

HERITAGE STATEMENT

**40 PETER STREET
MANCHESTER**

**PREPARED ON BEHALF OF
HURSTWOOD ESTATES LTD**

January 2025

Project Reference: GHC/1277/01
 Document Prepared by: Emily Mercer BA (Hons) MSc MCIfA
 Document Reviewed by: Paul Gajos BA (Hons) MA MCIfA

Revision	Reason for Update	Document Updated

Contents

List of Figures	1
List of Plates.....	1
1 INTRODUCTION.....	2
2 LEGISLATION, POLICY AND GUIDANCE	2
3 METHODOLOGY.....	7
4 SITE LOCATION AND DESCRIPTION.....	9
5 PROPOSALS.....	9
6 HERITAGE CONTEXT.....	10
7 ASSESSMENT OF SIGNIFICANCE.....	11
8 IMPACT ASSESSMENT.....	14
9 CONCLUSIONS.....	16
10 REFERENCES.....	16

List of Figures

Figure 1. Location plan of the study site and surrounding designated heritage assets

List of Plates

Plate 1. South-east facing view of 40 Peter Street

Plate 2 South facing view of the roof top plant room

Plate 3. West facing view from the roof top

Plate 4. View of north-west corner of the roof top

Plate 5. North facing view from the roof top

Plate 6. East facing view of the roof top

Plate 7. View of 40 Peter Street across the Great Northern Square

Plate 8. View westwards along Peter Street

Plate 9. View eastwards along Peter Street

1 INTRODUCTION

- 1.1 The following heritage statement has been prepared by GHC Archaeology & Heritage Limited on behalf of Hurstwood Estates Ltd to accompany a planning application for a proposed rooftop terrace and office at 40 Peter Street, Manchester (hereafter the 'study site'). It is located within the administrative boundary of Manchester City Council.
- 1.2 This document provides an assessment of the heritage interest of the building within the study site. It assesses the potential impacts that the proposed demolition could have on this and other heritage assets in the vicinity. The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest. This heritage statement does not consider below-ground (archaeological) heritage assets.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 The heritage considerations for the application site are guided by, and in accordance with, current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations:
- 2.2 The applicable legislative framework is summarised as follows:
- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990;
 - Town and Country Planning Act (TCPA) 1990;
 - Levelling-up and Regeneration Act (LuRA) 2023
- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and conservation areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process.
- 2.4 Section 66 of the 1990 Act states that *'...in considering whether to grant planning permission 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'*.
- 2.5 Section 72 then adds that *'...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 or enhancing the character or appearance of that area'*. It has previously been established by the Courts that development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation, i.e. there is no statutory requirement to actively 'enhance'.

- 2.6 The Levelling-up and Regeneration Act 2023 has introduced changes to the Town and Country Planning Act 1990 to provide statutory duty for the determining authority to have *special regard to the desirability of preserving or enhancing the asset or its setting*. The relevant assets are defined as Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wrecks and World Heritage Sites. It also updates the P(LBCA) Act with '*or enhancing after preserving*' in section 66.

National Planning Policy Framework

- 2.7 Section 16 of the NPPF (revised December 2024), entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.8 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment; and
 - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.9 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the '*level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset*'. This is supported by paragraph 208 which states that LPAs should take this into account when considering applications.
- 2.10 Paragraphs 212-215 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 212 states that where a development is proposed that would affect the significance of a designated heritage asset '*great weight should be given to the asset's conservation (and the more important the asset, the greater this weight should be)*'. Paragraph 215 emphasises that '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits*' of the scheme, bearing in mind the great weight highlighted in paragraph 212.
- 2.11 A heritage asset is defined in Annex 2 of 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 assets and assets identified by the local planning authority (including local listing).*'

- 2.12 A designated heritage asset comprises a '*World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area*'.

Planning Practice Guidance

- 2.13 The Planning Practice Guidance (DLUHC 2024) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled '*Conserving and enhancing the historic environment*'. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It also provides clear definition of the terms used to identify heritage interest and how this applies to understanding 'significance' in reference to heritage-related planning policy, i.e. archaeological interest, architectural and aesthetic interest, and historic interest.

Local Policy

- 2.14 Manchester's Core Strategy (CS) Development Plan Document is the key document in the Local Plan and was adopted on 11th July 2012. With the more recent adoption of the Places for Everyone (PfE) Joint Development Plan on 21st March 2024, a number of Core Strategy policies have been partially replaced and detailed in the Addendum to Manchester Core Strategy 2024. This includes the second paragraph of the CS Policy EN3 Heritage with PfE Policy JP-P2. The relevant policies are, therefore, as follows:

Policy CC 9. Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical 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.~~

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

**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.

Professional Guidance

- 2.15 Professional guidance and recommendations for best practice and applicable to this heritage statement includes:
- Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2020);
 - Conservation Principles (English Heritage 2008);
 - *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (Historic England 2015);
 - *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (Historic England 2019).
- 2.16 Of particular relevance to the undertaking of this assessment is the *Historic Environment Good Practice Advice in Planning Note (GPA) 3 (Second Edition): The Setting of Heritage Assets* (Historic England 2017) which recognises that whilst setting is not a heritage asset, 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' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.17 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;
 - ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

- iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - iv) explore the way to maximise enhancement and avoid or minimise harm;
 - v) make and document the decision and monitor outcomes.
- 2.18 This heritage statement follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact with regard to steps (iii) and (iv).

3 METHODOLOGY

- 3.1 The Historic England National Heritage List for England (NHLE) has been consulted and the location of designated heritage assets are marked on Figure 1.
- 3.2 Online repositories were consulted for historical maps, plans and relevant documentary sources, including published and unpublished documentary sources, in accordance with the guidelines laid down by the ClfA (2020).
- 3.3 A site visit was undertaken on 16th January 2025 in dry and bright conditions to provide an assessment of the character of the study site and its surroundings and appraise the potential impact of the proposals on any heritage assets (see Plates 1 to 9).

Assessment Criteria

Significance

- 3.4 Significance is defined in the NPPF (2024) 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.'*
- 3.5 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: *evidential, historic, aesthetic and communal*. The Planning Practice Guidance (MHCLG 2019) accompanying NPPF (2023) defines significance in the planning context as resulting from the heritage interest of an asset determined by its *Archaeological Interest, Architectural and Artistic Interest and Historic Interest*.
- 3.6 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.
- 3.7 Assessment of significance has been undertaken in accordance with the Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

Setting

- 3.8 NPPF defines the setting of a heritage asset as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.*
- 3.9 Historic England’s *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

Definition of Harm

- 3.10 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that *‘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’.*
- 3.11 Paragraph 215 of the NPPF states that *‘Where a development proposal would 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 proposals.’*
- 3.12 In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law, particularly that of Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688. This ruling emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building: *‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’*
- 3.13 Also relevant is that of PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that *‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to 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.’*

- 3.14 In assessing harm to non-designated heritage assets, the NPPF does not differentiate between substantial and less than substantial harm and is clear that no additional weight is added to the asset in determining the application.

4 SITE LOCATION AND DESCRIPTION

- 4.1 The study site occupies a corner plot, comprising nos. 38-42, at the west end of a row of buildings aligning the south side of Peter Street in the city centre of Manchester (NGR centred SJ 83644 97937, Figure 1). It is bound by Watson Street to the west and Windmill Street to the south.
- 4.2 The building was constructed in the 1950s and is of five storeys, with a chamfered corner and a flat roof. It is Portland stone of ashlar construction in a minimal classical appearance, intended for retail at the ground floor and commercial use above. It was updated in 1998 to a design by OMI Architects (Hartwell 2002) and, consequently, the windows have been replaced throughout and there appears to have been some alteration to the arrangement of the windows and entrances at ground floor.
- 4.3 The ground floor is defined on each of the elevations by a projecting sill band with fluted cornice above. These are repeated as separate elements with a sill band beneath the fourth floor windows and a fluted parapet above surrounding a flat roof.
- 4.4 The rhythm of the fenestration is of regular arrangement, both horizontally and vertically, with a hierarchical or diminishing size of windows upwards, with moulded window surrounds. Between the first and second floor the window mouldings are co-joined and separated by a square frieze. On the uppermost fourth floor the window moulding is continuous. At the rear of the building, on Windmill Street, two staircases are marked on either side of the elevation by an inset within which there are each three small stair lights.
- 4.5 The roof top is accessed via a stairwell in the south-east corner of the building. A plant room and lift motor room are situated on the south side of the rooftop. Air conditioning units are arranged around the east and south sides of the roof top.
- 4.6 The building is overshadowed by a tall residential apartment building to the south, on the south side of Windmill Street. Furthermore, the adjacent building to the east is of a taller height, with The Edwardian at the Radisson hotel accommodation beyond that can be seen above.

5 PROPOSALS

- 5.1 The proposed planning application is for the approval of a rooftop terrace and office at no. 40 Peter Street and this should be consulted for the full details accompanying the submission.

- 5.2 It is proposed that the lift motor room will be reduced in size and the extant plant room will be converted to office space. A new glazed extension, to include a raised seating area, will be added northwards to approximately mid-way within the roof top space, with the remainder given over to a paved roof terrace accessed by bi-fold doors. Around the roof terrace perimeter will be a frameless glass protective barrier, approximately 1.6m high and supported via an aluminium channel above the finished decking level. This will be set back from the existing parapet. The air conditioning units will be consolidated into an area on the east side of the roof top

6 HERITAGE CONTEXT

- 6.1 This section reviews existing heritage evidence for the study site and its immediate surroundings as appropriate based on the nature of the proposals and professional judgement in order to determine the potential impact. It is, therefore, consistent with paragraph 207 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance

Historical Development

- 6.2 The Peter Street area of Manchester was open fields positioned to the south of the medieval core until the 18th century. The ever growing rise in population with industrialisation saw development along the road that led south, Deansgate, along the former route of the Roman road that ran between the river crossing of the Medlock to the south and Irwell to the north. By the mid-18th century, a short extent of road known as 'Yates Street' on the east side of Deansgate was laid out, as seen on John Berry's map of 1750 (not illustrated). It was later extended and renamed following the construction of St Peter's Church in 1788 to the east, in the centre of the current St Peter's Square.
- 6.3 The study site remained undeveloped until a building is first shown on Pigot's map of 1813 (not illustrated), with the beginnings of the eastward development along Peter Street. An arrangement of shops fronting onto Windmill Street, Watson Street and Peter Street, centred on a rear yard was eventually constructed on the study site and remained relatively unchanged until at least 1953 (Historic England Archive, RAF/58/1158, dated 2nd July 1953). The present building at no. 40 Peter Street was constructed thereafter during the 1950s.

Heritage Assets

- 6.4 No. 40 Peter Street is not a designated heritage asset. It is located within the Deansgate/Peter Street Conservation Area (Figure 1).
- 6.5 There are a number of listed buildings within the surroundings of the study site. Those in close proximity include the Grade II* Deansgate Goods Station and Attached Carriage Ramp (1268529) and the Grade II Former Entrance to Deansgate Goods Station Including Numbers 223 To 233 (1282974) to the south and west. To the north is the Grade II Albert Memorial Hall (1246727) and to the north-east is the Grade II Harvester House (1246664). To the east

is the Grade II* Free Trade Hall (1246666). The locations of these listed buildings are shown on Figure 1.

- 6.6 Following a site assessment of the heritage context of no. 40 Peter Street, the Grade II Albert Memorial Hall (1246727) and the Grade II* Deansgate Good Station and Attached Carriage Ramp (1268529) are considered to be potentially sensitive to the proposals, together with the conservation area, and will be assessed further below.

7 ASSESSMENT OF SIGNIFICANCE

- 7.1 Paragraph 207 of the NPPF states that planning decisions should be based on the significance of a heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 7.2 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 208, NPPF 2024) is therefore fundamental to understanding the scope for and acceptability of change.

Deansgate/Peter Street Conservation Area

- 7.3 The Deansgate/Peter Street Conservation Area is positioned within the city centre and incorporates a substantial portion of the Victorian city centre. It was designated on 26th June 1985 and a brief character appraisal is provided by Manchester City Council (https://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area).
- 7.4 The conservation area is predominantly occupied by commercial buildings of Victorian and Edwardian date, although these are interspersed with places of assembly, such as religious buildings, theatres, concert hall, opera house and Masonic temple. This includes those on Peter Street, such as the Grade II Albert Hall and the Grade II Theatre Royal.
- 7.5 A characteristic of the conservation area streetscape is the dense urban grain provided by the tight build line at the back of pavement, with road junctions tending to hold architectural emphasis. The buildings widely vary in height but favour a tripartite arrangement of the elevations comprising a robust ground floor, a less highly modelled middle section and varied upper level viewed against the sky.
- 7.6 Materials are mainly high-quality stone, red-orange brick, terracotta and faience, incorporating fine sculptural detail, with vertically proportioned window openings, set back from the external face of the buildings. Roofs tend to be clad in blue-grey or green slate, set above interesting cornicing detail and balustrades.

- 7.7 No. 40 Peter Street is considered to positively contribute to the conservation area. Peter Street is an eclectic mix of buildings of varying styles and ages from the mid-19th century onwards. The mid-20th century design employing tripartite elevations to Peter Street, Watson Street and Windmill Street provide architectural interest, especially with its chamfered corner on the Peter Street/Watson Street junction. The low-level development on Great Northern Square allow for the building to be appreciated in its contribution to the streetscape.

Albert Memorial Hall, Peter Street

Description

- 7.8 The Albert Memorial Hall (1246727) was designated as a Grade II listed building on 30th April 1982. The list entry provides the following details:

Wesleyan Mission Hall. 1910, by W.J. Morley of Bradford, for the Manchester and Salford Wesleyan Mission. Probably iron or steel framed, with cladding of yellow terracotta (roof not visible). Rectangular plan parallel to street. Eclectic style with Baroque and Gothic elements. Three storeys and 1:5:1 bays including a 6-stage tower at the left end and an entrance bay at the right-hand end; with channelled rusticated piers, segmental arched openings and cornice to ground floor; 5 tall gabled bays to the main range, each with pilasters and large round-headed 4-light windows of 2 stages, with traceried panels between the stages, leaded glazing, tracery in the heads and shaped gables, all with corner turrets and that in the centre with traceried spandrels and an enriched pediment. Wide entrances at each end, with shallow segmental pediments; that to the right has a 3-light bow window at 1st floor and a Baroque-style 2-light window with a pediment at 2nd floor; that to the left (in the tower) has similar bow windows tiered through 1st and 2nd floors, windows of 2 and 3 lights on the upper floors, a set-back top stage and an octagonal cupola with domed roof. Interior: Ground floor with tiled wall surfaces, decorative ceiling plasterwork and half-glazed doors with decorative overlights with patterned stained glass. Large meeting room with wall panelling, and ceiling sub-divided into decorated plaster panels by plastered beams supported by plain iron column. Large meeting hall at 1st floor with horseshoe gallery, which supports side arcades with decorative spandrels. Shallow arched roof with decorative plasterwork panels and rooflights with patterned stained glass. Elaborate carved mahogany organ case and rostrum.

Setting

- 7.9 The setting of the Memorial Hall is dictated by the surrounding Victorian and Edwardian buildings that are of mainly high architectural interest within the Deansgate/Peter Street Conservation Area to which this ornate building positively contributes. It sits within the tight urban grain of Peter Street, a main city centre route connecting Deansgate with Oxford Road, and which serves to channel views eastwards towards St Peters Square. These views along Peter Street from Deansgate are punctuated by the tower of the Memorial Hall, which is

indicative of its former religious function in contrast to the surrounding commercial buildings.

- 7.10 No. 40 Peter Street is located directly opposite the Albert Memorial Hall and is prominent in the same views along Peter Street due to its corner location. Albeit that it was not within its original early 20th century setting, it contributes to the general architecturally-varied streetscape and the more simple architectural appearance of no. 40 provides a direct contrast to the ornate architectural features of the hall.

Significance

- 7.11 The Albert Memorial Hall is a designated heritage asset and therefore of significance, although as a Grade II listed building this is not deemed to be of the highest significance as defined by paragraph 213 of the NPPF (2024). Its heritage values are vested in its architectural and aesthetic interests, as described by the list entry, which can be appreciated externally from street level. Its former function as a Wesleyan Mission Hall also provides some historical interest. It also derives significance from its setting, in terms of its location within a streetscape of buildings of high architectural interest that was developed during a rapid rise in wealth in the industrial city.

Deansgate Good Station and Attached Carriage Ramp

Description

- 7.12 The Grade II* Deansgate Good Station and Attached Carriage Ramp (1268529), more often referred to as the Great Northern Warehouse, was first listed on 4th May 1979 and amended on 2nd April 1996. The details provided in the list entry are as follows:

Goods station and warehouse, and attached carriage ramp, now car park. 1885-96, and 1899, for Great Northern Railway Company. Steel-framed construction, cladding of red brick with blue brick bands, slate roof. GOODS STATION: Rectangular plan, 267 feet long and 217 feet wide. Five storeys, with 27-window east and west sides and 17-window north and south ends; segmental-headed windows with cast-iron glazing bars; frieze with lettering in white brick: "GREAT NORTHERN RAILWAY COMPANY'S GOODS WAREHOUSE" (on all four sides); and brick bracketed painted cornice with blocking course. The east facade (to Watson Street) has five wide cart entrances at ground floor with deep iron lintels, and the north end has three similar entrances. The west side and south end have similar entrances at 1st-floor level: two where the carriage ramp enters at the north end of the west side, and three offset to the left in the south end where the former railway viaduct enters. In addition, the west side has four bays of tiered segmental-headed loading doorways with cast-iron surrounds, separated by two pairs of windows. The interior is of brick jack arch, fire-proof construction. To the west side at its north end, CARRIAGE RAMP to the upper floor of the goods station completed 1899. Brick, iron and steel, and paved with granite setts. 3-sided ramp extends west, then north, then east. The lower portion is carried on four semicircular vaults of blue engineering brick. The western portion and short return to the building has an iron deck supported on the

open side by four steel stanchions with a blue brick parapet. Forms groups with nos. 235-92 Deansgate (q.v.).

For the original construction and full details of its working see "The Railway Engineer" for January 1899 and "The Engineer" for September 2nd, 1898. A unique survival of a 3-way railway goods exchange station, serving the railway, canal and road networks of the Manchester region, incorporating a complex system of hydraulic haulage between the subterranean canal access to the building, the street level access, and the other storage levels. Built to be fully fireproof, it was considered in its day to be one of the most advanced railway goods exchanges in the country.

Setting

- 7.13 The Goods Station is set back from Peter Street behind the Great Northern Square, and outwith the Deansgate/Peter Street Conservation Area. Whilst only five storeys, its mass and scale dominate views around the Peter Street/Deansgate junction, particularly those eastwards from the junction, which incorporates no. 40 Peter Street. It sits directly behind, and shares group value with, the Grade II Former Entrance to Deansgate Goods Station Including Numbers 223 To 233 (1282974) and the Grade II 235-291 Deansgate (1210103), both of which align a stretch of the east side of Deansgate. This prevents any view of the Goods Station from Deansgate and, whilst it can be viewed along the narrow Watson Street, the west end of Peter Street and the Great Northern Square are where it can be most appreciated and understood, despite all traces of its association with the railway having been removed.
- 7.14 No. 40 Peter Street is situated on the east side of Watson Street, to the north-east of the Great Northern Square and can be viewed from the north end of the Goods Station. It does not form part of the original setting of the Goods Station, having been constructed approximately 60 years after, and it has no historical association with it. Whilst it forms part of the Peter Street backdrop, no. 40 is not considered to contribute to the setting of the Goods Station in terms of its significance.

Significance

- 7.15 As formerly one of the most advanced railway goods exchanges in the country, Deansgate Goods Station is of historic national importance and hence it is of Grade II* listed status, and a heritage asset of the highest significance as defined by paragraph 213 of the NPPF (2024). Its use of polychromatic brick and fire-proof construction techniques also provide architectural and aesthetic interest. It also has archaeological interest, constructed at a time of great industrial expansion and international trade links in Manchester.

8 IMPACT ASSESSMENT

- 8.1 The proposed alterations to no. 40 Peter Street will be restricted to the roof top. There will be no changes to the extant elevations other than at roof height to the north and west sides.

This will be visible as a frameless glass protective perimeter barrier, designed to minimise visual impact, and a glazed extension to the extant plant and lift motor rooms. As with the plant and lift motor rooms, the glazed extension will be set back from the parapet, inhibiting any views from street level when in close proximity to no. 40.

- 8.2 Furthermore, there will be no change to the view northwards along Watson Street of the rear elevation of no. 40, wherein the extant plant and lift motor rooms can already be observed. Similarly, there will be little change to views incorporating no. 40 westward along Peter Street, other than potential glimpses of the glass perimeter barrier.
- 8.3 For eastward views along Peter Street, the extant plant and lift motor rooms can be currently observed within the backdrop of The Edwardian Hotel modern extension and so do not impede into the channelled view towards St Peter's Square at the east end of Peter Street. The glazed extension and glass perimeter barrier will be similarly viewed when travelling east along Peter Street from the Deansgate junction. The considered design and layout of the proposals on the rooftop will little alter these perceived east views along Peter Street.
- 8.4 Consequently, whilst there will be alteration to the roof top of no. 40, this will be minimal and will not change the character of the Deansgate/Peter Street Conservation Area, nor its special architectural or historic interest borne out of the eclectic mix of mainly Victorian and Edwardian buildings reflecting the ever growing wealth of the industrial city. Therefore, there will be no harm to the conservation area as a result of the proposals.
- 8.5 In a similar vein, the proposals above no. 40 are directly opposite the Grade II Albert Memorial Hall. They will not, however, be overlooked by the hall. The appreciation of the heritage values of the Grade II hall when viewed externally, together with its position and contribution to the streetscape will be unhindered by the proposals. It is therefore considered that there will be no harm to the designated Albert Memorial Hall.
- 8.6 No. 40 Peter Street has been assessed as not being a contributing element to the setting of the Grade II* Deansgate Goods Station and Attached Carriage Ramp where it adds to its significance. It does sit to the north-east of the Goods Station, however, where the extant plant and lift motor rooms can be currently seen (Plate 7). The proposals will, therefore, be viewed from north of the Goods Station but the considered design will not intrude into or detract from the understanding and appreciation of the Goods Station within the context of its historic built environment. The proposals will, furthermore, be viewed in the backdrop of the St Michael's development currently in construction to the rear of the Albert Hall Memorial between Bootle Street and Jackson's Row, the 1980s building at no. 44 and the tall residential apartment block on Watson Street. Consequently, there will be no harm to the Grade II* Goods Station resulting from the proposals.

9 CONCLUSIONS

- 9.1 This historic environment desk-based assessment draws together the available evidence in order to assess the effect of the proposals at roof top level of no. 40 Peter Street. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 9.2 The proposals comprise a roof terrace and glazed extension to the extant plant and lift motor rooms structure that sits within the south side of the roof top. A glass protective barrier will also be provided around the perimeter of the roof top but set back from the existing parapet.
- 9.3 The building is a Portland stone 1950s purpose-built office space with retail at ground level, constructed in a minimalistic Classical style. It is not a designated heritage asset, although it is considered to positively contribute to the Deansgate/Peter Street Conservation Area, and the eclectic array of buildings within the Peter Street streetscape of varying architectural styles, functions and dates from the mid-19th century onwards.
- 9.4 There are a number of listed buildings within the surroundings of no. 40 Peter Street. Two are within close proximity, the Albert Memorial Hall (1246727) to the north on the opposite side of Peter Street and the Grade II* Deansgate Good Station and Attached Carriage Ramp (1268529) to the south-west.
- 9.5 It has been assessed that, due to the considered design to reduce visual impact and the position of the proposals at roof height, there will be no harm to any designated heritage assets.

10 REFERENCES

- Berry, J. 1750, *Plan of the Towns of Manchester and Salford*
- ClfA, 2020. *Standard and guidance for historic environment desk-based assessment*.
- DLUHC, 2019. *Planning Practice Guidance*.
- DLUHC, 2024. *National Planning Policy Framework*.
- English Heritage, 2008. *Conservation Principles*.
- Hartwell, C., 2002. *Manchester. Pevsner Architectural Guides*
- Historic England, 2015. *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*.
- Historic England, 2017. *Historic Environment Good Practice Advice in Planning: Note 3 (second edition) – The Setting of Heritage Assets*.
- Historic England, 2019. *Statements of Heritage Significance. Analysing Significance in Heritage Assets*.

Figures

Plates



Plate 1. South-east facing view of 40 Peter Street



Plate 2 South facing view of the roof top plant room



Plate 3. West facing view from the roof top

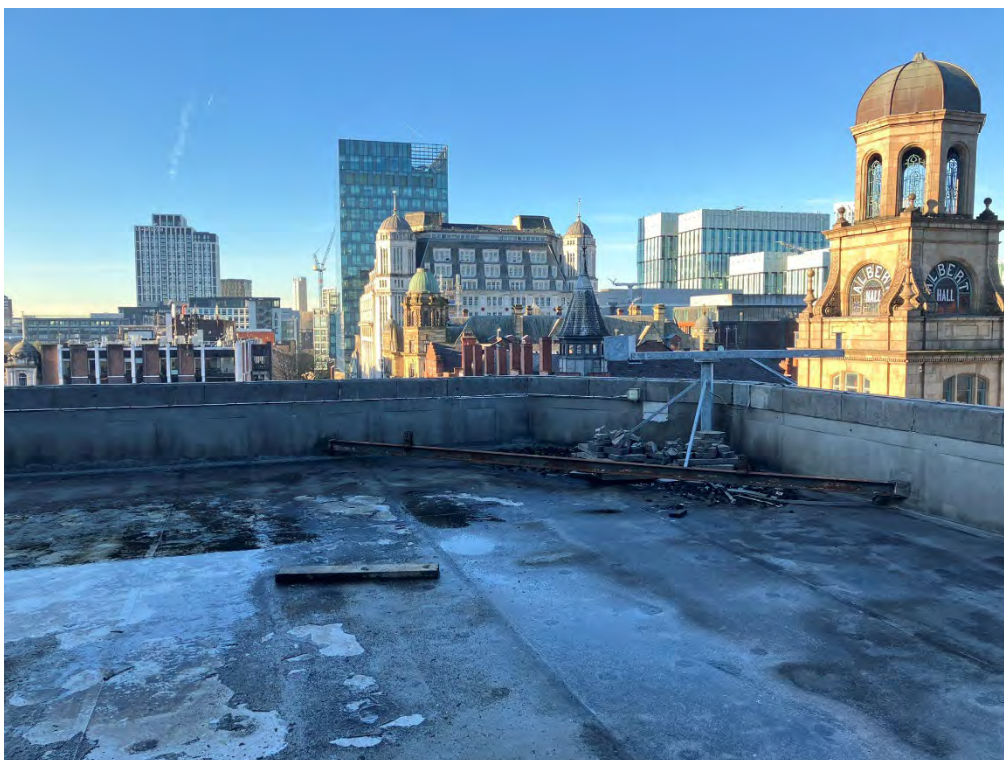


Plate 4. View of north-west corner of the roof top



Plate 5. North facing view from the roof top



Plate 6. East facing view of the roof top



Plate 7. View of 40 Peter Street across the Great Northern Square



Plate 8. View westwards along Peter Street



Plate 9. View eastwards along Peter Street

