved policies of the Unitary Development Plan for Manchester and adopted Conservation Area Supplementary Planning Document for George Street.

7.2 The proposal correctly identifies the significance of the heritage asset and its setting within the George Street Conservation Area. From this, the scheme is based on a proper understanding and reduces to a minimum any impact on the fabric of the listed building and its conservation area setting.

7.3 In combination, the repair works, the quality of the refurbished listed building, and the new uses will create a sustainable future for the listed building thereby adding to the positive vitality and viability of the area, its character and distinctiveness.

7.2 The proposal will secure an appropriate use and long-term future for 36 Charlotte Street (with 42 Portland Street). The works proposed will achieve the reuse of the building without eroding the architectural and historical elements identified as being of greatest significance. The refurbishment achieves its objectives with the minimum impact although some loss of fabric of interest is unavoidable if the building is to function in the long-term. We therefore support the proposed change of use and associated works and recommend that the applications are approved.

Appendix 1: Other Buildings Designed by Walters

Walters worked from 20 Cooper Street until he retired in the mid 1860s. A renowned and well regarded Manchester Architect, examples of his buildings include:

- Harvest House, 16 Mosley Street, 1839. Grade II Listed.
- Brown & Sons Warehouse, 9 Portland Street, 1851-52. Grade II Listed.
- W. R. Callender Warehouse, 54-72 Spring Gardens, 1851. Grade II Listed.
- 3, 5 & 7 Portland Street, (now the Thistle Hotel). Original facade, 1851-52.
- Kershaw, Leese & Sidebottom Warehouse, 7 Portland Street, 1852. Grade II Listed.
- Free Trade Hall, Peter Street, 1853. Grade II Listed.
- Manchester Associated Mills, 34 Charlotte Street, Chinatown, 1855. Grade II Listed.
- Fraser House, 36 Charlotte Street, Chinatown, c.1855. Grade II Listed.
- Charlotte House, 10 Charlotte Street, Chinatown, 1857. Grade II Listed.
- E. & J. Jackson Warehouse, 3-5 Portland Street, 1858. Grade II Listed.
- Congregational Chapel, 378 Deansgate, Castlefield, 1858. Grade II Listed.
- 14-16 Charlotte Street, Chinatown, 1860. Grade II Listed.
- Manchester & Salford Bank, 38-42 Mosley Street, 1861-62. Grade II Listed

Appendix 2: Photographs



Rear staircase.



Staircase between upper ground and first floor.



Loading bay ceiling.



Loading slot doors



Upper ground floor: Columns, beams and cornices to be retained.



Upper ground floor: Raised timber platform to be removed.



Upper ground floor: Detail of timber windows to Portland Street elevation.



Upper ground floor: Walls to be removed.



Upper ground floor: Boxing to be removed.



Upper ground floor: Loading bay doors to be retained and reused.



First floor: Fire surround to be retained.



Second floor: Cast iron columns to be retained, cleaned and painted.



Third Floor: Cast iron columns to be retained, cleaned and painted.



Fourth floor: Existing windows to be enlarged with conservation specification roof lights.



Fourth floor: Columns and beams to be cleaned and repainted.