

HERITAGE & PLANNING STATEMENT
for
Change of Use of Ground Floor and Basement
into
New Whiskey Bar
to
Listed Building
at
65 Princess Street
Manchester
for
JML Developments Ltd



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SALE
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1.0 INTRODUCTION

1.1 This Heritage and Planning Statement has been prepared on behalf of JML Developments Ltd in support of a full Planning Application and Listed Building Consent for the change of use of the ground floor and basement from vacant office space into new whiskey bar (sui generis) use at 65 Princess Street, Manchester M2 4EG. The existing office space at first and second floor is to be retained.

1.2 The application is submitted in full and is supported by the following drawings and reports:-

202502 / OS1 Site Location Plan

202502 / OS2 Proposed Site / Block Plan

202502 / Es1 Existing Survey - Floor Plans, Elevations & Sections

202502 / SkA1 Scheme Proposals – Floor Plans, Elevations & Sections

Planning & Heritage Statement

Waste Strategy

Management / Dispersal Strategy

Crime Impact Statement

1.3 Paragraph 207 of the National Planning Policy Framework (NPPF) (2024) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.



View of the Site on Princess Street

2.0 HERITAGE DESIGNATION

Site Context

- 2.1 The site is located at 65 Princess Street, Manchester, National Grid Reference: SJ8396698081 and lies within the Albert Square Conservation Area.
- 2.2 The property is Grade 2 Listed under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural or historic importance. Listed Entry No. 1247388
- 2.3 The property as Listed between no.65 – 71, is a row of 4 former town houses, now shops, drinking establishment and office dating back to the 18th century, red brick with some sandstone dressing, double depth plan, each former house single fronted with back extensions, three storeys over cellars.
- 2.4 The total site area within the boundary walls is 92m². The area footprint of the building on the site is 75m². There is an open courtyard to the rear of the property which is fully surrounded by adjacent buildings with no direct access to the street scene or for suitable location for waste refuse storage.
- 2.5 Externally the building is very much how it was when first constructed in the late 18th century although altered at ground floor with a 20th century shop front insertion which is still evident today. The upper floors also have altered glazing, which utilises the existing sills and heads to the window openings. The architectural interest of this element of the listing is diminished through the loss of classical detailing

3.0 PLANNING HISTORY

3.1 The following applications are considered most relevant to the current application :

Application No.	Description of Development	Decision & Date of Issue
129383/LO/2021	LISTED BUILDING CONSENT for internal and external alterations and extension of building in association with change of use to single dwellinghouse, together with small element of demolition and associated works	Withdrawn, July 2021
126004/LO/2020	LISTED BUILDING CONSENT for internal and external alterations in relation to change of use and rear extension of building to form new 8-bed hotel together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high-level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works	Granted, May 2020
136977/LO/2023	LISTED BUILDING CONSENT for Alterations of room divisions at the first and second floors and minor internal alterations to provide up to date toilet and kitchen facilities and remedial and repair work	Granted, November 2023

4.0 METHODOLOGY

4.1 This document will set out a brief history of the Site and its surroundings together with a statement of significance for Nos.65-71 Princess Street. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.

- 4.2 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, artistic and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of significance is informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 4.3 The scope of this Heritage Statement appraises the heritage significance of the built structures. It does not consider the known or unknown archaeological potential of the site.



5.0 NATIONAL PLANNING POLICY

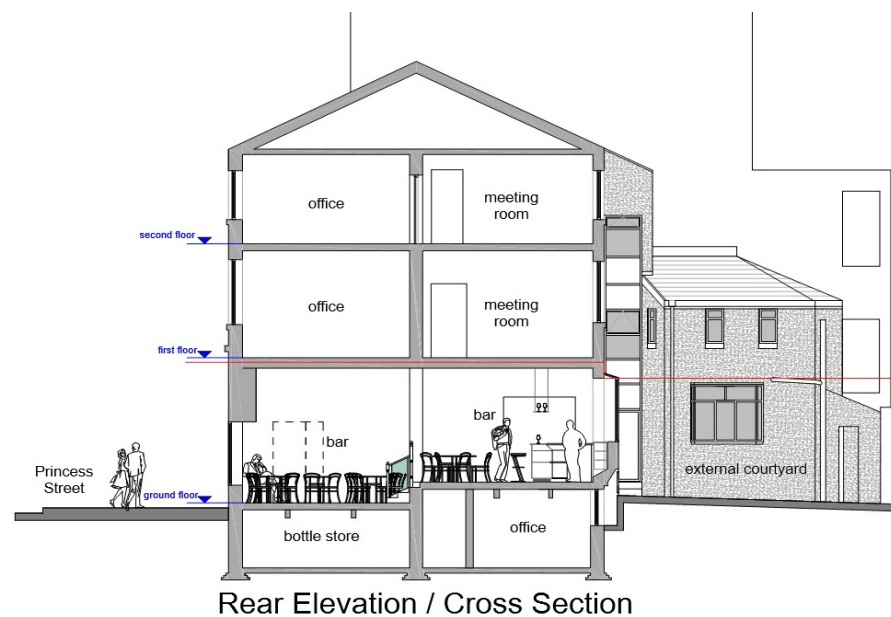
- 5.1 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 5.2 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

6.0 LOCAL PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The Development Plan for Manchester City Council is comprised of the Manchester Core Strategy, adopted in July 2012. Policy EN3: Heritage is relevant to the scheme.
- 6.3 Manchester City Council are one of nine Greater Manchester Local Authorities who are in the process of preparing a new Joint Development Plan Document. Public consultation took place towards the end of 2021. Draft policy JP-P2: Heritage is relevant to the Site.
- 6.4 The following documents are also a material consideration in the planning process:
- The Guide to Development in Manchester Supplementary Planning Document, 2007 is also a consideration in the planning process.

7.0 SCOPE OF THE WORK

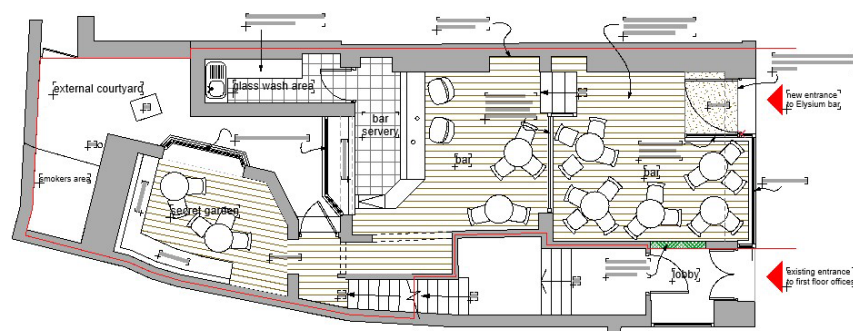
- 7.1 The scope of the works are mainly internal alterations to the ground floor and basement to convert from the former (now vacant) office space into a new whiskey bar. Externally, the work includes for a new separate entrance from the existing first and second floor office space with the insertion of a new door entrance within the existing non-original retained shop front into the new bar.



7.2 Internal works to consist of the following :-

Ground Floor Space / New Bar

- Take off existing internal door to communal lobby and brick up opening in order to provide separate entrance between the upper floor offices and the new whiskey bar. New plastered finish both sides.
- Replace the existing timber spindle balustrading with new clear toughened glass panels between the change in floor level. Newel posts and handrail to be retained.
- Existing plastered walls at ground floor retained, patched as required. There are no ornate cornices, dado's or skirtings which need to be retained.
- Existing ceiling has already been over-boarded with Fireline plasterboard which needs skimming and painting black.
- Existing ground floor toilet to be removed and converted into a glass wash area. No food is to be prepared within the premises.
- Existing floor boards at ground floor retained, sanded and vanished/oil finish.
- New fixed bar servery including new back bar display within the existing retained bay window with 'art-deco' glass.
- The existing small rear room to be used as a 'secret garden' seating area including retention of the bay window with 'art-deco' glass.



x
[Ground Floor Plan]



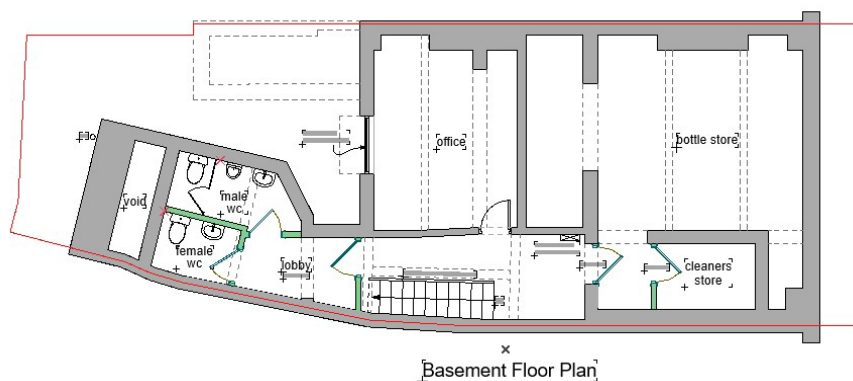
Interior photos looking towards the existing shop front



Interior photos looking towards the rear of the existing open space including 'art-deco' bay window to become new back bar display

Basement Work

- Tank existing external walls to basement with new internal stud walls to protect tanking to rear office and new toilet areas. Front basement room to become new bottle store.
- Provide new timber window to match existing to rear office to replace rotten timber window.
- Provide new door casings and internal doors to office and bottle store.
- Provide new Fireline plasterboard ceilings to basement.
- Provide new stud walls to form new toilets and install new sanitary fittings as shown. New drainage connection to existing soil pipe including new extract fans to external air.
- Upgrade existing timber staircase.
- Install new lighting and fire alarm system.





Existing basement photos of rear office
with existing rotten window being replaced to match existing



Front basement store area



Existing staircase to basement

7.3 External works to consist of the following :-

Front Elevation

- Existing timber double doors to be retained as sole entrance to upper floor offices.
- Existing shop front retained and 3rd glass panel against no.67 to be replaced with new entrance door into the bar.
- Existing recessed signage panel with stone surround above shop front retained with new signage fixed within, as shown, under separate application.
- Existing slate tiling around signage to be painted dark grey, as shown.

Rear Elevation / External Courtyard

- No new works required to rear elevation or courtyard apart from painting existing timber windows & access door in white gloss paint to match existing.

Access

- 7.4 The Site has a highly accessible and sustainable location in the heart of Manchester City Centre within convenient walking distance of a wide range of retail and leisure amenities. The site has excellent access to public transport including numerous bus stops, Metrolink stops and Railway Stations. There are also public car parks available a short distance from the Site.
- 7.5 The existing property has no vehicle or cycle parking facilities, and the new proposals will not look to provide any due to existing site constraints.
- 7.6 The property is accessed from back of pavement on Princess Street with a single step threshold and timber double doors. It is proposed that these doors are to be retained and used solely for access to the first & second floor offices.
- 7.7 The existing internal ground floor is 100mm above the external pavement level. It is not possible to provide a ramped access into the building using the existing pavement space.
- 7.8 It is not possible to provide full disabled access to the whole of the ground floor due to the change in level between front and rear spaces to fully comply with the Building Regulations Approved Document M and DDA requirements

Layout

- 7.9 There are no structural alterations required to the ground floor of the property apart from building up an existing internal doorway adjacent to the communal lobby and insertion of new front door within the existing shop front to give access to the new bar.
- 7.10 New toilets are to be provided within the basement. The existing rear space to be used as an office. The front part of the basement is too low in terms of headroom so can only be used as a bottle store.

8.0 SITE ANALYSIS

History of the Site / Area including a map regression

- 8.1 The plan of Manchester and Salford by William Green published 1794 depicts the building on the Site. Whilst the details of the individual buildings are not shown, the block of houses which form the late 18th century buildings including those on Princess Street are visible. The surrounding area to the north is occupied by dense built form. To the south, there are fields and open space with dotted housing, prior to the expansion of Manchester in the subsequent century.



Figure 1: A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton. The Site is marked in red.

- 8.2 Adhead's map (below) of Manchester of 1850 depicts the built form on the Site as relatively unchanged from the previous map. The surrounding area is shown with further infill of built form surrounding the Site in line with the expansion of Manchester during this period

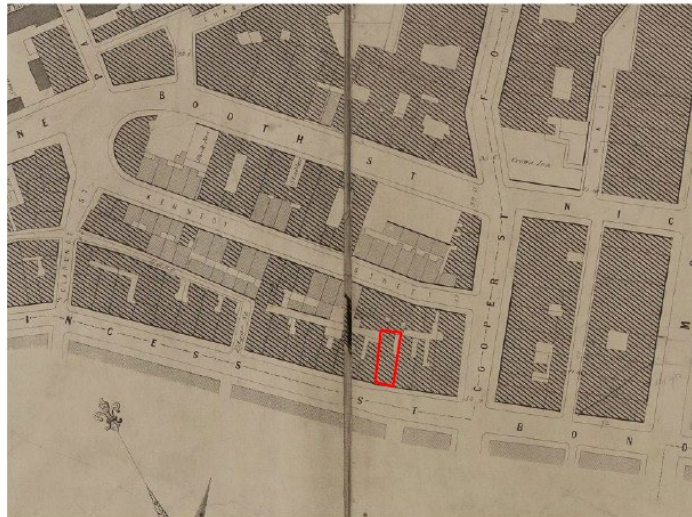


Figure 2: Adshead's twenty four illustrated maps of the township of Manchester: divided into municipal wards: Corrected to the 1st. May, 1851. St James Ward. The Site is marked in red.

- 8.3 The Site is visible within the Manchester Ordnance Survey (OS) Town Plan. It is depicted as a single townhouse building within a terrace with a yard to the rear. It backs onto other buildings on 'Kennedy Street' to the north. The other three townhouses included within the Historic England listing are visible to the east. The Site is more widely surrounded by dense built form. Some significant public buildings are visible within the map layout including the 'Town Hall' opposite to the south, Manchester City Art Gallery to the south-east and Albert Square and memorial to the west. The Manchester tramway is visible running along Princess Street to the south of the Site.



Figure 3: Manchester, Lancashire Ordnance Survey Town Plan, surveyed 1888, published 1891. The Site is marked in red.

- 8.4 The OS map of 1908 depicts the Site unchanged, the surrounding townscape is also largely unchanged, with elements of further infill and extensions of the tramway.



Figure 4: 1908 OS Map, 1:2,500. The Site is marked in red.

- 8.5 The aerial view of the Site from the 1940s. The terrace of houses which form those within the list description are visible on the aerial photo. From the photo it is clear that the buildings have all been extended, however it is difficult to view in detail.



Figure 5: 1946 Aerial Photo of Manchester, RAF photography, Historic England.
The Site is marked in red.

- 8.6 The 1950-1951 OS Map depicts the Site itself unchanged, however there are some changes to the surroundings with the Town Hall Extension and Central Public Library to the south of the Site, made possible through the demolition of back-to-back housing in the area. Interesting that it shows buildings within St.Peters Square along Mosley Street, which have since be demolished.

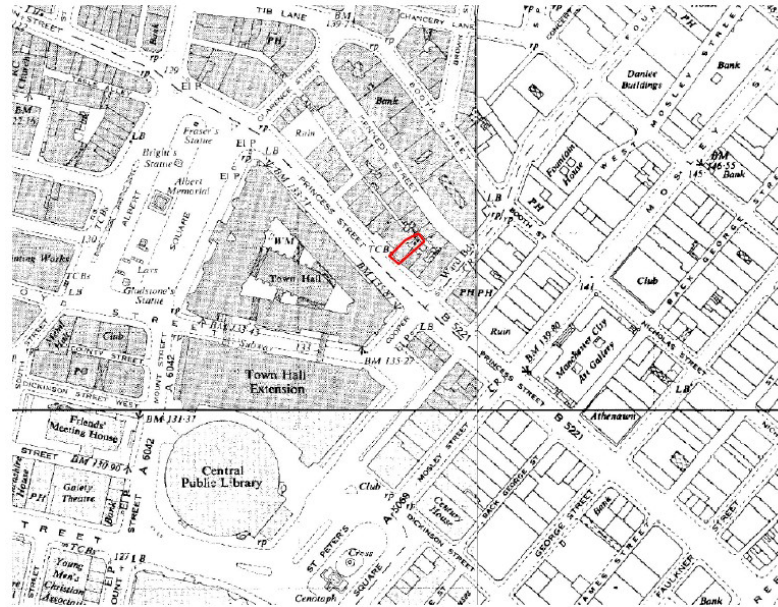


Figure 6: 1950-51 OS Map, 1:2,500. The Site is marked in red.

- 8.7 There is very little change to the Site or surrounding area in the 1969-1971 OS Map.

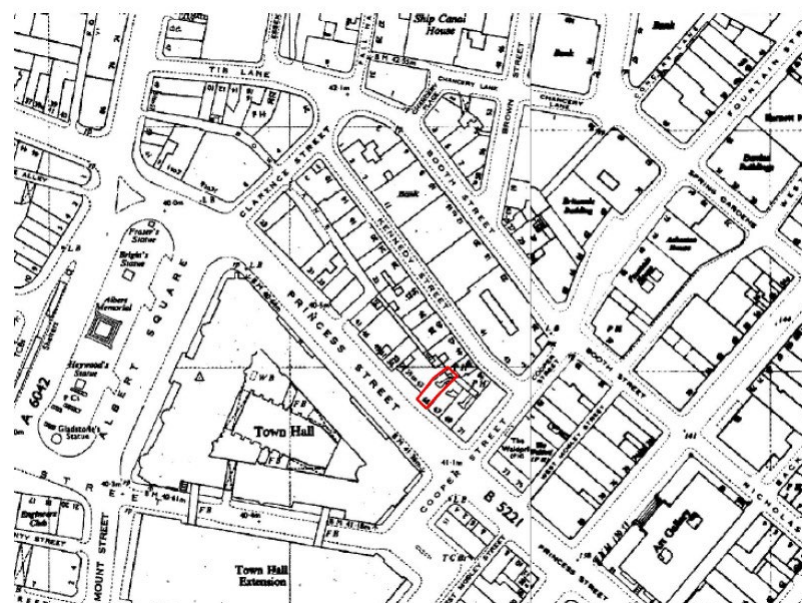


Figure 7: 1969-1971 OS Map, 1:2,500. The Site is marked in red.

- 8.8 The OS Map of 1979-1985 again depicts the Site unchanged, however there are several changes to the wider area with the demolition of smaller scale built form having been replaced with larger scale municipal buildings.

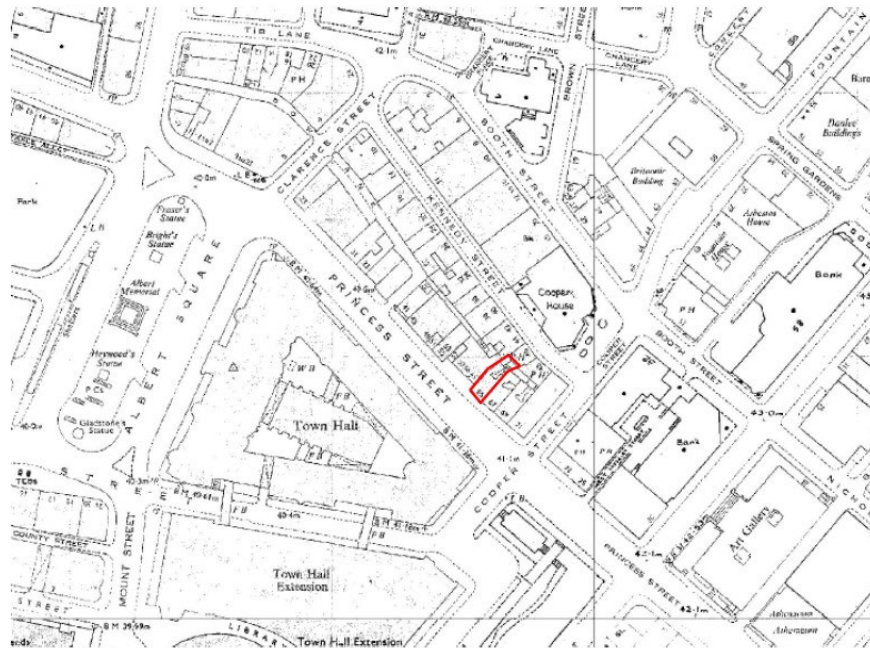


Figure 8: 1979-1985 OS Map, 1:1,250. The Site is marked in red.

- 8.9 Following the publication of the 1979-1985 OS Map, Manchester has continued a period of regeneration with many of the buildings surrounding the Site being replaced, changing the character of the townscape. The Site itself had the frontage and windows replaced during the 20th century, altering its appearance and the character of the terrace.

9.0 STATEMENT OF SIGNIFICANCE

- 9.1 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2019) (NPPF) 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.”

- 9.2 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions below are provided in the updated Planning Practice Guidance.

- 9.3 The setting of a heritage asset is described in Annex 2 of the NPPF 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 may be neutral.”**

10.0 HERITAGE ASSESSMENT FOR 65 – 71 PRINCESS STREET

Listing Description with Historic England

List Entry No: 1247388

Location : 65 – 71 Princess Street, Manchester

District : Manchester

Grade : II

Date Listed : 3rd October 1974

Description :

“Row of 4 town houses, now shops and offices. Probably late C18; altered. Red brick with some sandstone dressings (roof not visible). Double-depth plan, each house single-fronted, with back extensions (No.71 with rear wing). Three storeys over cellars, 3:3:3:3 windows (but No.71 wider than the others); with plinth and wooden modillion eaves (except Nos 65 and 67 which are plain wood). Nos 65 and 67 altered at ground floor by insertion of C20 shops. Nos 69 and 71 have Tuscan pilaster doorcases with open pediments, panelled doors (up 3 renewed steps) and fanlights with radiating glazing bars, and sashed windows with raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor; the upper floors of Nos 65 and 67 have windows with similar sills and heads but altered glazing. Various tall chimneys on front and rear slopes of roof (with water-tabling of formerly higher roof). Return side of No.71 has 4 windows plus one blocked. Rear and interior not inspected. Rare survival of domestic buildings of this period in centre of city”.

- 10.1 No. 65-67 has been altered at ground floor with a 20th century shop front insertion. The upper floors also have altered glazing, which utilises the existing sills and heads to the window openings. The architectural interest of this element of the listing is diminished through the loss of classical detailing.



Figure 9: Photograph of Princess Street Manchester, 1973. Historic England collection.



Figure 10: Photograph of Princess Street Manchester, 1974. Historic England collection.

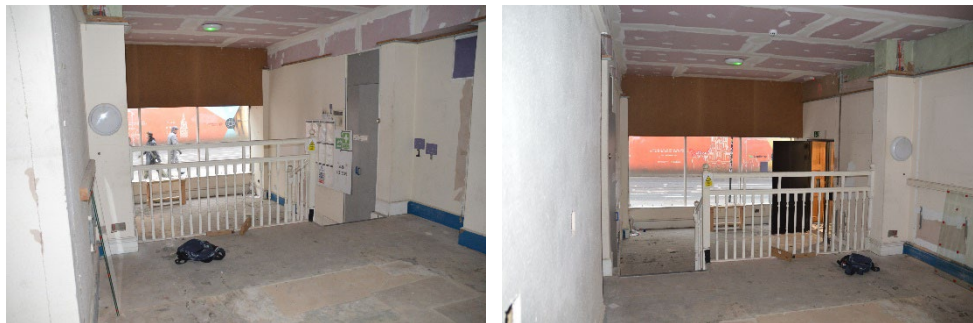


Figure 11: 65 Princess Street- June 2022

11.0 ARCHITECTURAL SIGNIFICANCE

- 11.1 It is noted that the significance of the building is strongly linked to its character as a terrace of surviving 18th century buildings. Internally, no. 65 has been extensively altered; whilst the other buildings in the terrace have been altered there are still architectural features throughout. No. 65 is considered to be the most heavily altered of the terrace and hold the least architectural significance of the buildings.
- 11.2 The ground floor has been extensively altered following the 20th century insertion of the shop frontage. As seen in the other buildings in the street, the typical elevation treatment saw steps up to a door. The changes undertaken at this time have resulted in a change in levels and the creation of a 20th century porch. The frontage and internal porch area are of no heritage significance and have a negative impact on the overall architectural interest of the terrace of the whole.
- 11.3 The ground floor has also been extensively altered to accommodate the change of use into former offices and shop unit. This has involved the stripping out of historic detailing and replacement of the ceiling with new FireLine board. The internal fittings and fixtures are all contemporary in nature and are of no heritage significance. Given the plastered nature of the building, it is difficult to ascertain the survival of historic fabric in the structure of the building.
- 11.4 The historic floor plan is discernible at ground floor, following the traditional pattern of a front and back room with stairs to the side. However, the floor plan has been heavily altered particularly to the front with the lowering of the floor giving a split level between front & back rooms to facilitate the former use of the building as offices and shop unit. Whilst the original layout can be appreciated, the extent of alterations and loss of historic fabric and finishes, has diminished the integrity of the interiors, such that there is limited aesthetic interest remaining.
- 11.5 The buildings condition diminishes its architectural integrity and interest as areas in which historic fabric may be present such as the floor and , walls. The ceiling has been replaced with exposed FireLine board. Whilst the building can continue to be viewed and experienced as an 18th century former

domestic building, its overall significance is diminished by its poor condition.



Interior photos looking towards the existing shop front



Interior photos looking towards the rear of the existing open space including 'art-deco' bay window to become new back bar display

12.0 IMPACT ASSESSMENT

Introduction

- 12.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (see NPPF Section 16).
- 12.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.
- 12.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as 'no harm', 'less than substantial harm', or 'substantial harm'.

- 12.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

Proposals & Impact Assessment

- 12.5 Given the localised nature of the proposals, this impact assessment will primarily focus on the impact on no. 65 Princess Street, before providing a summary on the impact on the terrace as a whole.
- 12.6 The interventions to the building are detailed in the accompanying plans and a summary is provided in the Design and Access Statement.

13.0 CONCLUSION

- 13.1 This document demonstrates that there is sufficient information to comprehensively understand the impact of the proposal on the heritage asset, and that the consequence of the proposal has been assessed. Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered.
- 13.2 As set out in the statement of significance, there is high historic and architectural interest in the buildings for their rare survival as former domestic buildings of this period within Manchester. The townhouses form a group of 4 properties; however, the proposals affect only No.65 Princess Street, such that any resulting impact is isolated to just one element of the listed building.
- 13.3 As set out previously in this report, no. 65 is a single house within the listed terrace. The isolation of the proposals to a single building in the terrace further reduces the impact of the proposals on the listed building as a whole. Whilst it is acknowledged that some elements of the proposals will result in a small degree of less than substantial harm, the proposals as a whole are considered to be beneficial to the building. The proposals will ensure its long-term preservation through securing a long-term viable use. The less than substantial harm resulting from some of the proposals will be outweighed through the public benefits of restoring the building and bringing it back into use.

- 13.4 This is an opportunity to breathe new life into the ground floor and shop frontage of a Listed Building, within the Conservation Area, which has remained vacant and unlet as a commercial use for a considerably long time.
- 13.5 The proposed conversion of the existing vacant office at ground floor into new whiskey bar will provide additional choice for the general public to socialise and relax in this cosy and friendly atmosphere within the city centre.
- 7.5 In summary, it is considered that the proposals have been carefully considered to preserve the special interest of the listed building and are therefore considered to accord with Policy EN3: Heritage and Draft policy JP-P2: Heritage in addition to the legislative tests set out at sections 16 and 66 of the 1990 Act and Chapter 16 of the NPPF have been met.
- 7.6 It is therefore recommended that the application is permitted subject to achievable conditions.

PHD Design

March 2025