

# Built Heritage Statement

48 Princess Street, Manchester, M1 6HR

On behalf of Nhan Do

Date: 05/03/2025 | Pegasus Ref: P25\_0037\_R001v1\_HT\_MAN\_SB

Author: Simon Britt IHBC MRTPI

---





## Document Management.

| Version | Date       | Author                                                     | Checked / Approved by: | Reason for revision |
|---------|------------|------------------------------------------------------------|------------------------|---------------------|
| 1       | March 2025 | Simon Britt IHBC MRTPI<br>Associate Heritage<br>Consultant | AR                     |                     |

# Contents.

|                                                                     |    |
|---------------------------------------------------------------------|----|
| 1. Introduction.....                                                | 5  |
| 2. Proposed Development.....                                        | 6  |
| 3. Methodology.....                                                 | 7  |
| Sources.....                                                        | 7  |
| Site Visit .....                                                    | 7  |
| Assessment Methodology.....                                         | 7  |
| 4. Site Description and Planning History.....                       | 9  |
| Site Development / Map Regression.....                              | 9  |
| 5. Policy Framework .....                                           | 14 |
| Legislation.....                                                    | 14 |
| National Planning Policy Guidance .....                             | 14 |
| The Development Plan.....                                           | 14 |
| 6. The Historic Environment.....                                    | 15 |
| Transact House – 48 Princess Street – Grade II Listed Building..... | 15 |
| Whitworth Street Conservation Area .....                            | 22 |
| 7. Assessment of Impacts.....                                       | 25 |
| Transact House – Grade II Listed Building.....                      | 26 |
| Whitworth Street Conservation Area .....                            | 28 |
| 8. Conclusions.....                                                 | 29 |

# Appendices contents.

|                                                             |    |
|-------------------------------------------------------------|----|
| Appendix 1: Assessment Methodology .....                    | 30 |
| Assessment of significance.....                             | 30 |
| Setting and significance.....                               | 31 |
| Assessing change through alteration to setting.....         | 31 |
| Levels of significance .....                                | 32 |
| Assessment of harm .....                                    | 33 |
| Benefits.....                                               | 34 |
| Appendix 2: Legislative Framework.....                      | 36 |
| Appendix 3: National Policy Guidance .....                  | 38 |
| The National Planning Policy Framework (December 2024)..... | 38 |
| National Planning Practice Guidance.....                    | 42 |
| National Design Guide: .....                                | 43 |
| Appendix 4: Relevant Development Plan Policies.....         | 45 |
| Appendix 5: List Entry .....                                | 47 |
| Appendix 6: Interior Basement – Photograph Record .....     | 48 |

# Plates:

|                                                                                                                                    |    |
|------------------------------------------------------------------------------------------------------------------------------------|----|
| Plate 1: Site Location Plan.....                                                                                                   | 5  |
| Plate 2: Town Plan, 1851, with approximate site area circled.....                                                                  | 9  |
| Plate 3: The 1886 Goad Plan, with site highlighted.....                                                                            | 9  |
| Plate 4: Ordnance Survey plan, 1891.....                                                                                           | 10 |
| Plate 5: Ordnance Survey plan, 1922.....                                                                                           | 10 |
| Plate 6: Ordnance Survey plan, 1949.....                                                                                           | 10 |
| Plate 7: Ordnance Survey plan, 1964.....                                                                                           | 10 |
| Plate 8: Aerial images, 2023 (source: Google Earth).....                                                                           | 11 |
| Plate 9: Transact House as seen from the south on Princess Street.....                                                             | 16 |
| Plate 10: Transact House as seen from the north on Princess Street.....                                                            | 16 |
| Plate 11: The basement windows to Princess Street.....                                                                             | 16 |
| Plate 12: One of the basement windows to Harter Street, with ventilation grille inserted.....                                      | 17 |
| Plate 13: The modern door (no.1) providing access to the basement from Harter Street. This will be the customer entrance door..... | 17 |
| Plate 14: Evidence of earlier hinges to the doorframe to Harter Street.....                                                        | 17 |
| Plate 15: The secondary access/escape door (no. 2) from the basement on Harter Street.....                                         | 18 |
| Plate 16: The modern flight of metal stairs leading to doorway no. 1.....                                                          | 18 |
| Plate 17: The original staircase descending from doorway no.2.....                                                                 | 19 |
| Plate 18: One of the cast iron columns encased a modern partition wall.....                                                        | 19 |
| Plate 19: General view of the interior of the basement.....                                                                        | 20 |
| Plate 20: General view of the interior of the basement.....                                                                        | 20 |
| Plate 21: General view of the interior of the basement.....                                                                        | 20 |
| Plate 22: The Whitworth Street Conservation Area with the Site highlighted.....                                                    | 22 |
| Plate 23: Evidence of former fittings in the location of the proposed projecting sign.....                                         | 26 |

# 1. Introduction

- 1.1. Pegasus Group have been commissioned by Nhan Do to prepare a Built Heritage Statement to consider the proposed applications for Change of Use and Listed Building Consent for external projecting signage, and internal alterations at 48 Princess Street, Manchester, as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan.

- 1.2. No.48 Princess Street is a Grade II Listed Building and is located within the Whitworth Street Conservation Area, and within the setting of several Listed Buildings.
- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:
- "...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".<sup>1</sup>***
- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 212 to 216 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.
- 1.5. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance".<sup>2</sup>*

<sup>1</sup> Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

<sup>2</sup> MHCLG, *NPPF*, para. 207.

## 2. Proposed Development

2.1. The application seeks Planning Permission and Listed Building Consent for alterations to the basement level of No.48 Princess Street in association with its proposed change of use to restaurant, with associated new signage,

2.2. The full schedule of works is as follows:

- A new rear door
- Removal of partition walls and step to the basement
- The installation of new partition walls, servery and any associated M&E
- Installation of WCs
- Installation of a new suspended ceiling
- An external hanging sign.
- New door handles/bars to the entrance door
- Window vinyls.

2.3. The proposals are detailed on the plans which form the application package and which this assessment considers:

2.4. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.

### 3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

- 3.2. This assessment considers built heritage only.

#### Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- The National Heritage List for England for information on designated heritage assets;
  - Historic maps available online;
  - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above; and
  - Google Earth satellite imagery.

#### Site Visit

- 3.4. Site visits were undertaken by a Heritage Consultant from Pegasus Group on 10<sup>th</sup> January and 22<sup>nd</sup> January 2025, during which the site and its surrounds were assessed.

#### Assessment Methodology

- 3.5. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 1**. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);<sup>3</sup>
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);<sup>4</sup>
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).<sup>5</sup>

<sup>3</sup> Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>4</sup> Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2<sup>nd</sup> edition, Swindon, December 2017).

<sup>5</sup> Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2<sup>nd</sup> edition, Swindon, February 2019).

- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);<sup>6</sup> and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.<sup>7</sup>

---

<sup>6</sup> Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

<sup>7</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

## 4. Site Description and Planning History

### Site Development / Map Regression

- 4.1. The Site is within the central area of Manchester which was developed in the 18<sup>th</sup> century and then intensively rebuilt in the 19<sup>th</sup> and 20<sup>th</sup> centuries as the civic and commercial centre.
- 4.2. The extent of rebuilding, mostly with commercial warehouses, is shown in historic mapping (Plate 2 and Plate 3) and with the demolition of former buildings that occupied the site between 1851 and 1886. Together with the rebuilding, several street names were also changed, with David Street becoming Princess Street and new roads laid out, including Harter Street.
- 4.3. The historic maps confirm that No.48 Princess Street had been constructed by 1886 and was occupied by David Midgley & Sons who traded hardware and all kinds of textile goods to South America, Europe, Australia, the West Indies.<sup>8</sup> The Goad plan confirms that it was 'new premises' in 1886. It is likely that the firm moved to these premises following the destruction of their former premises on Portland Street in 1885,<sup>9</sup>
- 4.4. Later maps and aerial images show no further notable change at the Site, although by 1949 the building had been named 'Transact House' (Plate 4 to Plate 8).



Plate 2: Town Plan, 1851, with approximate site area circled.



Plate 3: The 1886 Goad Plan, with site highlighted.

<sup>8</sup> Slater's Manchester and Salford Directory for 1895.

<sup>9</sup> Glasgow Herald – Friday 13 November 1885. Pg. 10.



Plate 4: Ordnance Survey plan, 1891.



Plate 6: Ordnance Survey plan, 1949.

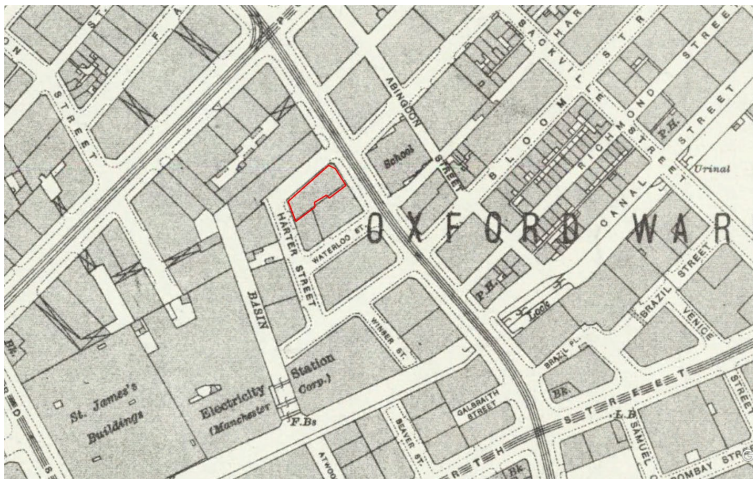


Plate 5: Ordnance Survey plan, 1922.



Plate 7: Ordnance Survey plan, 1964.



Plate 8: Aerial images, 2023 (source: Google Earth).

#### Planning History

- 4.5. A search of the online register held online by Manchester City Council has identified the following relevant planning applications.

| Planning Reference No. | Description                                                                                                                                         | Decision and Date                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 134521/FO/2022         | Creation of retail shop (Use Class E (a))                                                                                                           | Granted 11 <sup>th</sup> October 2022   |
| 076151/LO/2005 /C2     | Listed Building Application External elevations to existing entrance and installation of lift to facilitate disabled access to basement of building | Granted 29 <sup>th</sup> September 2005 |
| 076150/FO/2005 /C2     | Change Of Use of vacant basement to restaurant use (class A3) and elevational alterations to basement entrance on Harter Street                     | Granted 30 <sup>th</sup> September 2005 |
| 064176/LO/CITY 2/02    | Listed Building Consent Additional 6 no. ground floor apartments and increasing the 5 apartments previously approved on the 4th                     | Granted 18 <sup>th</sup> April 2002     |

| Planning Reference No. | Description                                                                                                                                                                                                   | Decision and Date                      |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                        | floor to 6 (Ref 056948 /LO/CITY/99) and elevational alterations to Harter Street                                                                                                                              |                                        |
| 064175/FO/CITY 2/02    | Proposed additional 6 no. ground floor apartments and increasing the 5 apartments previously approved on the 4th floor to 6 (see permission 056458/FO/CITY2/99) and elevational alterations to Harter Street. | Granted 18 <sup>th</sup> April 2002    |
| 056948/LO/CITY 2/99    | Listed Building Consent Conversion of 1st, 2nd, 3rd & 4th floors into 20 no. flats                                                                                                                            | Granted 25 <sup>th</sup> February 2000 |
| 056458/FO/CITY 2/99    | Conversion into 20 self-contained flats                                                                                                                                                                       | Granted 25 <sup>th</sup> February 2000 |
| F14732                 | Change of use from vacant Warehouse to a snooker hall.                                                                                                                                                        | Granted 8 <sup>th</sup> January 1981   |

| Planning Reference No. | Description                                                                                                                                      | Decision and Date                                |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| F13527                 | Internal alterations and elevational treatment to the exterior of proposed Licensed Discotheque, approved under ref: F12424 on 6.2.80 (basement) | Granted 14 <sup>th</sup> August 1980             |
| F/ADO2609              | Illuminated fascia name sign, on front of canopy projecting over the highway on Harter Street elevation of proposed discotheque.                 | Granted Temporarily 14 <sup>th</sup> August 1980 |
| F13411                 | Use of warehouse as Cafe and Snack Bar and shop for sale of hot food (part of ground floor)                                                      | Granted 2 <sup>nd</sup> July 1980                |
| F12424                 | Change of Use from a Restaurant to a Discotheque (basement)                                                                                      | Granted 6 <sup>th</sup> February 1980            |
| F11195                 | Use of offices as a studio cinema                                                                                                                | Granted 5 <sup>th</sup> September 1979           |

- 4.6. The planning history confirms that the basement was converted to a discotheque in 1980 and has been converted to a restaurant in 2005.
- 4.7. Streetview images (Google) also show that the basement had been for sale or to let since 2012.

## 5. Policy Framework

### Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.<sup>10</sup>
- 5.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>11</sup>
- 5.3. Full details of the relevant legislation are provided in **Appendix 2**.

### National Planning Policy Guidance

- 5.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December

2024. The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.<sup>12</sup> The *PPG* also contains the *National Design Guide*.<sup>13</sup>

- 5.5. Full details of the relevant national policy guidance is provided within **Appendix 3**.

### The Development Plan

- 5.6. Applications for Planning Permission and Listed Building Consent within Manchester City Centre are currently considered against the policy and guidance set out within the Core Strategy, which was adopted 11<sup>th</sup> July 2012, as well as the Places for Everyone Joint Development Plan Document, adopted 21<sup>st</sup> March 2024.
- 5.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 4**.

<sup>10</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>11</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

<sup>12</sup> Ministry of Housing, Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14<sup>th</sup> February 2024), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

<sup>13</sup> Ministry of Housing, Communities and Local Government (MHCLG), *National Design Guide* (London, January 2021).

## 6. The Historic Environment

- 6.1. The following Section provides an assessment of elements of the historic environment that have the potential to be impacted upon by the proposed development.
- 6.2. As set out in **Section 1**, the site comprises the Grade II Listed Transact House (no.48 Princess Street), which is also located within the Whitworth Street Conservation Area.
- 6.3. Whilst the Site is within the setting of several Listed Buildings, it is considered that due to the nature of the proposals they are unlikely to be considered works that would affect the heritage significance of any surrounding Listed Buildings and as such surrounding Listed Buildings have been excluded from further detailed assessment in this Report.

### **Transact House – 48 Princess Street – Grade II Listed Building.**

- 6.4. Transact House was added to the National List at Grade II on the 6<sup>th</sup> July 1994 (NHLE 1247386). The List Entry describes the building as follows:

**"GV II**

***Includes: No. 2 Transact House WATERLOO STREET. Shipping warehouse and packing warehouse, now offices. c.1880–90. Red brick with sandstone dressings, slate roof. Trapeziform plan on island site. Eclectic style. Four storeys with basement and attic, a 9–window facade including curved corners; with stone plinth, brick pilasters, moulded cornice to ground floor, moulded main cornice with brick parapet, and pedimented attic dormers over centres and corners. Chamfered corners to ground floor with round-headed doorway and windows in pilastered surround with keystone; above this, curved oriels to full height, with transomed 10–light windows to all floors; at left centre and right centre of ground floor, a window of two round-headed lights with pilastered surround, above this a canted 2–storey oriel with transomed 8–light windows, and a cross–window to the third floor; mullioned and transomed windows of six lights and cross–windows in the other bays; cross–windows in dormers, single–light windows in corner dormers. Five–bay return side in simpler style, with brick pilasters, central attic gable. Interior not inspected. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street. Included for group value."***

- 6.5. A full copy of the List Entry is included at **Appendix 5**



Plate 9: Transact House as seen from the south on Princess Street.



Plate 10: Transact House as seen from the north on Princess Street.

- 6.6. A photographic survey of the basement is provided at **Appendix 6.**

- 6.7. Due to the change of use of the building since its original use, the upper floors of the building have been converted to residential units and the ground floor has been a restaurant and a nightclub previously but is now vacant.
- 6.8. The proposals are for alterations to the basement only and as such only the basement is described and illustrated in further detail here.

### Basement Exterior

- 6.9. The basement is naturally lit by windows set within the plinth of the building. The windows comprise painted timber frames with the lower lights glazed with obscure Georgian wired glass with some containing further metal wire grilles affixed to the front of the frames. The upper panes are boarded to disguise the internal suspended ceiling. Some windows to the Harter Street elevation house modern ventilation grilles. None of the windows appear to be original, with several of the brick jambs showing evidence of previous frames (Plate 11 and Plate 12).



Plate 11: The basement windows to Princess Street.



*Plate 12: One of the basement windows to Harter Street, with ventilation grille inserted.*

- 6.10. Access to the basement is via two doorways from Harter Street. Whilst the doorways are original, the timber doors are modern with evidence of former doors showing on their frames (Plate 13 and Plate 14).



*Plate 13: The modern door (no.1) providing access to the basement from Harter Street. This will be the customer entrance door.*



*Plate 14: Evidence of earlier hinges to the doorframe to Harter Street.*



*Plate 15: The secondary access/escape door (no. 2) from the basement on Harter Street.*

#### **Basement Interior**

- 6.11. Access to the basement is via the two entrance doors at street level. Doorway no.1 opens into a small lobby area and then descends to the basement via modern flight of metal stairs with a modern fire door at their base (Plate 16).



*Plate 16: The modern flight of metal stairs leading to doorway no. 1.*

- 6.13. Doorway no. 2 leads to a stone flight of steps with a short section of metal balusters and handrail, descending to the basement which is separated from the stairs by modern fire doors. The stairs, metal baluster and handrail and exposed brick wall are original elements of the building (Plate 17).

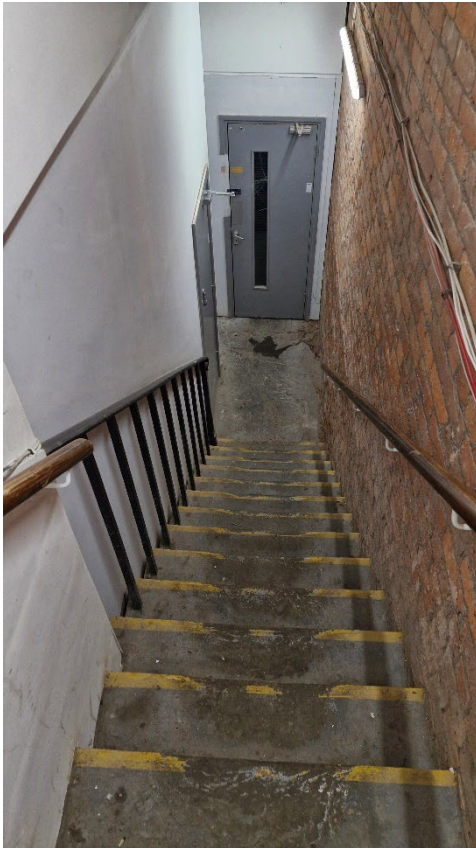


*Plate 17: The original staircase descending from doorway no.2.*

- 6.14. Beyond the original stone staircase, the character of the basement level is entirely modern except for several cast iron supporting columns, several of which are encased in modern partition walls (Plate 18).



*Plate 18: One of the cast iron columns encased a modern partition wall.*

- 6.15. The floor is formed of concrete and all walls are either modern stud and plasterboard partitions or are battened and plasterboard lined to the exterior brick walls. The ceiling comprises a suspending ceiling above and below which contain services and ducting. Above the suspended ceiling appears to be a cement board, likely forming the floor above. Except for the cast iron columns and stone staircase, the space is entirely modern in character and devoid of any features of historic or architectural interest. Any understanding of the original use of this space as a shipping and packing warehouse has been lost and is now only understood from archival sources, or examination of the external architectural appearance.

- 6.16. A full photographic record of the interior is provided at **Appendix 6**



*Plate 19: General view of the interior of the basement.*



*Plate 20: General view of the interior of the basement.*



*Plate 21: General view of the interior of the basement.*

### Statement of Significance

- 6.18. The Grade II Listing of the building highlights it is a heritage asset of the less than the highest significance as defined by the *NPPF*.<sup>14</sup>
- 6.19. The heritage significance of the building is principally embodied in its built fabric that forms its external elevations from which its **architectural interest** is derived. It is its appearance within the street scene and association with other 19<sup>th</sup> century warehouses which provides the building with '**group value**', which the List entry also confirms as being a reason for its Listing, this value is also derived from its external expression to the street and from which its **historic interest** is also derived.
- 6.20. Whilst the upper floors have not been inspected as part of this assessment, their conversion is likely to have eroded the internal special interest of the building and at the basement level, which is the subject of these applications, , no special interest has survived except for the cast iron supporting columns and rear stone staircase.

- 6.21. The **setting** of the building also contributes to its significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance comprise:
- Other 19<sup>th</sup> and early 20<sup>th</sup>-century warehouses on Princess Street, which provide the historic and architectural context of Transact House.
  - Princess Street and Harter Street, both being streets from where the building is best appreciated and experienced.

---

<sup>14</sup> MHCLG, *NPPF*, para. 213.

## Whitworth Street Conservation Area

- 6.22. The Whitworth Street Conservation Area was first designated in September 1974 and later extended in June 1985 to include an area bounded by Whitworth Street, London Road and the viaduct.

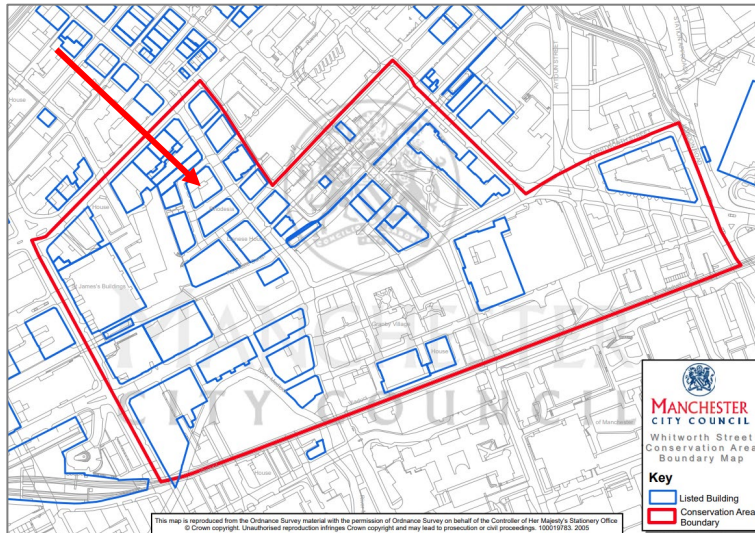


Plate 22: The Whitworth Street Conservation Area with the Site highlighted.

### Brief History of the Area and its Architecture<sup>15</sup>

- 6.23. By the middle of the nineteenth century, Manchester had become the largest textile centre in the world and as a result, the need for warehousing grew. New warehouses replaced former buildings to create areas of distinct character, and the 1870s and 1880 saw the rebuilding of several streets, including Princess Street with the next generation of warehouses, and it is these buildings, larger than before, and built with considerable architectural prowess that form the Whitworth Street Conservation Area.
- 6.24. The distinctive architecture which arose was both functional, and expressive of the wealth of the owners. The front of the warehouses facing the main street was often used for offices whilst the rear of the building was used for storage space and for the inspection of the cotton goods in natural light. This led to six- or seven-storey buildings with opulent and deeply modelled front facades in brick and/or terracotta, whilst the rear was almost entirely glazed either in a vertical plane or a stepped configuration.
- 6.25. Some warehouses served the home market and retailers would visit the premises to inspect goods and make orders. Here the emphasis was on display and good lighting for viewing goods and there would usually be an impressive trade hall with show rooms.

<sup>15</sup> Compiled from [https://www.manchester.gov.uk/info/511/conservation\\_areas/970/whitworth\\_street\\_conservation\\_area](https://www.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area) and Hartwell, C. *Pevsner Architectural Guides – Manchester*.

- 6.26. Other warehouses were built as shipping and packing warehouses. Goods would be received, examined, stored and packed for export, and there was often not the need for outward display, display rooms, or impressive interiors with these warehouses.
- 6.27. The architecture of textile marketing remains largely intact in the area around Princess Street and Whitworth Street, though its association with the industry has decreased since the cotton slumps of the 1920s.
- 6.28. The Rochdale Canal which runs through the Conservation Area had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the t Bridgewater Canal, to the south of the city centre, built in 1760, and enabling connection to the Manchester Ship Canal. The canal was thereby a vital part of the transport infrastructure that supported the warehouses in the import and export of materials. Several of the buildings alongside the canal at Canal Street are of smaller scale, and the street is notable for being at the heart of the 'Gay Village' of Manchester.
- 6.29. Whilst the area is predominantly characterised by the large Victorian and Edwardian warehouses other notable buildings in the area include the Mechanics Institute, built 1854; Central House, Manchester's only building in the Scottish Baronial style; the Edwardian Police/Fire Station on London Road.

#### Character and Materiality

- 6.30. The great height of the warehouses along Princess Street, and especially on Whitworth Street, give the area its most obvious physical character of a canyon-like atmosphere. The Princess Street warehouses are relatively early in date, and for the most part are relatively plain and simplified developments of the Italian palazzo style. By the time the Whitworth Street warehouses were built, the Edwardian penchant for decoration was at its height, and the technology for constructing buildings with a steel or reinforced concrete frame enabled them to be taller than before. These later buildings also tended to abandon the use of traditional brick as a wall material, and instead favoured the then fashionable faience or glazed terracotta, which lends itself to rich decoration.
- 6.31. The height of the buildings ensures that most views within the Conservation Area are limited to along the alignment of the road or the canal, and most buildings can only be seen in their entirety from the opposite pavement, or at street junctions. As such the roofs of most buildings cannot be seen, although most are slate.
- 6.32. Windows are typical of the 19<sup>th</sup> and early 20<sup>th</sup> century, being vertical hung sashes and entrance doors are frequently positioned on the corners and embellished with grandiose surrounds. Corners are often further embellished with towers, cupolas, or oriel windows.
- 6.33. Nearly all buildings occupy a back of pavement position meaning that serving and deliveries were undertaken in loading bays within the buildings at the ground floor and often denoted by iron gates.

- 6.34. The architecture of and character of textile marketing remains largely intact in the area around Princess Street and Whitworth Street, though its association with the industry has decreased since the cotton slumps of the 1920s. The area is now a mix of commercial and residential properties, with many of the warehouses having been converted to flats and other uses.

Statement of Significance – Whitworth Street Conservation Area

- 6.35. The significance of the Whitworth Street Conservation Area is principally derived from its **historic interest** being an area that was substantially rebuilt from the 1870s onwards and close to the earlier Rochdale Canal with warehouses, predominantly for the textile industry. Whilst other non-warehouse type buildings also occupy the area the historic interest is principally derived from this historic use.
- 6.36. The **architectural interest** of the area is predominantly derived from the 19<sup>th</sup> and early 20<sup>th</sup>-century warehouses which also reflect their function and wealth of their original owners. They are a symbols of Manchester's architectural style and former trade. The architectural and historic interest of the area is high, this is reflected in the number of Listed Buildings contained within the Conservation Area.

The Contribution of the Site to the Significance of the Whitworth Street Conservation Area

- 6.37. As a former 19<sup>th</sup>-century warehouse occupying a position on one of the principal thoroughfares in the Conservation Area the building is a key contributor to the historic and architectural interest of the Conservation Area, this is further demonstrated by its Grade II Listed status. The Site thereby makes a positive contribution to the special interest of the Conservation Area.

## 7. Assessment of Impacts

- 7.1. This Section addresses the heritage planning issues that warrant consideration in the determination of the application for Listed Building Consent in line with the proposals set out within **Section 2** of this Report.
- 7.2. As detailed above, the *Planning and Compulsory Purchase Act (2004)* requires that applications for Planning Permission, including those for Listed Building Consent are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the *NPPF* is considered to be a material consideration which attracts significant weight in the decision-making process.
- 7.3. The statutory requirement set out in Section 16 (2) and 66 (1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings. Section 72(1) of the Act confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset, as well as the protection of the character and appearance of a Conservation Area.
- 7.4. In addition, the *NPPF* states that the impact of development proposals should be considered against the

particular significance of heritage assets, such as Listed Buildings and Conservation Areas.

- 7.5. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.<sup>16</sup> With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.<sup>17</sup>
- 7.6. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.<sup>18</sup>
- 7.7. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed.<sup>19</sup> In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:
- "...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."***<sup>20</sup>

<sup>16</sup> MHCLG, *NPPF*, paras. 214 and 215.

<sup>17</sup> MHCLG, *NPPF*, para. 216.

<sup>18</sup> MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

<sup>19</sup> MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

<sup>20</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

- 7.8. This Section will consider each of the heritage assets detailed above and assess the impact of the proposed development, whether that be harmful or beneficial to the significance identified above.

## Transact House – Grade II Listed Building.

- 7.9. **External alterations:** The proposals to replace the existing wired glass in the basement windows will allow the basement to be better lit by natural light and enable passers-by to see into the proposed basement restaurant. Neither the existing wire glass or window frames are considered to be original, and it is unlikely that the basement windows were originally wired when considering wired glass was still in its infancy in the 1880s and not widely manufactured or used. The alteration to plain glazing to the basement windows will not harm the special architectural interest of the elevations and will enable the basement to be brought into a commercial use.
- 7.10. In order to avoid signage to the building elevations (except for a projecting sign) signage will be applied to the basement windows in the form of vinyl to advertise the restaurant. This ensures that the signage is discreet, kept at a low level and easily reversible with no lasting damage to the fabric of the building. No harm will arise to the building's special interest arise from the window vinyls.
- 7.11. Due to the desire to keep signage to the minimum on the building elevations, a projecting sign is considered essential to identify the restaurant entrance on Harter Street. Here, a simple aluminium projecting sign is

proposed to be affixed to the brick work to the left of the door. This area has been specifically chosen as the brickwork here has evidence of previous fixings and where possible existing holes will be used to minimise any damage (Plate 23). Overall, when considering the scale of the building, no harm will arise to the special interest of the building from the addition of this single projecting sign.



*Plate 23: Evidence of former fittings in the location of the proposed projecting sign.*

- 7.12. New stainless steel door pulls are proposed to the door. As discussed in the preceding Section, this door is modern and whilst the door pulls will be a change to its appearance no historic fabric is being removed or altered and no harm to the special interest of the building will arise from this alteration.
- 7.13. Ventilation and extraction are essential for the commercial restaurant use, and in a basement area that lacks natural ventilation. Thereby vents are proposed to be installed within the basement windows to the Harter Street elevation. Vents are already contained within the windows to the elevation, and they are additions that can be easily reversed at a future time if desired. Their positioning is discreet, low at the plinth level of the building, and set within existing modern fabric and do not detract from the architectural interest of the building. As such, no harm will arise from the replacement and installation of vents.
- 7.14. Internally the existing staircases and iron columns will remain in situ, but the removal of the modern stud walling that has encased several columns will be removed revealing them again. The removal of existing stud partitions and the installation of new partition walls to form the kitchen, toilets and private dining rooms will result in no overall harmful impact, when consideration is given to the lack of special interest in the basement. However, the revealing of iron columns will be a heritage benefit to the internal space and likely restore the space to its former layout in a small part.
- 7.15. The existing suspending ceiling and ducting will be removed and new suspended ceiling installed to hide any existing serviced and new ventilation ducting installed. Whilst to some degree it will be a like-for-like

replacement, where possible the proposed suspended ceiling will be installed higher to maximise height within the basement. It is essential to maintain a suspended ceiling as this will provide further soundproofing between the floors. When considering the lack of special interest to the basement beyond the columns and the stone stair and the fact that the basement has an existing suspended ceiling, then no harm to the significance of the building will arise from the proposed replacement ceiling.

- 7.16. Overall, the proposals will bring a vacant unused space within the building into a commercial use, and the proposed external alterations required to enable this use have been carefully considered to ensure that there is no harm to the building's special architectural or historic interest. Internally the basement has previously been substantially altered and modernised, and has been in use for other uses after its original warehouse use. The general lack of features of architectural or historic interest within the basement ensures that the proposed alterations will have no harmful effect on the building's special interest, but the revealing of the original iron columns will be a heritage benefit to the space.

## Whitworth Street Conservation Area

- 7.17. When considering potential impacts on the Conservation Area, it is important to note that the site forms only one small part of the asset.
- 7.18. Paragraph 220 of the *NPPF* states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?<sup>21</sup>
- 7.19. This approach, and its compliance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, is supported by Case Law, with a 2020 High Court Judgement confirming that:
- “Section 72 requires an overall assessment of the likely impact of a proposed development on the conservation area, and not just that part of it where the development site is located”.***<sup>22</sup> (my emphasis)
- 7.20. Only the proposed external alterations or any change of use have the potential to affect the character and appearance of the Conservation Area a Permission or Advertisement Consent (if required)..

- 7.21. The area is a mix of commercial uses, including basement restaurants, as existing within the neighbouring unit in Transact House, and as such the use of the basement as a restaurant will reflect other uses locally and have no harmful effect on the character and appearance and thus significance of the Conservation Area.
- 7.22. As discussed above, the proposed external alterations and signage are minimal when considered against the scale of the building and the surrounding buildings, will result in no loss of historic fabric, and will not detract from the understanding or appearance of the building being a former 19<sup>th</sup>-century warehouse ensuring that its group value to the Conservation Area is maintained. As such no harm will arise to the character and appearance of the Conservation Area from the proposals.

---

<sup>21</sup> MHCLG, *NPPF*, para. 220.

<sup>22</sup> *Spitfire Bespoke Homes Ltd v Secretary of State for Housing Communities and Local Government* [2020] EWHC 958 (Admin).

## 8. Conclusions

- 8.1. The application site comprises the unused basement of a Grade II Listed, former 19<sup>th</sup>-century packing and shipping warehouse within the Whitworth Street Conservation Area, which is characterised by other warehouse of the 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- 8.2. Whilst the basement is vacant it has been used previously as a restaurant and nightclub and as such little historic fabric remains in the basement except for cast iron columns and a stone staircase.
- 8.3. Overall, the proposals will bring a vacant unused space within the building into a commercial use, and the proposed external alterations required to enable this use have been carefully considered to ensure that there is no harm to the building's special architectural or historic interest.
- 8.4. Internally, the basement has previously been substantially altered and modernised and has been in use for other uses after its original warehouse use. The general lack of features of architectural or historic interest within the basement ensure that the proposed alterations will have no harmful effect on the building's special interest. However, the revealing of the original iron columns will be a heritage benefit to the space.
- 8.5. The proposed external alterations and signage are minimal when considered against the scale of the building and the surrounding buildings, will result in no loss of historic fabric, and will not detract from the understanding or appearance of the building being a former 19<sup>th</sup>-century warehouse ensuring that its group value to the Conservation Area is maintained. As such no harm will arise to the character and appearance of the Conservation Area from the proposals.
- 8.6. The proposals are considered to be compliant with the duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan heritage policies and those contained in Section 16 of the NPPF.

# Appendix 1: Assessment Methodology

## Assessment of significance

In the *NPPF*, heritage significance is defined as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>23</sup>*

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.<sup>24</sup>

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.<sup>25</sup> These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.<sup>26</sup>

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.<sup>27</sup>

<sup>23</sup> MHCLG, *NPPF*, Annex 2.

<sup>24</sup> Historic England, *GPA:2*.

<sup>25</sup> Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

<sup>26</sup> MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

<sup>27</sup> MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.<sup>28</sup>

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

### Setting and significance

As defined in the *NPPF*:

***“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>29</sup>***

Setting is defined 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.”<sup>30</sup>***

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

### Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.<sup>31</sup>

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

<sup>28</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

<sup>29</sup> MHCLG, *NPPF*, Annex 2.

<sup>30</sup> MHCLG, *NPPF*, Annex 2.

<sup>31</sup> Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

***Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.***

***Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”<sup>32</sup>***

## Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;<sup>33</sup>
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);<sup>34</sup> and

<sup>32</sup> *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

<sup>33</sup> MHCLG, *NPPF*, para. 213 and fn. 75.

<sup>34</sup> MHCLG, *NPPF*, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.<sup>35</sup>

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

### Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,<sup>36</sup> and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

***"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."***<sup>37</sup>

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.<sup>38</sup>

<sup>35</sup> MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>36</sup> Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

<sup>37</sup> MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>38</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.<sup>39</sup> Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.<sup>40</sup> Of particular relevance is the checklist given on page 13 of *GPA:3*.<sup>41</sup>

It should be noted that this key document also states:

***“Setting is not itself a heritage asset, nor a heritage designation...”***<sup>42</sup>

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

***“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.***<sup>43</sup>

---

<sup>39</sup> Historic England, *GPA:2*, p. 9.

<sup>40</sup> Historic England, *GPA:3*, p. 8.

<sup>41</sup> Historic England, *GPA:3*, p. 13.

<sup>42</sup> Historic England, *GPA:3*, p. 4.

<sup>43</sup> Historic England, *GPA 3*, p. 8.

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.<sup>44</sup>

## Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix3**, the *NPPF* (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.<sup>45</sup>

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.<sup>46</sup>

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

***“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).***

<sup>44</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

<sup>45</sup> MHCLG, *NPPF*, paras. 214 and 215.

<sup>46</sup> Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); MHCLG, *NPPF*, paras. 214 and 216.

***Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.***

***Examples of heritage benefits may include:***

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.”<sup>47</sup>***

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

---

<sup>47</sup> MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

## Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.<sup>48</sup> It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 16 (2) of the Act relates to the consideration of applications for Listed Building Consent and states that:

***“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”<sup>49</sup>***

Section 66(1) of the Act goes on to state that:

***“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”<sup>50</sup>***

<sup>48</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>49</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2).

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

***“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”<sup>51</sup>***

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 3**), this is in keeping with the requirements of the 1990 Act.<sup>52</sup>

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

***“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving***

<sup>50</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

<sup>51</sup> Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

<sup>52</sup> Jones v Mordue [2015] EWCA Civ 1243.

***or enhancing the character or appearance of that area.”<sup>53</sup>***

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>54</sup>

---

<sup>53</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

<sup>54</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

## Appendix 3: National Policy Guidance

### The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

***"Plans and decisions should apply a presumption in favour of sustainable development."***

***For plan-making this means that:***

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

*the overall scale, type or distribution of development in the plan area; or*

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

*For decision-taking this means:*

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
  - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

*making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”<sup>55</sup>*

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

*“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”<sup>56</sup> (our emphasis)*

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage*

<sup>55</sup> MHCLG, NPPF, para. 11.

<sup>56</sup> MHCLG, NPPF, para. 11, fn. 7.

***assets and assets identified by the local planning authority (including local listing)."***<sup>57</sup>

The NPPF goes on to define a Designated Heritage Asset as a:

***"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."***<sup>58</sup>

As set out above, significance is also defined as:

***"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."***<sup>59</sup>

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

***"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 into account when considering the impact of a proposal on***

***a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."***<sup>60</sup>

Paragraph 210 goes on to state that:

***"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."***<sup>61</sup>

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

***"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***

<sup>57</sup> MHCLG, NPPF, Annex 2.

<sup>58</sup> MHCLG, NPPF, Annex 2.

<sup>59</sup> MHCLG, NPPF, Annex 2.

<sup>60</sup> MHCLG, NPPF, para. 208.

<sup>61</sup> MHCLG, NPPF, para. 210.

**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.”<sup>62</sup>**

**“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.”<sup>63</sup>**

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

**“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 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.”<sup>64</sup>**

Paragraph 215 goes on to state:

**“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.”<sup>65</sup>**

---

<sup>62</sup> MHCLG, NPPF, para. 212.

<sup>63</sup> MHCLG, NPPF, para. 213.

<sup>64</sup> MHCLG, NPPF, para. 214.

<sup>65</sup> MHCLG, NPPF, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

***“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.”<sup>66</sup>***

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

***“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”<sup>67</sup>*** (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

***“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.”<sup>68</sup>***

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

## National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

<sup>66</sup> MHCLG, NPPF, para 219.

<sup>67</sup> MHCLG, NPPF, para. 220.

<sup>68</sup> MHCLG, NPPF, para. 216.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

***“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”<sup>69</sup>***

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

***“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 harm.”<sup>70</sup>*** (our emphasis)

#### **National Design Guide:**

Section C2 relates to valuing heritage, local history and culture and states:

***“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”<sup>71</sup>***

***“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”<sup>72</sup>***

---

<sup>69</sup> MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

<sup>70</sup> MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>71</sup> MHCLG, NDG, para. 46.

<sup>72</sup> MHCLG, NDG, para. 47.

It goes on to state that:

***"Well-designed places and buildings are influenced positively by:***

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

***Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21<sup>st</sup> century."***<sup>73</sup>

---

<sup>73</sup> MHCLG, NDG, paras. 48–49.

## Appendix 4: Relevant Development Plan Policies

Planning applications, including those for Listed Building Consent, within Manchester City Centre are currently considered against the policy and guidance set out within the Core Strategy, which was adopted 11<sup>th</sup> July 2012, as well as the Places for Everyone Joint Development Plan Document, adopted 21<sup>st</sup> March 2024.

The following policy from the Core Strategy is relevant to the historic environment:

### **Policy EN3 – 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. (This paragraph has now been superseded by Policy JP-P2 of the Development Plan).*

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

The following policy from the Development Plan is relevant to the historic environment:

### **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 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."*



## Appendix 5: List Entry

---

# TRANSACT HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

## Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1247386**

Date first listed:**06-Jun-1994**

List Entry Name:**TRANSACT HOUSE**

Statutory Address 1:**TRANSACT HOUSE, 2, WATERLOO STREET**

Statutory Address 2:**TRANSACT HOUSE, 48 AND 50, PRINCESS STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](#)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address:**TRANSACT HOUSE, 2, WATERLOO STREET**

Statutory Address:**TRANSACT HOUSE, 48 AND 50, PRINCESS STREET**

The building or site itself may lie within the boundary of more than one authority.

District:**Manchester (Metropolitan Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**SJ 84192 97809**

## Details

SJ 8497 NW, 698-1/32/329

MANCHESTER, PRINCESS STREET (South West side), Nos. 48 AND 50 Transact House

GV

II

Includes: No. 2 Transact House WATERLOO STREET. Shipping warehouse and packing warehouse, now offices. c.1880-90. Red brick with sandstone dressings, slate roof. Trapeziform plan on island site.

Eclectic style. Four storeys with basement and attic, a 9-window facade including curved corners; with stone plinth, brick pilasters, moulded cornice to ground floor, moulded main cornice with brick parapet, and pedimented attic dormers over centres and corners. Chamfered corners to ground floor with round-headed doorway and windows in pilastered surround with keystone; above this, curved oriels to full height, with transomed 10-light windows to all floors; at left centre and right centre of ground floor, a window of two round-headed lights with pilastered surround, above this a canted 2-storey oriel with transomed 8-light windows, and a cross-window to the third floor; mullioned and transomed windows of six lights and cross-windows in the other bays; cross-windows in dormers, single-light windows in corner dormers. Five-bay return side in simpler style, with brick pilasters, central attic gable. Interior not inspected. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street. Included for group value.

Listing NGR: SJ8419297809

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**456828**

Legacy System:**LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

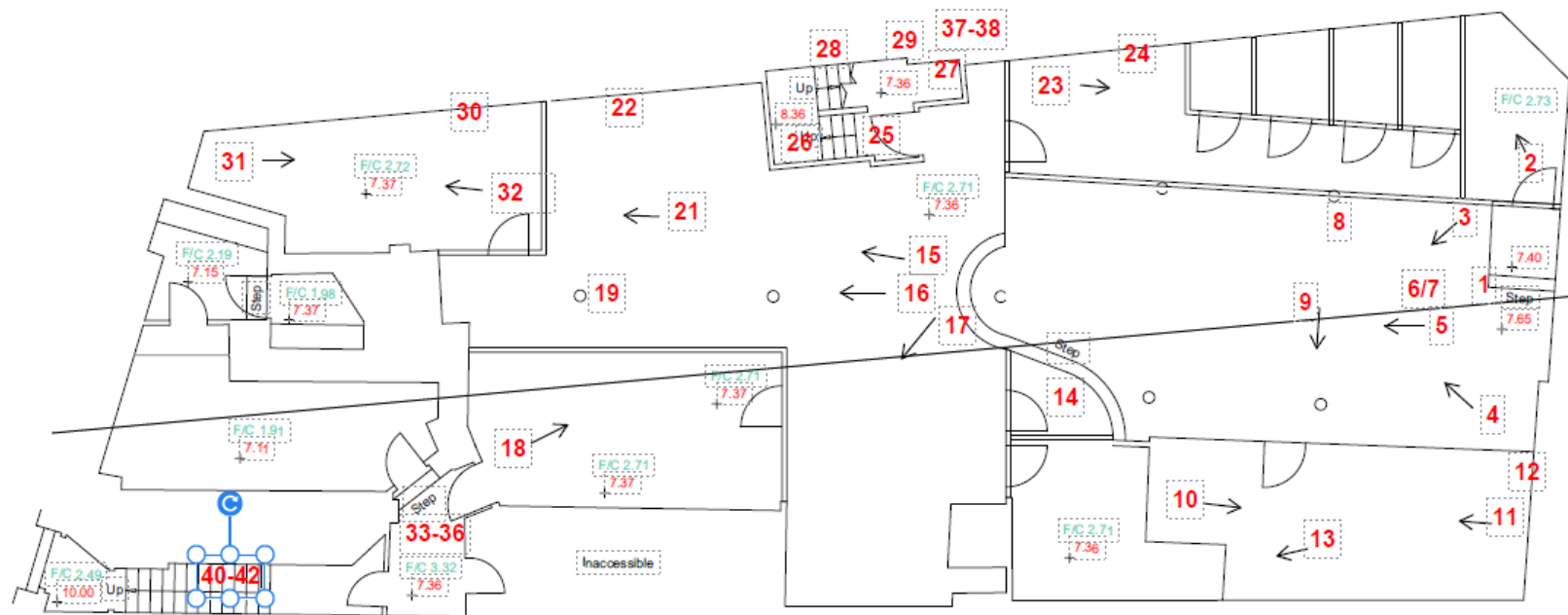
This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 05-Mar-2025 at 17:40:44.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

End of official list entry

# Appendix 6: Interior Basement – Photograph Record

Photograph Location Plan



1 Existing Basement Floor Plan  
Scale: 1:100



Figure 1



Figure 2



Figure 3



Figure 5



Figure 4



Figure 6



Figure 7



Figure 8



Figure 9



Figure 11



Figure 10



Figure 12



Figure 13



Figure 15



Figure 14



Figure 16



Figure 17



Figure 18



Figure 19



Figure 20



Figure 21



Figure 22



Figure 23



Figure 24

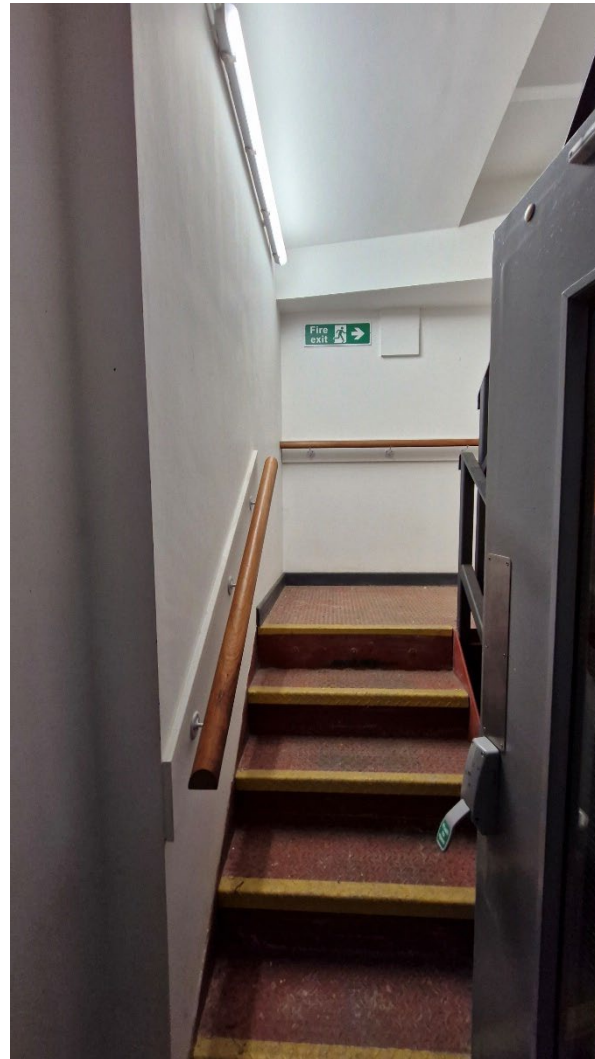


Figure 25



Figure 26

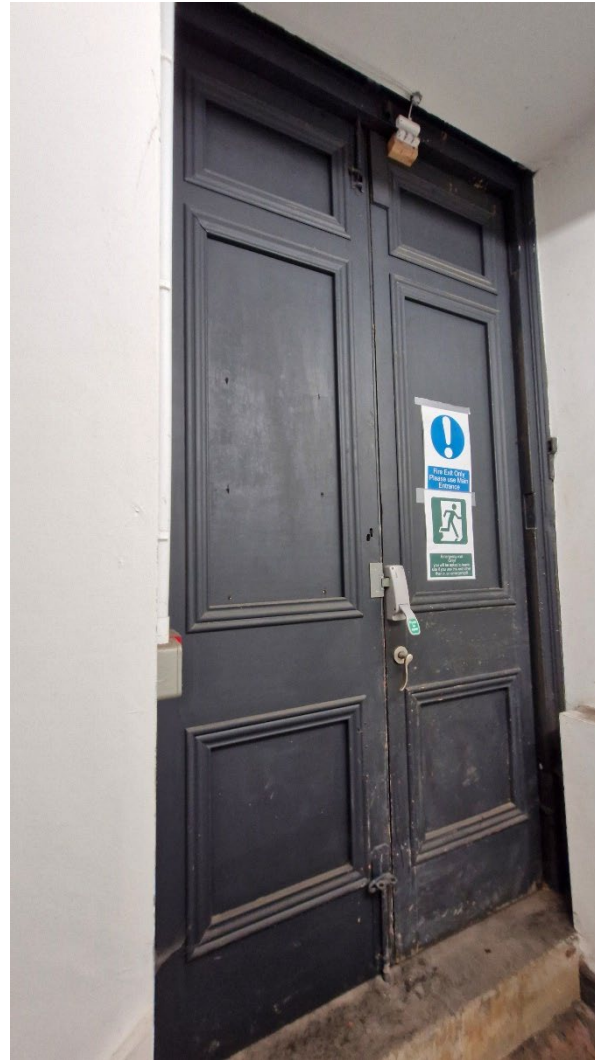


Figure 27



Figure 28



Figure 29



Figure 30



Figure 32

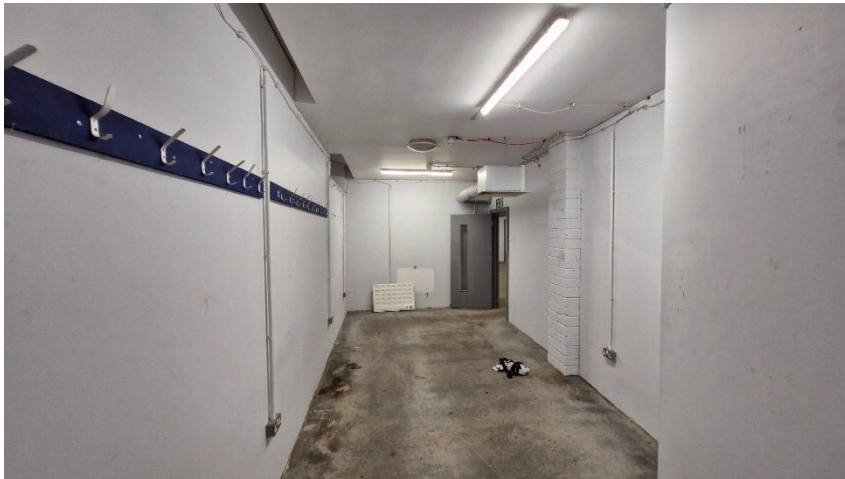


Figure 31



Figure 33



Figure 34



Figure 35



Figure 36



Figure 37



Figure 38



Figure 39

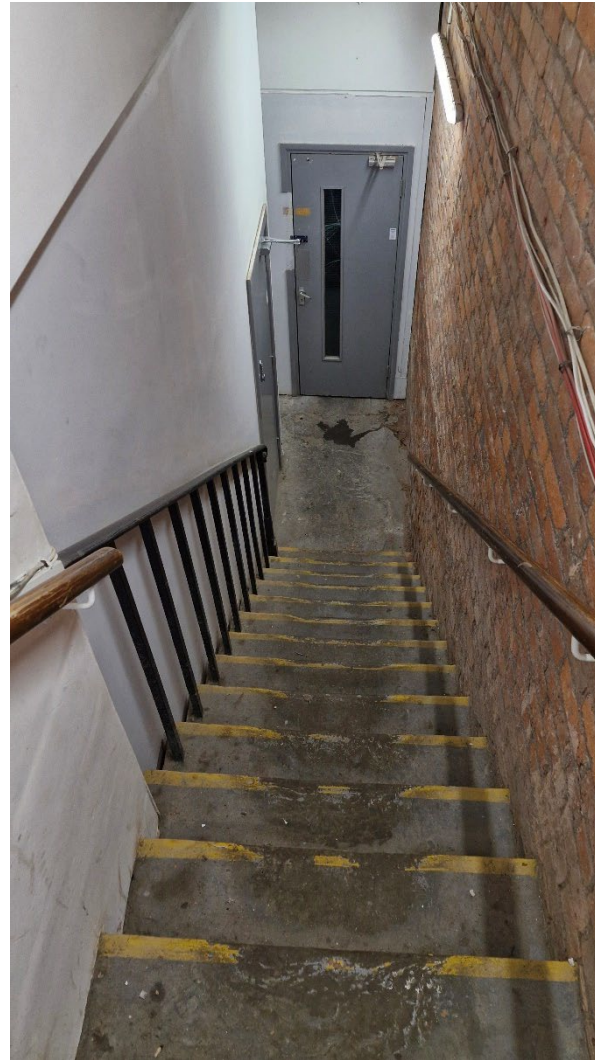


Figure 40



Figure 41

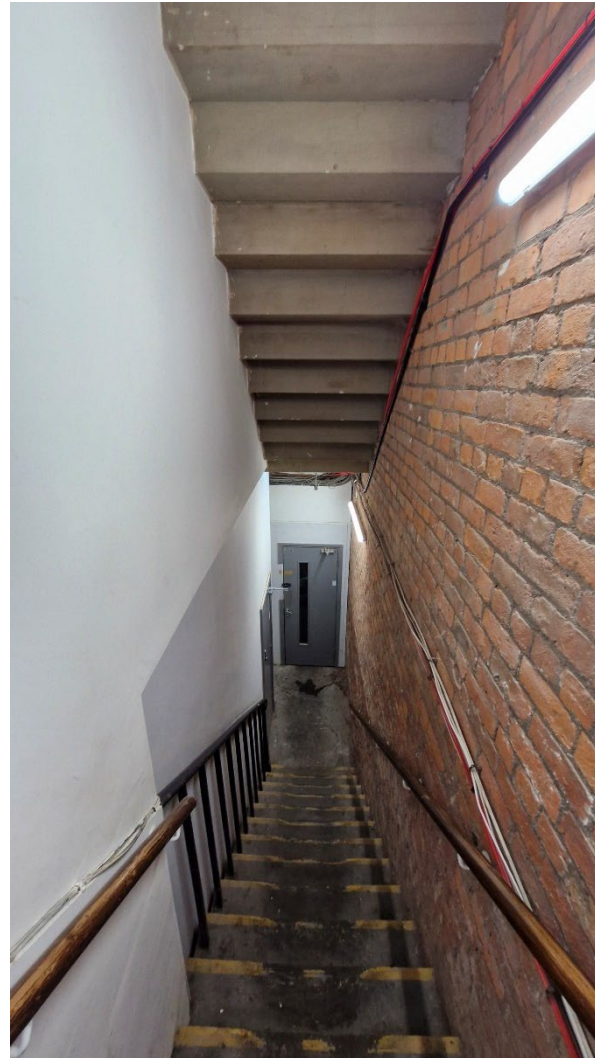


Figure 42

Planning (Listed Buildings and Conservation Areas) Act 1990  
Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

**Manchester**

Queens House, Queen Street  
T 0161 393 3399  
Manchester@pegasusgroup.co.uk  
Offices throughout the UK.

## Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

We are ISO certified 9001, 14001, 45001



Pegasus\_Group



pegasusgroup



Pegasus\_Group

**PEGASUSGROUP.CO.UK**