

Design, Access and Heritage Statement (for Window works) at
44-50 Portland Street, Manchester M1 4GS

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1. Introduction

Heritage, Design and Access Statement 44-50 Portland Street, Manchester

This statement has been prepared in support of an application for Listed Building Consent (LBC) for the proposed window restoration works to the entire building, covering both the front and rear elevations at 44-50 Portland Street, Manchester.

This application follows and extends the scope of a previous application (prepared, submitted by Mark Clifford of Paul Butler Associates Manchester) approved Listed Building Consent for the replacement of the existing roof and repointing works. The previous consent was granted under application number **141454/LO/2024**, with approval dated **17/01/2025**.

As mentioned by the previous application, this building is **Grade II listed** and is located within the **George Street Conservation Area**. The primary purpose of this statement is to provide a summary of the heritage significance of the building and to assess the impact of the proposed works on that significance.

As stated previously and during initial consultation with **Manchester City Council (MCC)**, it was agreed that this Heritage Statement could be proportionate to the scale of the proposed works. Therefore, this document does not provide a full historical record of the building but instead focuses on the relevant aspects necessary to understand the potential impacts of the proposed scheme.

Proposed Works

The proposed works comprise the full restoration of the existing **box sash windows**, incorporating **12mm heritage double glazing**. The restoration process will include the following:

- Careful removal of the sash windows.
- Removal of any rotten timber sections and replacement with **like-for-like materials**, matching existing profiles and timber species.
- Installation of **12mm heritage double glazing** within the existing sash rebates, bedded with **linseed putty**.
- Replacement of all parting beads and staff beads with **timber versions**, incorporating a **draught-proofing system**.
- Splicing of any rotten cill sections with new timber sections, matching the existing profiles.
- Installation of **new waxed sash cords and window furniture** (ironmongery).

These works were referenced in the previous application and are now submitted in full detail as part of this LBC application. All works will be carried out by an experienced **heritage window contractor**. Further details regarding window repair methods and specifications will be provided by **Heritage Joinery Solutions Ltd**, based in Stockport (SK4 1NU, Tel: 0161 486 9988).

2. The Application Site and Surrounding Area

The building is located on **Portland Street**, within **Manchester City Centre**. As outlined previously, roof replacement and repointing works are currently underway under the existing LBC consent.

According to the survey submitted by Mark Clifford, the surrounding area is characterized by a mix of historic and modern buildings. On the **Portland Street elevation**, the building features stone surrounds at ground floor level, with five storeys of **red brick with sandstone dressings** above and a **slate roof**. The windows on the front elevation are **two-light timber vertical sliding sashes**.

At first-floor level, the front elevation has a series of modern, **Dutch-style ‘pram hood’ canopies** over the windows.

The **rear elevation** is also red brick and features **segmental arched window openings**. Windows to the rear are generally **two-light sash windows**, similar to the front elevation, although there are some later **timber casement windows**.

Internally, the building comprises **two large open-plan spaces**, divided by a **central brick wall**. As the interior is not directly affected by the proposals, it is not discussed in detail within this statement.

The existing windows show clear signs of **wear and tear** from age and previous repairs. Some windows are **partially damaged**, while others are **fully beyond repair**. These will be restored or replaced as part of this package of works.

3. Historic Background Summary

The summary below are the same as previously submitted details of "Historic background summary":

Portland Street was shown as well developed by the early 19th century. Roper's Plan of Manchester (1807) shows Portland Street as well developed by this point although an open plot is shown near the site's location. The site area would be shown as developed by at least 1813 as shown by Pigot's Plan of that year.

The Manchester and Salford Town Plan of 1849 shows the site in more detail with it being an L-shaped public house known as the 'Fifteenth Hussar'. Much of Portland Street appears to be terraced housing at this point. The plan of the building would suggest that this pub was demolished and replaced with the surviving building at some point between 1849-1888.

By the 1888 Goad Plan it is clear the current building had been constructed with it shown as two units separated by a central dividing wall (as survives today). The building was occupied by W. Tristram Manufacturing Warehouse and Bayley and Craven Calico Printers Warehouse. A 'H' to the rear denotes a hoist for the movement of goods between the floors of the building which survives today in the form of the internal shaft which protrudes through the roof.

4. Summary of Significance (44-50 Portland Street)

As previously stated, 44-50 Portland Street is a former goods warehouse in the heart of Manchester City Centre. Likely built in the mid-19th century it retains a largely unaltered external façade and largely retains its open plan layout internally. The building has historic interest as a surviving example of the industrial warehousing of Manchester in the 19th century.

The asset has high architectural interest predominantly from its Portland Street façade (although both the interior and restrained style of the rear are also of some interest) built in a loosely classical-palazzo style which is largely unaltered. It makes a positive contribution to the wider streetscape, surrounding conservation area and forms a group with neighbouring listed assets. A series of 20th century alterations, such as canopies, shopfronts and the painting of the stonework all detract from the special interest of the building.

Attached existing photos



(Front)



(Rear)

5. The Heritage Planning Context (As Previously Submitted)

Town and Country Planning Act 1990

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. This establishes the Development Plan as the primary decision-making document when considering planning applications.

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 The Planning 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’. Paragraph 72 states that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

5.3 In considering development affecting Listed Buildings, 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).

National Planning Policy Framework

The Revised NPPF which was published in July 2018 and most recently updated in December 2023, sets out the Government's planning policies regarding the conservation of the historic environment.

5.4 Section 16, Conserving and Enhancing the Historic Environment, and policies 195-214 of the NPPF sets out the heritage context. The NPPF states that heritage assets are ‘an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

5.5 Paragraphs 200 and 201 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities 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.

5.6 Paragraph 203 sets out three considerations which local planning authorities should consider when determining applications - 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.

5.7 Paragraph 205 notes 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. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

5.8 Paragraph 207 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss.

5.9 Paragraph 208 states that where a development 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.

5.10 Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

5.11 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

5.12 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

5.13 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

5.14 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.

5.15 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.

5.16 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

5.17 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.

5.18 It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

5.19 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. 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.' (Paragraph: 018 Reference ID: 18a-018-20190723).

Manchester's Core Strategy (2012)

5.20 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the following documents: Manchester's Core Strategy (2012); Addendum to Manchester Core Strategy (2024).

5.21 The Core Strategy, adopted in March 2012, sets out the long term strategic policies for Manchester's future development. The key policy in relation to heritage is outlined below -

Policy EN 3 Heritage

5.22 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.

5.23 ~~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.~~ Superseded by Places for Everyone JP-P2: Heritage – See below.

5.24 Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Places for Everyone (2024)

5.25 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024. Policy JP-P2: Heritage states –

5.26 We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities 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.... This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; 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; 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; 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 Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

5.27 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.

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

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

5.29 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

5.30 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

5.31 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

5.32 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

6. Impact upon Significance

6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.

6.3 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

6.4 Justification and Assessment of Impact on Significance

The following section provides a detailed breakdown of the proposals, offering justification for each element, assessing the associated impact on the heritage significance of the building, and identifying any mitigation measures already taken or which could be adopted to further reduce harm.

Restoration and Replacement of Existing Windows with 12mm Heritage Double Glazing

6.5

The proposed works comprise the full restoration of the existing **box sash windows**, incorporating **12mm heritage double glazing** designed to improve thermal performance while preserving historic character.

The restoration process will include:

- **Careful removal of the existing sash windows.**
- **Removal and replacement of any rotten timber sections with like-for-like repairs**, ensuring replacements match the original profiles and timber species.
- **Installation (or reinstatement) of 12mm heritage double glazing units** within the existing sash rebates, using **linseed putty** to replicate traditional glazing methods.
- **Replacement of parting beads and staff beads with timber versions**, incorporating a discreet **draught-proofing system** to enhance energy efficiency while retaining original appearance.
- **Splicing of any decayed cill sections** with new timber, shaped and detailed to match existing profiles.
- **Installation of new waxed sash cords**, replacement of any missing or defective **window furniture**, and application of a **white painted finish** consistent with the building's historic character.

The works are designed to deliver both **heritage benefits** and **performance improvements**, in full alignment with **Listed Building Consent (LBC) requirements**. The approach ensures a "**like-for-like**" **restoration or replacement**, making only **minimal and justified changes** necessary for the building's long-term preservation and usability.

Policy Compliance:

The proposed works comply with **Paragraphs 199 to 202 of the National Planning Policy Framework (NPPF, 2023)**, which require decision-makers to give great weight to the conservation of heritage assets and to assess harm proportionately. The works also align with **Policy EN3 (Heritage)** of the **Manchester Core Strategy (2012)**, which supports sensitive repair and enhancement of listed buildings and promotes the continued use of historic buildings in ways that safeguard their significance.

Scaffold

6.6

A scaffold will be erected **on a temporary basis**, as and when required by the appointed contractor, to allow safe working access for the restoration works. Care will be taken to ensure the scaffold has

minimal visual and physical impact on the building during the project duration. Protective measures will be implemented to avoid any accidental damage to historic fabric.

Summary and Compliance with Heritage Planning Policy

The proposals seek to **restore and replace existing damaged windows**, many of which no longer provide adequate **weather protection, thermal performance, or security** for the building.

The **"like-for-like" approach**, combined with **sensitive integration of heritage double glazing**, will not result in any **harm to the listed building's heritage significance** or to the **character and appearance of the George Street Conservation Area**.

Where minor changes are necessary (e.g., upgrading glazing or installing draft-proofing), these are carefully justified and designed to **enhance the building's usability and longevity**, while preserving its architectural character.

The proposals comply fully with:

- **National Planning Policy Framework (NPPF, 2023):** Sections **194-208 (Decision-making and Heritage Assets)**
- **Manchester Core Strategy (2012):** Policy EN3 (Heritage)
- **George Street Conservation Area Guidance**, which encourages the **retention and sensitive repair of original features**, including traditional timber sash windows.

Overall, the works represent a **heritage-led solution**, delivering clear **conservation and environmental benefits** while **preserving and enhancing the building's historic character** in accordance with both **local and national planning policies**.

Notes: (As previously stated)

List Entry Heritage Category: Listed Building Grade: II

List Entry Number: 1247041

Date first listed: 06-Jun-1994

List Entry Name: 44-50, PORTLAND STREET

Statutory Address 1: 44-50, PORTLAND STREET

Details: SJ8497NW PORTLAND STREET 698-1/32/301 (North West side) Nos.44 TO 50 (Even)