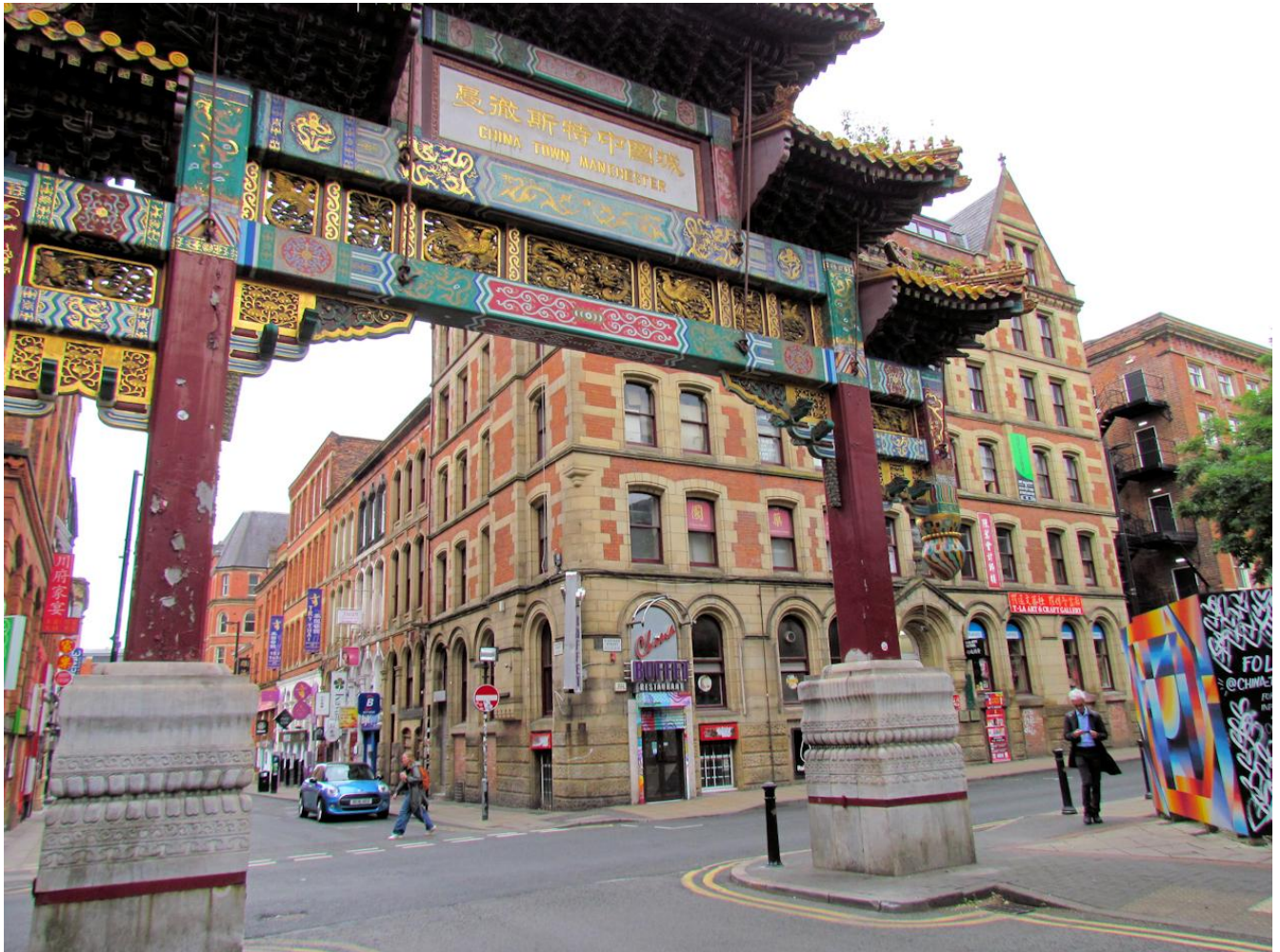


44-46 Faulkner Street, Manchester Heritage Statement



JW | Conservation

Jenny Wetton Conservation
8 Gorsey Brow
Broadbottom
Hyde
Cheshire
SK14 6EA

September 2025

**44-46 Faulkner Street, Manchester
Heritage Statement**

Prepared for Studio Tashkeel Architecture Ltd.

by

Jenny Wetton Conservation

September 2025

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1 EXECUTIVE SUMMARY

This report was commissioned from Jenny Wetton Conservation in 2025 by Studio Tashkeel Architecture Ltd. Its purpose is to assess significance of the Grade II-listed number 46 Faulkner Street and the ground floor only of number 44, which is structurally part of the Grade II-listed 16 Nicholas Street, and which lie within the George Street Conservation Area and to assess of the impact of proposals to carry out alterations.

Section 3 summarises the development of the site. The building at 46 Faulkner Street can be dated from occupancy shown in directories to 1857-1860 and appears on maps from 1888-89. No. 44 Faulkner Street has been created from an inserted side access to 16 Nicholas Street, which dates from around 1870.

Sections 4 and 5 assess the significance of the site. The chief aspects of significance are considered to be:

- Survival of much of the classical revival design of number 46 externally, although the lower part of the ground-floor windows on the front elevation has been boarded.
- Survival of much of the external design by nationally significant Manchester architect, Alfred Waterhouse of number 44 externally, although the basement windows have been infilled with brick.
- Presence of both buildings within the streetscape.
- Historic association of number 46 with the cotton industry and former use by local spinning companies.
- Association of both buildings with Manchester's Chinese community.

Both numbers 44 and 46 Faulkner Street are considered to be of high significance overall and to merit their inclusion on the national list. Due to later alterations, the ground floor of both 44 and 46 are now considered to be of low significance, whereas the basement, first and second floors are considered to be of medium significance.

Section 6 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance.

Section 7 assesses the impact of the proposals. The approach has been to retain as much historic fabric as possible while enabling a new use for no. 46, which has been vacant and the rear elevation is now in a poor condition. Repair and conservation work are needed as a matter of urgency to retain the special interest of this part of the building. The design has been altered following specialist heritage advice to reduce the impact of the proposals, as detailed in Section 7.2.

Although some proposals will cause harm to the rear elevation, important repair and conservation work are proposed as part of the work. This includes retention and repair

of all the existing windows, repair of the historic second floor loading door, even though this will be almost entirely obscured by the proposed flues, and unblocking the historic hoist wheel on the rear staircase at the second-floor level. This work constitutes a significant public benefit in planning terms and helps to offset the harm caused by the proposals.

The proposals will provide a sustainable new use for no. 46 and for no. 44 as part of the ground floor of 16 Nicholas Street by meeting modern requirements.

This report acts as a record of the historic buildings. An anonymised version has been requested for addition to the Historic Environment Record, in accordance with NPPF Policy 199.

With the presumption in favour of sustainable development set out in the NPPF, it is the author's professional opinion that the proposals will 'positively conserve, sustain and enhance' the significance of the historic building. The proposals are considered to comply with national and local planning policy.

2 INTRODUCTION

2.1 Background to the Report

This report was commissioned from Jenny Wetton Conservation in 2025 by Studio Tashkeel Architecture Ltd. Its purpose is to assess significance of the Grade II-listed number 46 Faulkner Street and the ground floor only of number 44, which is structurally part of the Grade II-listed 16 Nicholas Street, and which lie within the George Street Conservation Area and to assess of the impact of proposals to carry out alterations. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

2.2 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- A summary of the history and development of the site;
- An assessment of its significance;
- An assessment of the impact of the proposals.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant, based on documentary sources and a survey of the site.

2.3 Copyright

This report is the copyright of Jenny Wetton as a self-employed person and is for the sole use of the individuals or organisations to which it is addressed. Jenny Wetton grants these individuals or organisations a licence to use the report for planning purposes or for the sale of the property covered by the report. Jenny Wetton does not accept liability for any loss or damage arising from any unauthorised use of this report. © Jenny Wetton (2025).

3 HISTORY AND DESIGN

3.1 History of Site

The area around Charlotte Street and George Street was laid out on a regular grid pattern in 1786 and became a fashionable residential area centred on St. James's Church. The information given online about the history of the Conservation Area describes how the area 'reflected the cultural and scientific achievements of the time'. The Scientific and Medical Society constructed a building on Faulkner Street, which later became the Owens College Medical School, the Manchester Literary and Philosophical Society built a meeting room on George Street and the Portico Library was built in 1806, on Mosley Street. From the mid-19th century, many former houses were converted into commercial premises or replaced by purpose-built warehouses.

The application site is shown as part of a row of small, terraced houses on the 1848 map, with a similar row facing onto St James Street and an alleyway marked at the rear. The 1852 directory lists John Tomkinson as an ironmonger at 42 and 44 Faulkner Street and he was still there in 1856. The 1888-89 map shows a quite different layout, with a large rectangular building occupying the north end of the block at the junction with Nicholas Street, and three narrow buildings to the south, of which number 46 is the northernmost. The 1861 directory lists David Simpson & Co at number 46 as a manufacturer, which then meant a cotton manufacturer. The existing building at 16 Nicholas Street is stated in the listing description to date from 1870 and was built to a design by the Manchester architect, Alfred Waterhouse. By 1876, number 46 was occupied by Thomas Taylor & Sons, also as manufacturers. Taylor & Sons were still there ten years later, and Bryce Smith & Co are listed at 16 Nicholas Street as calico printers. The grace's Guide website states that Bryce Smith had a print works at Barrow Bridge in Whalley¹. There is no entry for no. 46 Faulkner Street in the 1896 directory, and it was likely to have been vacant; Bryce Smith & Co were still at 16 Nicholas Street, together with the Whalley Abbey Printing Company Ltd, also as calico printers.

It is notable that Manchester's first telephone exchange was located at 38 Faulkner Street, on the upper floors of a building it shared with a textile company and opened in 1879². This was the first such exchange outside London and the location for the Lancashire Telephonic Exchange Ltd's premises would have been deliberately chosen due to the proximity of the important textile companies in the area for whom communication was vital.

¹ Bryce Smith and Co [online]. Available at: https://www.gracesguide.co.uk/Bryce_Smith_and_Co [Accessed 16.07.25]

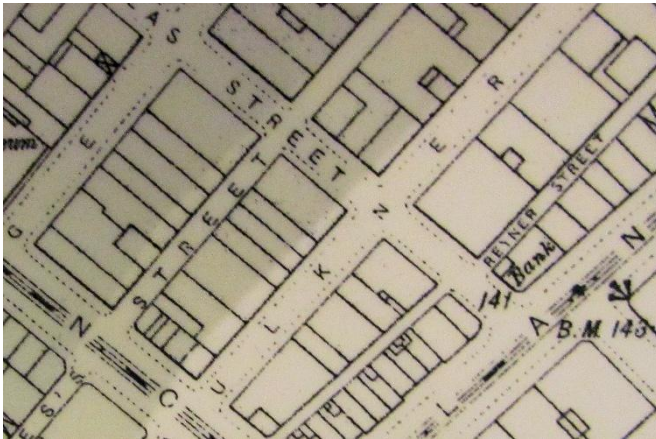
² J. Wetton, 'The Early History of Telephony in Manchester, 1877- 1898', *Transactions of the Newcomen Society*, Vol. 77, No. 2, pp. 245-260.



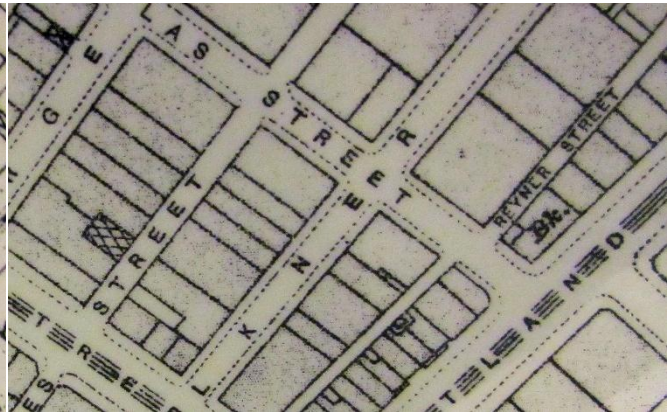
OS 1848 Showing Site



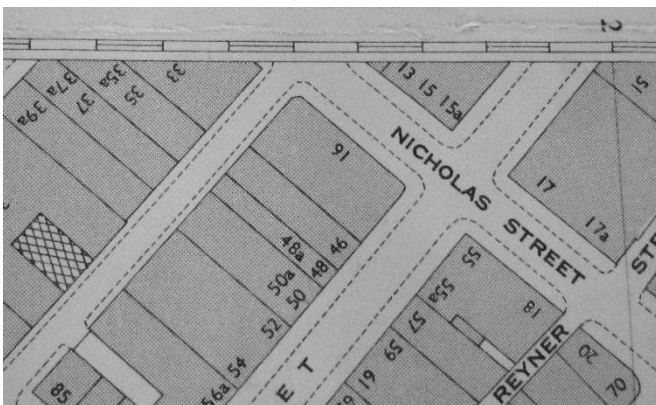
OS 1888-89 Showing Site



OS 1905



OS 1915-16



OS 1948



1985 (Image courtesy of Manchester Libraries, ref. m57145)

By 1906, 46 Faulkner Street was occupied by the Albion Mill Company (Manchester) Ltd as cotton manufacturers and 16 Nicholas Street was still occupied by Bryce Smith & Co, the Whalley Abbey Printing Company Ltd and 'branches of and agents for' the Calico Printers Association. Ten years later, the occupants of both buildings had changed, and Hazlitt & Co. Ltd are listed at 46 Faulkner Street with Robert Scott & Co at 16 Nicholas Street as muslin manufacturers.

The British cotton industry declined during the early to mid-20th century and many former warehouses stood vacant or were partially used. As a consequence, they fell into disrepair and rents dropped.

In the 1960s, members of the Chinese community occupied former warehouses, then available at low rents, and opened restaurants and supermarkets. The present owner of the building remembers that number 46 was occupied by a Chinese supermarket. A photograph from 1985 shows a Chinese supermarket occupying number 44 Faulkner Street, probably in the basement, and Kai's Chinese restaurant accessed via a doorway on Nicholas Street. The present owner also remembers that number 46 and the ground floor of the Nicholas Street premises were taken over by Ho's Bakery.

3.2 Planning History

Listed below are related records from the Council's online planning portal:

Ref. No: 103601/LO/2013/C2 Internal and external alterations in association with the use of the basement as financial and professional services (Use Class A2)

Basement 46 Faulkner Street Manchester M1 4FH | Validated: Thu 07 Nov 2013 | Status: Decided

Ref. No: 103600/FO/2013/C2 Use of the basement as financial and professional services excluding use as a betting office (Use Class A2) with external alterations

Basement 46 Faulkner Street Manchester M1 4FH | Validated: Thu 07 Nov 2013 | Status: Decided

Ref. No: 037868 One illuminated projecting box sign 46 Faulkner Street, City CENTRAL | Validated: Mon 01 Oct 1990 | Status: Decided

Ref. No: 024884 Bricking up of basement windows with stone appearance finish 44/46, Faulkner Street/16, Nicholas Street, City CENTRAL | Validated: Mon 22 Jul 1985 | Status: Decided

Ref. No: 022527 Change of use to a supermarket with ancillary storage accommodation 44/46, Faulkner Street, City CENTRAL | Validated: Wed 08 Aug 1984 | Status: Decided

Ref. No: 021030 Change of use from office to hairdressers. ground floor, 44, Faulkner Street, City CENTRAL | Validated: Fri 13 Jan 1984 | Status: Decided

Ref. No: F08287 Use of 1st floor level as a Hairdressing Salon. 1st Floor, 46 Faulkner Street, City. | Validated: Wed 01 Mar 1978 | Status: Decided

Ref. No: F03410 Use of lower ground floor as a licensed proprietary club. Lower Ground Floor at - 16 Nicholas Street, City. | Validated: Fri 22 Aug 1975 | Status: Decided

Ref. No: F00586 Use of basement offices as a restaurant 46 Faulkner Street, City. | Validated: Tue 23 Apr 1974 | Status: Decided

4 ARCHITECTURAL ASSESSMENT AND CONTEXT

4.1 Exterior

Although no historic plans were available as part of the research for this report, some conclusions can be drawn from the building itself.

The existing building at 46, 48 and 50 Faulkner Street is constructed of red brick laid in Flemish bond with sandstone dressings. Although stated in the listing description to be covered with a slate roof, it appears from aerial photographs that the roof has been replaced and is now flat.

The 3-storey building with a basement is constructed on a deep rectangular plan extending back to St James Street, with each property single-fronted and with loading at the rear. The front elevation retains 3+3+3 windows, a rusticated plinth, sill-bands to the first and second floors, and a moulded cornice. The basement and ground floor, treated as a continuous arcade of round-headed arches with moulded heads and keystones, has the doorways to the left, tall segmental-headed basement openings (of which those of no.46 to the right are now blocked) and round-headed sashes at the ground floor. The single-pane sash windows in the upper part of the ground floor at number 46 retain etched decoration and the doorway is covered by a roller shutter. The upper floors retain triple segmental-headed single pane sashes in moulded segmental-headed architraves with keystones.



***Front Elevation of Building at Nos.46, 48,
50 Faulkner Street***



Front Elevation of No. 46



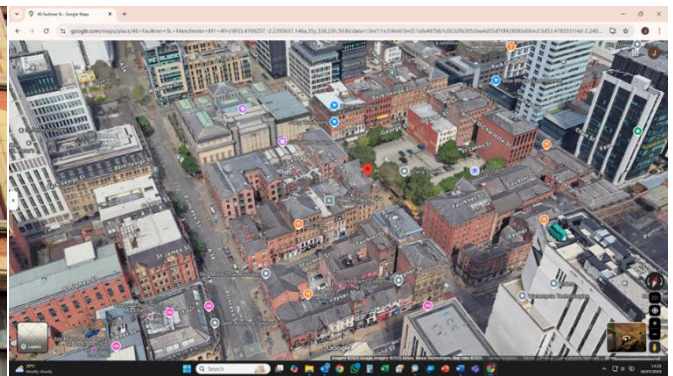
Ground Floor Level, Lower Part



Ground Floor Level, Upper Part



Upper Floors



**Google Aerial Photograph Showing
Roofscape**



North-east Elevation of 44 Faulkner Street

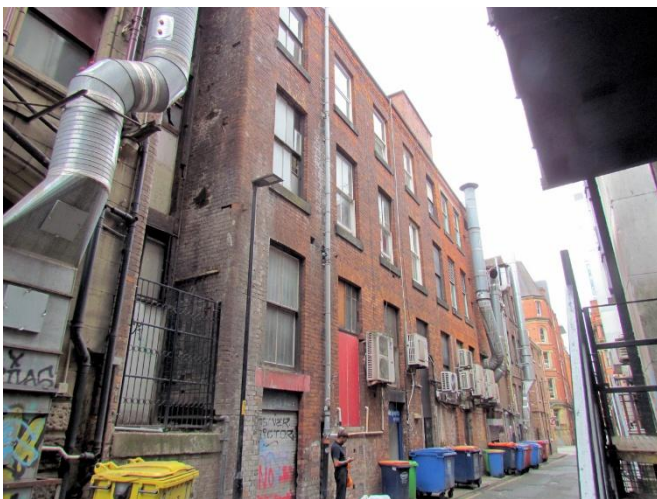


South-east Elevation of 44 Faulkner Street

The north-east elevation of number 44 Faulkner Street forms part of the ground floor of the building at 16 Nicholas Street, which is constructed of sandstone ashlar and red brick above with sandstone dressings, described in the listing description as a Free Elizabethan style. The ground floor retains coupled round-headed windows with linked hoodmoulds and the basement windows are in simple rectangular surrounds, although

two on the south-east elevation have been blocked in brick and a shutter door fitted to the left.

The rear elevation retains two open-topped full-height loading slots (one at either end), described in the listing description as 'unusual', with a dentilled parapet and carried across the tops supported by a metal plate. The basement level of number 46 retains a flat headed doorway fitted with a roller shutter. Above is one window on each floor with 2 over 2 sashes, that on the first floor having been fitted with louvres in the top right corner of each part. The loading slot begins at ground-floor level with a stone sill and a replaced metal double door and boarded over door lights; a metal fence has been fitted. The doorway on the first floor has been boarded and a large metal flue fitted. The second floor retains a historic timber double door in a timber frame, with over door lights covered by a metal mesh. The top of the loading slot retains two rolled steel joists which support a hoist; boards cover the loading slot, presumably as the roof is no longer there.



**Rear Elevation of Building at Nos. 46, 48, 50
Faulkner Street**



Rear Elevation of No. 46



Ground Floor and Basement Levels



First Floor Level



Second Floor Level



Detail of Cornice Level

4.2 Interior: Basement

Internally, no. 46 is accessed from the door from Faulkner Street and from rear doors on St James Street. It now has a modern staircase to all levels at the rear, separated from the main part of each floor by a block wall, and late 20th century staircases from the ground floor to upper levels on the south-west wall.

The basement is very plain with a concrete floor but retains whitewashed and painted walls. The ceiling is largely plaster boarded with a square column which may be inserted but does retain some historic timber beams. Two sash windows in timber frames on the south-east wall have been infilled behind but presumably historically provided light from a pavement light well; one window has been fitted with a vent. By this wall is a large fitting believed to be from a former steam supply to the warehouse. On the east wall is a chimney breast, providing fireplaces on upper levels, but here has a larger infilled opening. In the south-west corner is the underside of the steps to the ground floor from the street.



Basement, Looking North-west



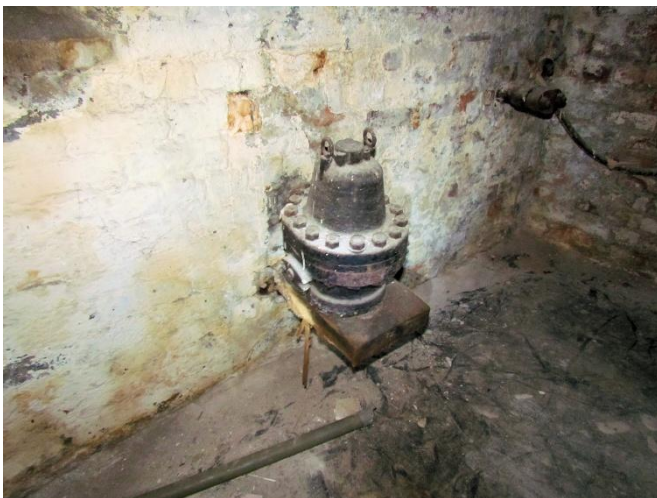
Basement, Looking South-east



Timber Beams



Windows



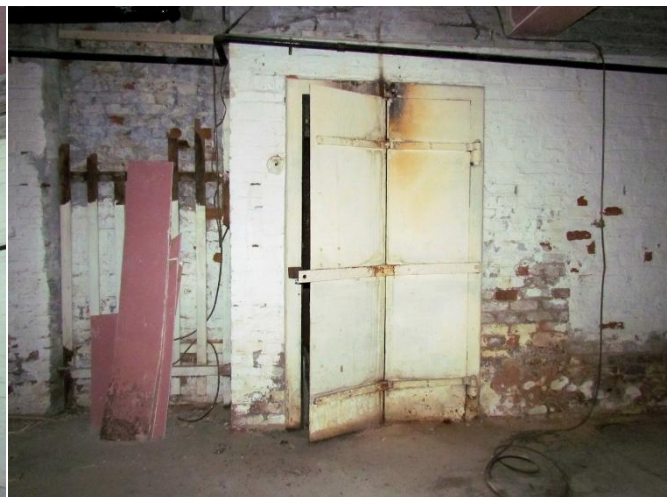
Former Steam Supply



Infilled Opening to Chimney Breast



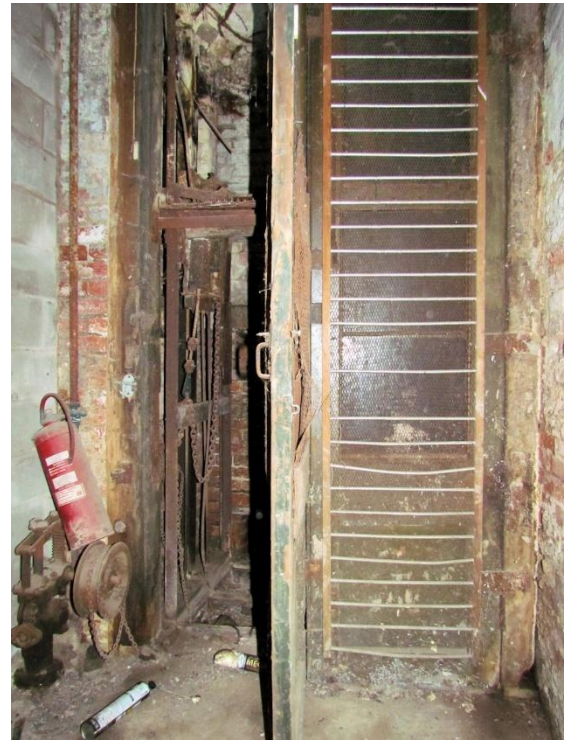
Steps to Ground Floor Above



Folding Door



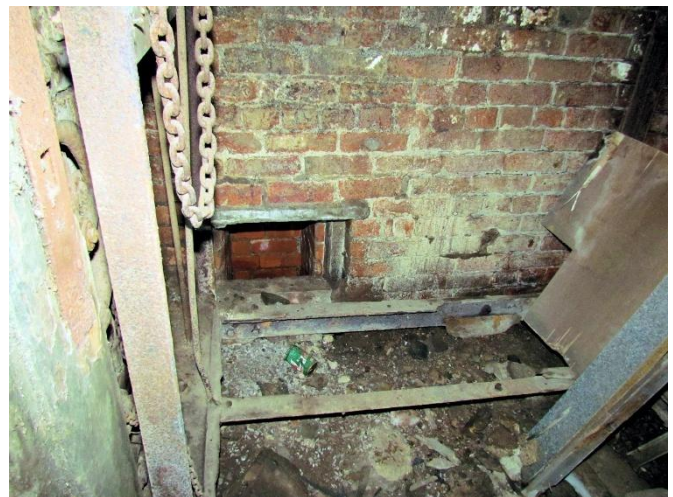
Doorbell



Ladder by Lift



Service Lift



Blocked Opening

To the north of the infilled opening is a large cast-iron folding door formerly providing access to the adjoining warehouse at 16 Nicholas Street. A similar corresponding door can be seen behind and there is an electric doorbell to enable communication between buildings. At the north-west end, a historic lift shaft is retained serving only the ground floor, with a metal service lift retained at basement level, which may date from the early 20th century. At the bottom of the lift shaft is a small, blocked opening. On the outside of the lift shaft is a metal ladder which may formerly have provided access to the ground floor. Modern services run along the top of the east wall.

4.3 Interior: Ground Floor

The ground floor has been much altered, with the insertion of a staircase on the south-west wall, a plaster boarded ceiling and the replacement of the front entrance door in the late 20th century, with modern steps up from street level. The floor is covered with a vinyl covering. However, the brick wall has been left exposed on the west side behind the staircase and the east wall retains whitewashing. The front windows retain an etched design in the lower part.



Late 20th Century Staircase at Rear



Ground Floor, Looking South-east



Ground Floor, Looking North-west



Windows and Entrance Door



Inserted Opening to no. 44



View Across no. 44, Looking North



View Across no. 44, Looking West



Modern Doorway and Steps

An opening has been inserted in the east wall to provide access to number 44, with a mixture of concrete and timber blocks above the doorway.

Works have been carried out to the interior of number 44, without consent by a previous owner. This includes encasing the support columns and the insertion of a small partition in the north corner. It is understood that the columns are metal and have been encased in fire-resistant panels for some decades. Basement windows have also been covered with plaster board, possibly in the late 20th century. A set of late 20th century steps leads up from the street.

4.4 Interior: First Floor

The first floor is largely open, although the north-western end has been partitioned in modern block to provide the main staircase and the other staircase inserted on the west side. The ceiling is again modern plaster board, although the floor is historic board and the east wall retains some whitewashing. There are two infilled fireplaces on the east wall which, presumably, historically heated two offices here. Adjacent to the chimney breast is an infilled opening, with a rounded edge visible at the top, which would historically have allowed communication with the adjoining warehouse at 16 Nicholas Street. Both the chimney breast and the infilled opening retain evidence of a former plaster surface.



First Floor, Looking South-east



Block Wall Enclosing Staircase



Windows



Infilled Fireplaces



Rear Window

4.5 Interior: Second Floor

The second floor is also largely open, although the north-western end has again been partitioned in modern block to provide the main staircase and the other staircase

inserted on the west side. The ceiling is again modern plaster board and there is evidence of a former plaster surface on the side walls, although the space retains a board floor with evidence of a former opening by the west wall, possibly indicating a former hoist here to provide movement of goods between floors or a former staircase. Next to where the floor has been altered is an infilled doorway in the west wall. The two left windows retain casements in the lower part but panelling between these and the right-hand window has gone. The chimney breast retains one infilled fireplace on the right side, again possibly indicating a former office here. To the left of the chimney breast is again an infilled opening with evidence of a curved edge on the left side.



2nd Floor, Looking South-east



2nd Floor, Looking North-west



Windows



Infilled Fireplace



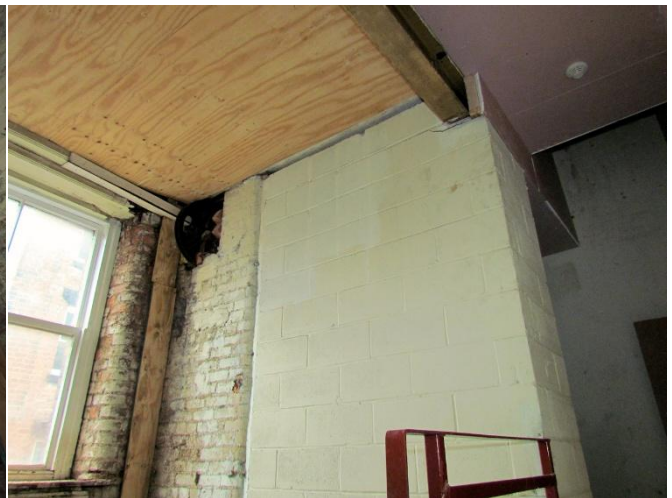
Blocked Opening



Blocked Doorway and Altered Floor



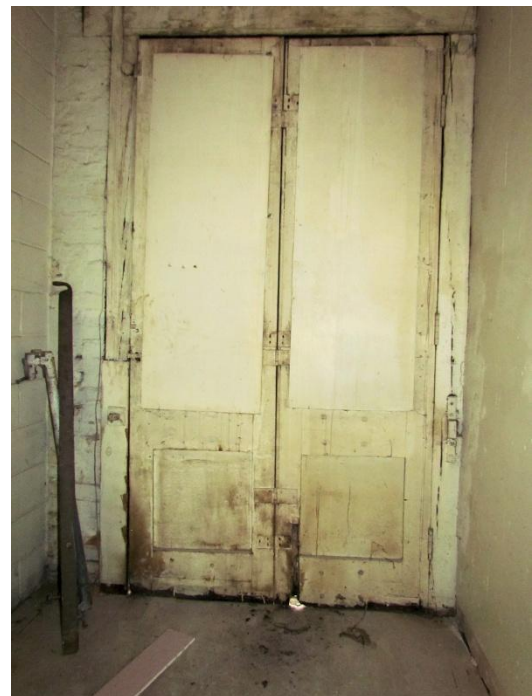
Rear Window



Block Wall by Staircase



Detail of Hoist Wheel



Historic Door

At the north-east end of the floor, a block wall has been added to a historic brick wall to enclose the staircase, but the brick wall retains a hoist wheel which has been clumsily infilled with bricks. Behind this a historic double-leaf timber loading door is retained, although boarded in the top part.

4.6 Architectural Context: Cotton Warehouses

Manchester's textile warehouses are the most distinctive building type in the city's streetscape and reflect Manchester's dominance of cotton trading in the 19th century. This success developed from a small-scale woollen- weaving industry in the 18th century and grew throughout the 19th century, reaching a production peak in the 1850s stimulated by the mechanisation of cotton spinning. The city's trading role became more important than manufacturing in the late 19th century and early 20th century, prompting the building of many large warehouses.

The construction of commercial warehouses provided textile manufacturers and merchants with the space to store, display, inspect, package and transport their goods. The design of some warehouses depended partly on the method of moving the cotton or other goods: the carrier's warehouse was designed around transport links, the canals and railways, while the merchant's warehouse focused on storage, quality control and company prestige. The latter developed from utilitarian, brick-built buildings on side streets, where cotton was loaded from the street, to exuberant Italianate palazzos in the 1840s, designed to impress the building owner's clients. Such warehouses were designed to allow inspection of raw cotton in large ware or showrooms before it was packaged and were located around Portland Street and Dale Street, such as S. & J. Watt's warehouse on Portland Street (1851-6). Alongside the home-trade warehouses were those later designed for the export trade, clustered around the south end of Princess Street and Whitworth Street.

The design and purpose of both forms of warehouse followed a common pattern, with the most extravagant design and finishes being reserved for entrance areas on the raised ground floor and for the first floor where sample rooms and offices were located. A main central or corner doorway provided access to a full-height staircase. Upper floors were for plainer, functional storage areas. Packing took place in the basement, which was lit by pavement-level windows. Goods were loaded and unloaded in a recessed bay or 'hovel', at the side of the building, using a crane known as a teagle. This process was introduced in response to an 1848 byelaw to relieve traffic congestion, which had been an issue with the earlier merchant warehouses. As trade expanded and after the opening of the Manchester Ship Canal in 1894, larger warehouses were required, and the introduction of steel-framing from c.1900 enabled architects to build taller structures up to the height restriction of 108 feet. Steel frames also enabled large uninterrupted floor plates, lit by large windows. The increased availability of space was taken up by small-scale shipping companies who rented space in large buildings, using only part of a floor for administration, and where the packing and dispatch was undertaken by the landlord packer.

Number 46 is known to have been used by cotton spinning companies and appears to have been built as a merchant's warehouse. It forms an example of an early, more

utilitarian building on a side street, with loading access from the service street at the rear.

5 SIGNIFICANCE

5.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 127 and 128 (DLUHC, *National Planning Policy Framework*, 2023). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 203). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 205).

In 2019, Historic England issued guidance on assessing significance in keeping with the NPPF, *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. There are four levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

5.2 Significance of 44-46 Faulkner Street

Evidential Value:

The building at 46 Faulkner Street can be dated from occupancy shown in directories to 1857-1860 and appears on maps from 1888-89. No. 44 Faulkner Street has been created from an inserted side access to 16 Nicholas Street, which dates from around 1870.

There are records relating to the site on the Greater Manchester Historic Environment Record, but these simply repeat the information given in the listing description and that provided online regarding the Conservation Area.

Architectural Value:

Number 46 is known to have been used by cotton spinning companies and appears to have been built as a merchant's warehouse. It forms an example of an early, more utilitarian building on a side street, with loading access from the service street at the rear. Externally, the building retains its historic height and massing, and it is constructed in red brick with sandstone detailing in a classical revival style typical of the period. The building retains a recessed bay or 'hovel', at the rear of the building for the loading of goods from or to the street. Two of the ground floor windows of no. 46 have been blocked and a roller shutter fitted. A doorway has been fitted to what is now no. 44, altering the historic appearance of this part of the building, and two windows partially infilled with brick.

Internally, it retains a raised ground floor but the historic interior and finishes to the ground and first floor, which would historically have been accessed by clients, have gone. It seems likely that there would have been a full-height staircase on the south-west wall, but the late 20th century staircase has removed any evidence of this, apart from the altered floor on the second floor. Pavement-level windows have survived at number 46, although these have been infilled behind. There are also a number of infilled fireplaces, indicating former offices at the front on the first and second floors, and blocked openings which formerly provided goods access to the adjoining warehouse at 16 Nicholas Street and one on the west side which would have provided pedestrian access to the adjoining warehouse at number 48 Faulkner Street.

That part of the ground floor which constitutes no. 44 has been much altered internally and much of its significance now relates to the rest of the building and the retention of much of the external historic design by Alfred Waterhouse.

The building is generally in good condition, but the rear elevation is showing signs of neglect, with the ground floor door frame being charred and with graffiti on the door, and further graffiti on the basement door to the right. Several courses of brickwork are missing in the reveal of the loading slot on both sides and at all levels. The metal

plates at the top of the loading slot appear to have rusted and is supporting the cornice. Repair and conservation work are needed as a matter of urgency to retain the special interest of this part of the building.



Charred Door Frame and Missing Bricks



Missing Bricks near Top of Loading Slot

Historical Value:

The former warehouse was occupied for at least twenty years by Thomas Taylor & Sons, cotton spinners which owned Grecian Mills on Lever Street in Bolton from the mid-18th century to 1958. The company's records are now held at Bolton Library.

Since the 1960s, former cotton warehouses have been used by members of the Manchester Chinese community for restaurants and supermarkets. Number 46 was formerly occupied by a supermarket and number 44 Faulkner Street by a restaurant accessed via a doorway on Nicholas Street, shown in a photograph from 1985. Both parts of the application site were taken over by a bakery. The Chinese arch was erected nearby in 1987 and has become an important symbol of occupation of the area for many people.

5.3 Summary of Significance

The chief aspects of significance are:

- Survival of much of the classical revival design of number 46 externally, although the lower part of the ground-floor windows on the front elevation has been boarded.
- Survival of much of the external design by nationally significant Manchester architect, Alfred Waterhouse of number 44 externally, although the basement windows have been infilled with brick.
- Presence of both buildings within the streetscape.
- Historic association of number 46 with the cotton industry and former use by local spinning companies.
- Association of both buildings with Manchester's Chinese community.

Both numbers 44 and 46 Faulkner Street are considered to be of high significance overall and to merit their inclusion on the national list. Due to later alterations, the ground floor of both 44 and 46 are now considered to be of low

significance, whereas the basement, first and second floors are considered to be of medium significance.

5.4 Contribution to Significance Made by Setting and Contribution to Conservation Area

The NPPF defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

The application site is set up to the street, in keeping with the other historic buildings in this area, many of which rise to three-to-four storeys, with buildings on the other side of the road rising to three-to-five storeys. Buildings are constructed in red brick with sandstone or terracotta detailing. The Chinese arch was erected over Faulkner Street at the junction with Nicholas Street in 1987, to a traditional design built by Chinese craft workers³.

All the surviving warehouses on the north-west side of this part of Faulkner Street are listed at Grade II, as are numbers 55, 57 and 59 on the south-east side of the street. Furthermore, all the former warehouses on the north-west side of St James Street are also listed at Grade II. These buildings illustrate the character of this part of Manchester's historic textiles district and add to the significance of numbers 44 and 46.



***View South-west Along Faulkner Street,
Showing Former Warehouses on the North-
west Side***

***View South-west Along Faulkner Street,
Showing Former Warehouses on the South-
east Side***

³ Hartwell, C. Manchester, Pevsner Architectural Guide, 2002, 157



***View North-east Along Faulkner Street,
Showing Former Warehouses on the North-
west Side***



***View North-east Along Faulkner Street,
Showing Former Warehouses on the South-
east Side***



***View North-east Along St James Street
Showing Former Warehouses on the South-
east Side***



***View North-east Along St James Street,
Showing Former Warehouses on the North-
west Side***

St James Street is very much a service street and was historically used to provide loading access to warehouses. Several buildings have been fitted with prominent vents, now that several are used as restaurants, including one at the rear of 16 Nicholas Street, adjacent to the application site.

The setting is **considered to contribute positively to the significance** of the application site and the building is considered to contribute positively to the Conservation Area.

6 HERITAGE PLANNING CONTEXT

6.1 National Planning Policy Framework (Dec. 2023)

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority *'shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses'* (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in December 2023 replacing all former planning policy statements (previous editions NPPF etc). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment* should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**. Chapter 16 is related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 199 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 200 and 201 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of

the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 202 states: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

The *Planning Practice Guide* gives further guidance:

'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset (National Planning Policy Framework paragraph 202). Local planning authorities may need to consider exercising their repair and compulsory purchase powers to remedy deliberate neglect or damage⁴.'

Policy 203 states: 'In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

Policy 205 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Policy 206 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy 207 states: 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total

⁴ Paragraph: 014 Reference ID: 18a-014-20190723

loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm⁵.'

Policy 208 states; '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, where appropriate, securing its optimum viable use.'

Policy 209 states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The *Planning Practice Guide* defines a non-designated heritage asset:

'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

⁵ Paragraph: 018 Reference ID: 18a-018-20190723

'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets⁶.'

Policy 211 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

Policy 212 states: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

6.2 Manchester City Council Core Strategy (2012)

Policy EN 3: Heritage

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.

6.3 Addendum to Manchester Core Strategy 2024

The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024.

The following Core Strategy (CS) policies have been partially replaced by Places for Everyone (PfE) policies. Any part of the policy that is not replaced remains part of Manchester's Core Strategy.

CS Policy EN3 Heritage

Section to be replaced:

- 2nd paragraph

Replaced by PfE Policy JP-P2

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities

⁶ Paragraph: 039 Reference ID: 18a-039-20190723

will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

7 HERITAGE IMPACT ASSESSMENT

7.1 The Proposals

Studio Tashkeel have drawn up proposals to alter the building for use as a restaurant. This statement should be read in conjunction with the associated drawings.

Taking account of the assessment of significance and Policies 203 and 205 of the NPPF, the impact of the proposal on the aspects of significance and is considered below. Numbers 46 and 44 are listed at Grade II and lie within the George Street Conservation Area and substantial harm should be exceptional.

7.2 Impact of Changes on the Significance of the Non-designated Heritage Asset

This analysis is based on the guidance given within the Historic England *Advice Note 2: Making Changes to Heritage Assets*, which reinforces the approach taken in the Stockport UDP policies HC1.1 and 1.3 and in the *Extensions and Alterations to Dwellings* SPG. In Chapter 3 *Addition and Alteration*, and under *General Points*, the guidance states:

'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting.⁷

The impact of proposals has been considered in the context of the significance of the building as a whole, and the relative significance of affected fabric and areas. The impact of each principal alteration on the significance of the listed building is summarised below.

Exterior

There are several proposed changes to the exterior of number 46. The lower part of the ground-floor windows, currently boarded, will be replaced with a window and a door in timber frames. The new door and window will provide street access and light to the basement and help to provide a more open frontage. The window frames will be in a dark red to match those above.

The impact of the proposal is considered to be **beneficial**.

On the rear elevation, extraction vents will be fitted to the overdoor lights on the ground and second floors. That on the ground floor is currently boarded and fitted with a vent. That on the second floor, however, is historic and the proposal will result in a

⁷ Historic England. *Making Changes to Heritage Assets: Historic England Advice Note 2* (Historic England, February 2016), parag. 41

change to the appearance here. The vents are to be fitted to the existing glass and the remainder of the historic door will be retained and repaired, which is considered to offset the harm caused by the proposals. The ground floor door frame should be replaced on a like for like basis and the doors painted black.

The proposal will contribute to a new use for the building, conserve the appearance of the side elevations and is considered to be **beneficial**.

Also on the rear elevation, three flues will be fitted to the loading slot. A prominent flue is already fitted to the first floor and there are other recent flues on other buildings, including the adjoining rear of 16 Nicholas Street. The impact on the building has been reduced by arranging the flues to come out of the reveal of the loading slot rather than the main part of the elevation. The flues will run between the RSJs and the metal plate carrying the cornice at the top of the loading slot. There are only boards above here as the roof has been substantially altered. Treatment of the rust on the metal plate and repair work to the brickwork will again help to offset the harm caused by the proposals. Any repointing should be in lime mortar to match any surviving historic mortar.

With the proposed mitigation, the impact of the proposal is considered to be **mildly harmful**.

Finally on the rear elevation, three extraction vents will be fitted to the upper basement level. This will result in the loss of some historic brickwork and would be a change to the surviving service lift shaft. However, all the vents have been reduced in size, which is considered to reduce the impact of the proposal.

With the proposed mitigation, the impact of the proposal is considered to be **mildly harmful**.

Interior

<i>Proposal</i>	<i>Significance of affected area</i>	<i>Impact</i>	<i>Mitigation</i>
Basement: Insert stud partitions and staircase to provide office access from the street and a W. C.	Medium	Mildly harmful – will subdivide the historic volume of the space. Left window already altered with fan fitted and both infilled behind. Proposed drainage pipe to run through modern block wall.	Partitioning will be removable. Right hand window to be replaced on like for like basis. Former steam inlet to be retained. Brick wall and chimney breast to be retained open to view by new staircase. Reopening the historic light well was considered but proved not to be possible; a damp proof membrane is to be fitted to the lower

			part of the light well to prevent water ingress.
Ground Floor: Insert stud partitions to link entrance to existing staircase and provide service area, insert service lift and replace modern panel in south-east corner. Fit disabled W. C. at north end.	Low	Moderately harmful – will subdivide the historic volume of the space. Existing staircase late 20 th century, ceiling currently plaster boarded and wall to south-east corner currently panelled. North end currently fitted with late 20 th century, metal doors.	Stud partitions would be removable. Metal doors at north end to be retained and insulation fitted behind.
Ground Floor, no. 44: insert stud partitions to provide an entrance lobby and to the disabled W. C. and a bar, surface north-west wall with tiles	Low	Mildly harmful – will subdivide the historic volume of the space but a partition has already been inserted to the north corner. All walls are currently plaster boarded and painted white to the upper part.	N/A
First Floor: insert partitions to provide walk-in freezer and utility to south of staircase and insert service lift to ground floor, fit ventilation flues.	Medium	Mildly harmful – will subdivide the historic volume of the space, although a staircase partition has already been inserted to the south-west wall. The lift would result in the loss of a small amount of the historic board floor. Ventilation flue proposed to run through modern block wall at north end, although would be prominent in views along the floor. Pipes will run through modern block walls at north end, avoiding historic brickwork.	The proposed ducting will run at high level, to reduce the impact on the space.

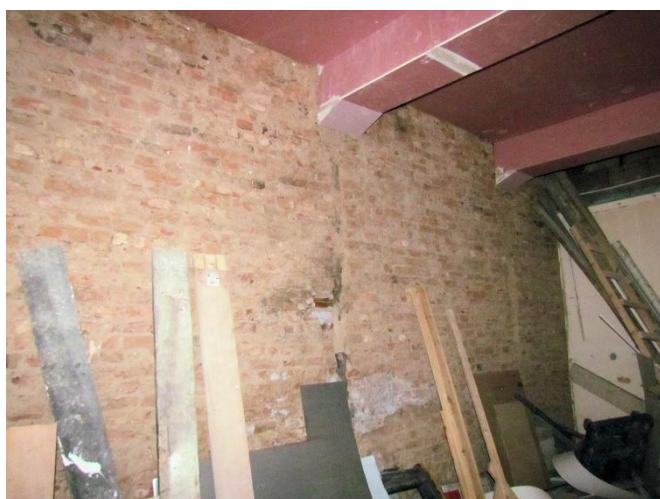
Second Floor: insert small stud partition to provide W. C. at north end and insert doors to staircase to provide lobby	Medium	Neutral overall – W. C. located between modern staircase and block wall to minimise impact on space and pipes to run through block wall.	Bricks should be removed from around historic hoist wheel if possible.
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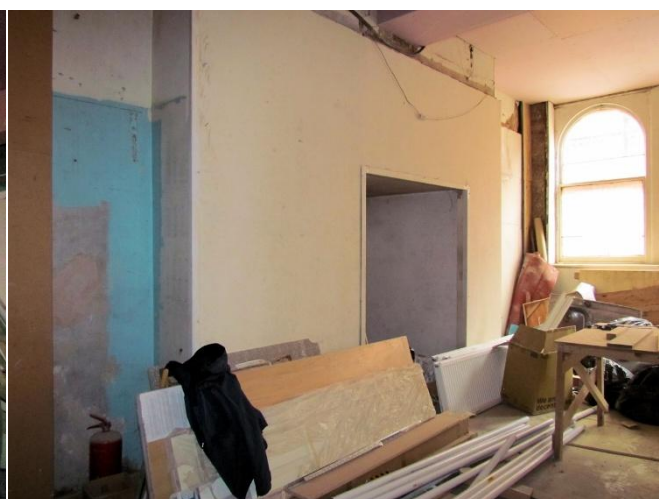
Upper Part of Service Lift Shaft



South-east Corner of Basement



Location of Service Area on Ground Floor



South-east Corner of Ground Floor



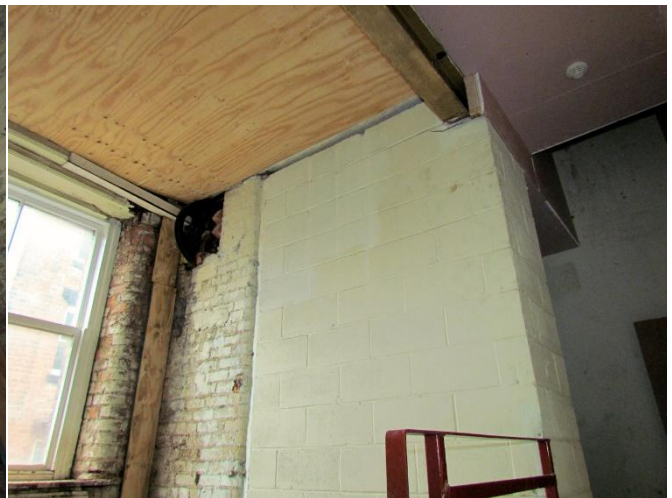
Blocked Opening



Blocked Doorway and Altered Floor



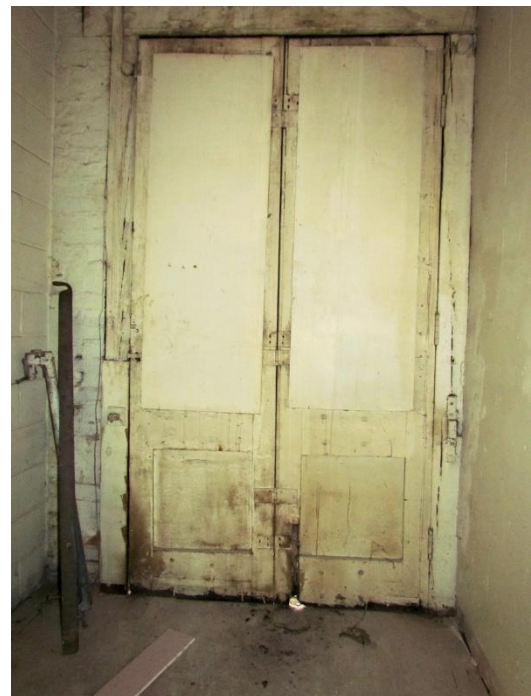
Rear Window



Block Wall by Staircase



Detail of Hoist Wheel



Historic Door

7.3 Overall Impact on Significance

The approach has been to retain as much historic fabric as possible while enabling a new use for no. 46, which has been vacant and the rear elevation is now in a poor condition. Repair and conservation work are needed as a matter of urgency to retain the special interest of this part of the building.

The design has been altered following specialist heritage advice to reduce the impact of the proposals, as detailed above.

Although some proposals will cause harm to the rear elevation, important repair and conservation work are proposed as part of the work. This includes retention and repair of all the existing windows, repair of the historic second floor loading door, even though this will be almost entirely obscured by the proposed flues and unblocking the historic hoist wheel on the rear staircase at the second-floor level.

The proposals will provide a sustainable new use for no. 46 and for no. 44 as part of the ground floor of 16 Nicholas Street by meeting modern requirements.

8 CONCLUSION

The information in Sections 3 and 4 of this report provides an assessment of the significance of numbers 44 and 46 Faulkner Street and the contribution made by setting. The building at 46 Faulkner Street can be dated from occupancy shown in directories to 1857-1860 and appears on maps from 1888-89. No. 44 Faulkner Street has been created from an inserted side access to 16 Nicholas Street, which dates from around 1870.

The chief aspects of significance are considered to be:

- Survival of much of the classical revival design of number 46 externally, although the lower part of the ground-floor windows on the front elevation has been boarded.
- Survival of much of the external design by nationally significant Manchester architect, Alfred Waterhouse of number 44 externally, although the basement windows have been infilled with brick.
- Presence of both buildings within the streetscape.
- Historic association of number 46 with the cotton industry and former use by local spinning companies.
- Association of both buildings with Manchester's Chinese community.

Both numbers 44 and 46 Faulkner Street are considered to be of high significance overall and to merit their inclusion on the national list. Due to later alterations, the ground floor of both 44 and 46 are now considered to be of low significance, whereas the basement, first and second floors are considered to be of medium significance.

Section 5 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 203 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The assessment of impact on the heritage asset is set out in Section 7 of the report. The approach has been to retain as much historic fabric as possible while enabling a new use for no. 46, which has been vacant and the rear elevation is now in a poor condition. Repair and conservation work are needed as a matter of urgency to retain the special interest of this part of the building.

The design has been altered following specialist heritage advice to reduce the impact of the proposals, as detailed above in Section 7.2.

Although some proposals will cause harm to the rear elevation, important repair and conservation work are proposed as part of the work. This includes retention and repair of all the existing windows, repair of the historic second floor loading door, even

though this will be almost entirely obscured by the proposed flues and unblocking the historic hoist wheel on the rear staircase at the second-floor level. This work constitutes a significant public benefit in planning terms and helps to offset the harm caused by the proposals.

The proposals will provide a sustainable new use for no. 46 and for no. 44 as part of the ground floor of 16 Nicholas Street by meeting modern requirements.

This report acts as a record of the historic buildings. An anonymised version has been requested for addition to the Historic Environment Record, in accordance with NPPF Policy 199.

With the presumption in favour of sustainable development set out in the NPPF, it is the author's professional opinion that the proposals will 'positively conserve, sustain and enhance' the significance of the historic building. The proposals are considered to comply with national and local planning policy.

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Maps and Plans

1848 1:10560	Ordnance Survey Lancashire 104
1888-9 1:2500	Ordnance Survey Lancashire CIV.10
1905 1:2500	Ordnance Survey Lancashire CIV.10
1915-16 1:2500	Ordnance Survey Lancashire CIV.10
1948 1:1250	Ordnance Survey Plan SJ 8497 NW
1999 1:1250	Ordnance Survey Plan SJ 8497 NW

10 APPENDIX: LISTED BUILDING DESCRIPTIONS

SJ8497NW FAULKNER STREET 698-1/32/129 (North West side) Nos.46, 48, 50
GV II

Textile warehouses, now shops and offices. Probably c.1860; altered. Red brick in Flemish bond, with sandstone dressings, slate roof. Deep rectangular plan extending back to St James Street, each single-fronted, with loading at rear. Basement and 3 storeys, 3+3+3 windows, with rusticated plinth, sill-bands to 1st and 2nd floors, and moulded cornice. The basement and ground floor, treated as a continuous arcade of round-headed arches with moulded heads and keystones, has the doorways to the left, tall segmental-headed basement openings (those of no.46 to the right now blocked) and round-headed sashes at ground floor; the upper floors have triple segmental-headed sashes in moulded segmental-headed architraves with keystones. Rear: unusual open-topped full-height loading slots with parapet carried across the tops. Interior not inspected. Forms group with Nos.52 and 54 to left, and rear wing of No.16 Nicholas Street to right.

SJ8497NW NICHOLAS STREET 698-1/32/257 (South West side) No.16
GV II

Warehouse, now shops, offices etc. c.1870, by Alfred Waterhouse; altered. Sandstone ashlar and red brick with sandstone dressings, slate roof. Rectangular plan [with integral loading bay at rear]. Free Elizabethan style. Five storeys and attic, over basement, a symmetrical 2:6:2 window range, the ends under steeply-pitched gables and breaking forwards slightly; the basement and ground floor of ashlar, the upper floors with quoined corners and surrounds, sill-bands to all floors, bracketed cornice, gable copings with kneelers and a parapet between them. The ground floor has a round-headed central doorway moulded in 3 orders, with a pilastered and pitched surround, and coupled round-headed windows with linked hoodmoulds; the 1st and 2nd floors have segmental-headed windows, the upper shouldered, the 3rd and 4th floors have square-headed windows (the upper also shouldered), the gables have coupled segmental-headed windows, and all these windows are sashed without glazing bars. The centre has 3 flat-roofed 3-light dormers above the parapet. The 5-bay side walls are similar.

Jenny Wetton Conservation
8Gorse Brow
Broadbottom
Hyde
Cheshire
SK14 6EA

