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St James' Safe Deposit Co Ltd

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Heritage, Design and Access Statement

26 March 2025

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Job Number: 25.2139

Project: 77 Oxford Street

Client: St James' Safe Deposit Co Ltd

File Name: heritage, design and access statement

Document Preparation/Checking Record:

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Issued by:	Don Murphy MPLAN MRTPI	Director	26.03.2025

Document Revision Record:

Issue No.	Date	Details of Revisions

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Appendix 1 Historical Plans

1. Introduction

- 1.1 This Heritage, Design and Access Statement has been prepared by Paul Butler Associates on behalf of the St James' Safe Deposit Co Ltd. The statement has been provided in support of a proposed scheme for enhancement works to the secondary 'north' entrance of the building, which is where the applicant's premises are accessed from.
- 1.2 St James Building was constructed in 1912 as a commercial warehouse and office building. The building is Grade II listed and located within the Whitworth Street Conservation Area. The main purpose of this statement is to consider the heritage significance of the St James Building and to appraise the impact of the proposed scheme on this significance.
- 1.3 The St James' Safe Deposit Co Ltd has been present at the building since the building's construction in 1912 and original operation.
- 1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken 17 March 2025), in addition to an examination, analysis and assessment of available historic records and cartographic sources.

Design and Access Statement

- 1.5 This Assessment should also be read as providing the necessary information required in accordance with the National Planning Practice Guidance¹ to be submitted as part of a Design and Access Statement. Applications for listed building consent are required to be supported by a Design and Access Statement, which must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:
- the special architectural or historic importance of the building;
 - the particular physical features of the building that justify its designation as a listed building; and
 - the building's setting.

¹ Paragraph: 032 Reference ID: 14-032-20140306

- 1.6 Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with.
- 1.7 The Listed classification of the building, the physical circumstances of this entrance, and the need to provide access to the basement dictate that it is not possible for level access to be provided via this entrance. Level access can however be provided via an alternative route through the building, accessed via the south secondary access. Due to the sensitive nature of the business, such access must be arranged in advance with the customer accompanied from the street.
- 1.8 In accordance with the guidance, Design and Access Statements accompanying applications for listed building consent must also provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works.

Pre-Application Consultation

- 1.9 Pre-application consultation with Manchester City Council (MCC) has also been undertaken. MCC's planning officer was contacted by email on 20 March 2025 with an explanation of the proposed works, and a proposed scope of submission. A subsequent discussion was had by telephone with the planning officer on 24 March 2025 where he confirmed that the principle of the proposed works was likely to be acceptable, and any issues could be discussed following submission of the applications.

2. Application Site and Historical Context

Application Site

- 2.1 The application site comprises the St James Buildings, 61-95 Oxford Street, Manchester City Centre. St James' is bounded to the north by the Oxford Place offices (61 Oxford Street); to the east by Linley House (offices); to the west by Oxford Street; and, to the south by the Rochdale Canal. The works are proposed to a secondary entrance, to the immediate north of the building's historic main entrance.

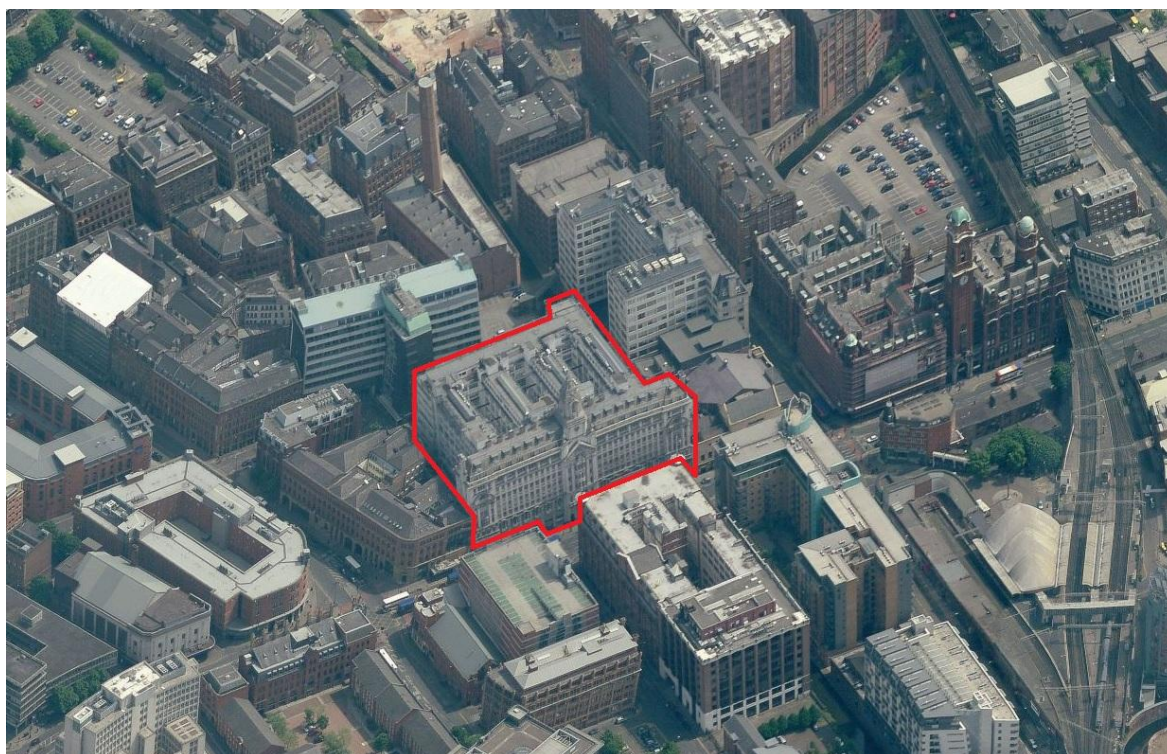


Figure 2.1: Aerial view of St James Buildings which the application site is located within.

- 2.2 The St James Buildings is Grade II listed. It was constructed by The Calico Printers Association in 1912, and was designed by Clegg, Fryer, and Penman. The building was designed to accommodate offices, a drafting department, and textile warehouse, and comprises eight storeys above basement. The building façade is of Portland stone, with a green slated mansard roof. The Listing notes its value as part of a group of buildings which include other former warehouses on Oxford, Portland, and Whitworth Streets.
- 2.3 The majority of the St James' Buildings are occupied by a mixture of office, training, and educational uses, along with retail and leisure uses at ground floor level fronting Oxford Street. The main entrance to the building is positioned centrally on the Oxford Street elevation. The reception area is accessible by steps from Oxford Street which then provides access via further staircases and lifts to the upper floors of the building.



Figure 2.2: View of St James Building from Oxford Street.

- 2.4 The proposed development relates to the left-hand secondary entrance to the main building entrance which provides access to the applicant's premises, which are located in the basement via the entrance and landing. The entrance door is a modern part glazed, framed door, likely dating from the 1980s. This can be reached via steps and a platform landing which have been tiled in modern quarry tiles. The entrance, which is recessed, features metal gates which are operational, and feature the "SAFE DEPOSIT" lettering at the top of the gates.



Image 2.4: Affected Elevation



Image 2.5: North secondary entrance

Surrounding Area

- 2.5 The site lies within the western boundary of the Whitworth Street Conservation Area. It is within close proximity to several listed buildings and structures including the Tootal, Broadhurst, and Lee Building (Grade II*) which it faces, 61 Oxford Street (Grade II) which borders its northern perimeter, Rochdale Canal Lock 88 (Grade II) which is to the immediate south of the site, and beyond this, the Palace Theatre (Grade II). By the middle of the 19th century, Manchester had become the largest textile centre in the world. As a result, the need for warehousing grew and it is the above mentioned former industrial buildings, built larger than before and with considerable architectural characteristics, that form the conservation area (GMAAS 2014).

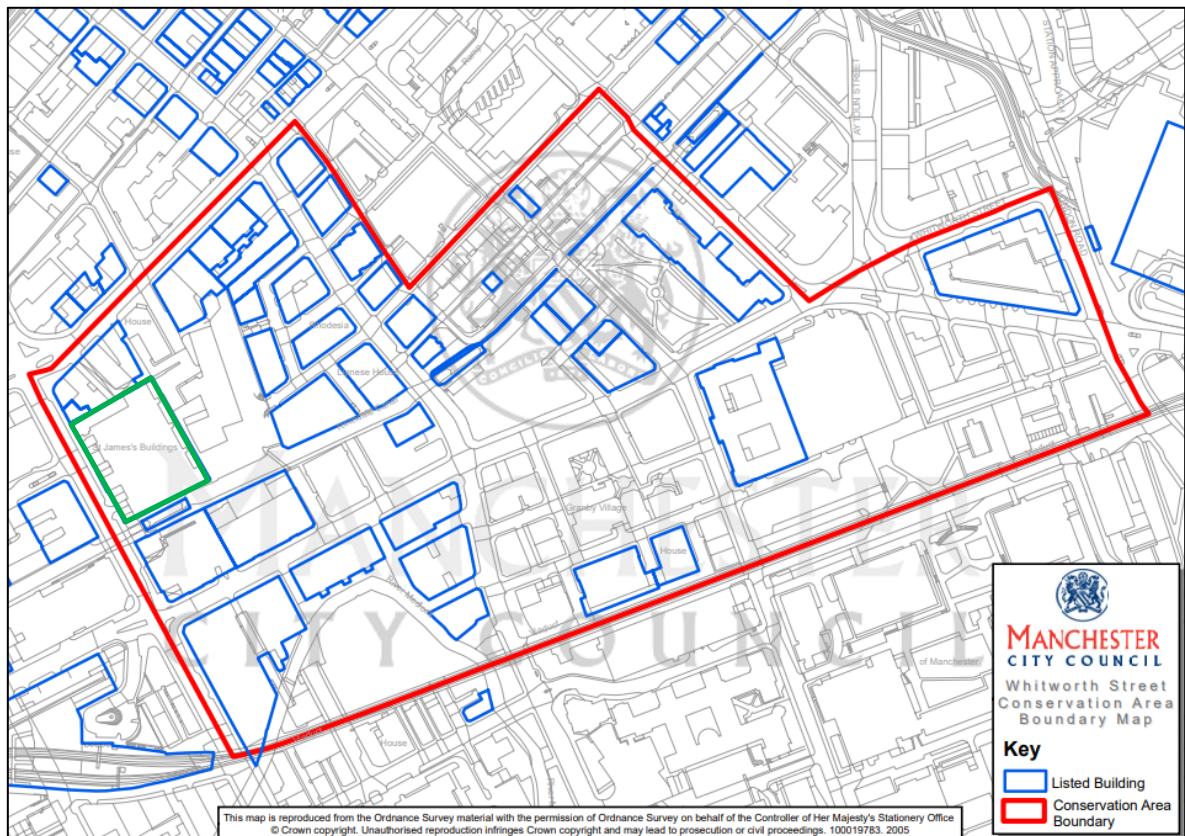


Figure 2.3: Plan showing the boundary of the Whitworth Street Conservation Area and listed buildings. The application site is outlined in green.

- 2.6 The Whitworth Street Conservation Area was designated in 1974 and is described as *'uniquely Mancunian in its character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920'*. The character of

the conservation area derives from the number of large warehouse buildings which were built to meet the increasing demand for this type of building form, associated with the growth of the textile industry in Manchester. The appearance of these warehouses was often used as an expression of the owner's wealth, with deeply modelled front facades in brick and/or terracotta a distinctive feature.

- 2.7 Following the cotton slump in the 1920s, many of the buildings became vacant. In more recent years there has been significant investment, with many of the buildings being given a new lease of life and converted into offices and apartments.
- 2.8 The site has a highly accessible location within the City Centre. Within a few minutes' walk is a wide range of local shops, amenities and services, and leisure facilities. In terms of access by public transport, the site is located within close proximity to a high number of bus stops, tram stops located at St Peter's Square and Piccadilly gardens, and within walking distance of Oxford Road and Manchester Piccadilly Railway Stations.

Historical Context

- 2.9 This section should be read in conjunction with the historical plans in Appendix 1
- 2.10 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map, it shows that the surrounding area was agricultural land.
- 2.11 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). Rochdale canal was originally conceived in 1776, and opened officially in 1804, although construction work continued for

another few years. The width of the canal made it more successful than the Huddersfield Narrow Canal and it became the main highway of commerce between Lancashire and Yorkshire (Hadfield and Biddle 1970). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.

- 2.12 Green's map of the late 18th century shows the site to still be agricultural land at this time, although with the Rochdale Canal lying directly to the south of it. The land on which the subject plot lies was owned by 'Salford Poor', possibly left to them by Humphrey Booth (Farrer and Brownbill 1911). Philips, Tate and Co. owned the neighbouring land to the northeast and they built a private canal branch through their land between Oxford Street and David Street in 1817. One of the partners in this venture stated that 'the full value would never be obtained for the land unless the canal was cut' and that 'the remaining land would be so abundantly increased in value thereby as to do far more than compensate the sacrifice of land it would require' (Maw et.al 2011, 6). This certainly would have also helped the land owned by the Salford Poor. Swire's map of 1824 shows that the land surrounding the site had begun to be built upon, although the subject site was, for the most part, empty. The exception being a small rectangular building fronting Oxford Street, with a large building complex to the north.
- 2.13 The 1850 OS town plan shows the effect that the private canal branch had on the development of the site. At the corner of Oxford Street and the Rochdale Canal were the Esdaile's Buildings, with a coach manufactory behind, backing onto Britannia Wharf. North of this was a timber yard and Atlas Saw Mills (both backing onto the canal branch) with a Coal Wharf to the north and Oxford Street Saw Mills beyond. Further mills lay around the site, surrounding the canal, including a cotton mill to the south. By this time Manchester was the largest textile centre in the world and the need for warehouses grew. The Whitworth Street area saw a great number of warehouses built at this time and the distinctive architecture was both functional and expressive of the wealth of the owners (GMAAS 2014).
- 2.14 Portland Street appears to have been extended a little after this time and the area had already begun to see the construction of several shipping merchants' warehouses, including 109 Princess Street (Taylor 2000a).

- 2.15 The area quickly grew into a warehouse district, with 36 Princess Street being built in 1880-2 (Taylor 2000b), around the same time as 38 Whitworth Street (Taylor 2001). In 1881 St James's Hall was erected on the site, designed by W.H.M Ward and built for James Reilly as a Public Hall and Concert Hall and could accommodate 10,000 people. St James's Theatre was soon added to the northern end, although was put up for sale in 1886 (Lloyd n.d.). The Palace Theatre (HER No. 8525.1.0) was also erected soon after in 1891, to the southern side of the Rochdale Canal, built as the Manchester Palace of Variety by Derbyshire and Bennett Smith (GMAAS 2014).

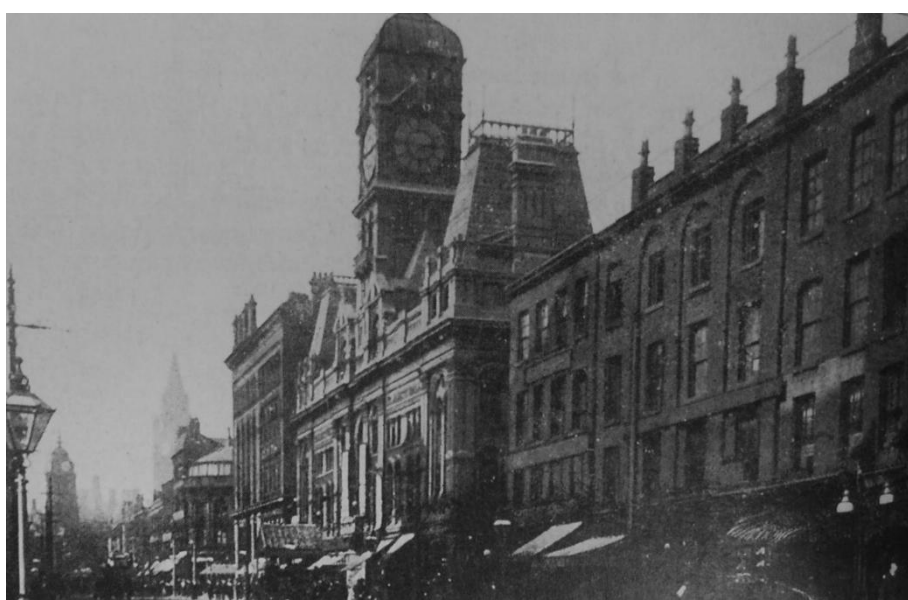


Figure 2.4: St James's Hall c.1904 with its prominent clock tower (Stewart 2004)

- 2.16 The OS mapping for 1896 shows St James's Hall along with the theatre attached to the north and the 'Palace of Varieties' to the south. At the turn of the century the Thomas Edison Photo Company began renting out the hall to show their early films. The theatre and hall were put up for sale in 1906 but did not sell, although they were later bought by the Calico Printers Association (Lloyd n.d.). The OS mapping for 1908 show the situation had changed very little, although the 'Palace of Varieties' was noted as the Palace Theatre.
- 2.17 The Calico Printers Association demolished St James's Hall and Theatre, and erected St. James's Buildings in its place in 1912. The Calico Printers Association were a grouping of more than 50 finishing firms. The building was designed by Clegg, Fryer and Penman as the companies' offices, drafting department and main warehouse, explaining why the building

was so large, with eight stories and 1000 rooms. At the time of its erection it was the pinnacle of the Lancashire textile industry and the building was at the heart of the commercial district of the city (Nevell 2008).



Figure 2.5: St James's Buildings c.1932 with the Palace Theatre in the background (Stewart 2004)

- 2.18 The Safe Deposit Company opened in 1912 and located within a purpose-built part of the St James' Building basement. A summary of the company's history has been provided by the applicant:

'The Safe Deposit Company was primarily for the use of the occupants of the building who were members of the Calico Printers Association. The Safe Deposit still houses the original

Ratner strong rooms which are the same design as the ones installed at the Harrods Safe Deposit at a similar time. There are 12 of these Ratner strongrooms and 11 of them were originally allocated for private use by the larger companies in the building. The twelfth strong room was fitted out with several hundred safe deposit boxes which were rented out to the general public and the purpose of this was to generate income which would cover the cost of staffing and running the safe deposit company. This twelfth strong room containing the safe deposit boxes is still used today and still painted in the original brown and cream livery colours.

The smaller printing associations were allowed to keep a large safe (for their private use) within the vault and there were originally over 60 of these individual safes (again all painted in the brown and cream livery colours of the Calico Printers Association). Today about 10 of these individual safes remain and they are also still painted in the brown and cream livery colours.

The company remained in the control of the Calico Printers Association until around 1970 when it was sold to a private individual (Robert Shires) and a new company was formed and registered as the St James's Safe Deposit Company Ltd. It was sold in 1986 to Nigel Kay and although now retired, he remains owner today. The business has been run by his daughter Amanda Williams for the past 13 years. The family take great pride in the long history of the business and have made every effort to maintain the historic elements of the demise such as the fabulous parquet flooring and original steelwork and glazed brick tiles. The layout and look and feel of the Safe Deposit has changed very little since it first opened 113 years ago.'

Planning History

- 2.19 From reviewing the Council's online database, the building has an extensive planning history dating back to the late 1970s, much of which relates to various uses within the building and physical changes to it as it has been adapted over the years. No applications were identified of direct relevance to the application proposals. No applications relating to the Safe Deposit Co. were identified.

3. The Proposed Scheme

3.1 The proposed scheme involves the replacement of an existing modern door with a glazed door, the re-surfacing of the external landing and steps with a more sympathetic material, and the installation of a handrail to improve accessibility. Specifically, the works comprise:

- Sensitive removal of existing modern door and modern tiles to steps and external landing.
- Installation of fully 'frameless' glazed door with brass push plates and kick plate.
- Re-tiling of steps and landing with terrazzo tiles. Addition of brushed brass stair nosings.
- Installation of handrail in brushed brass to right hand side of entrance way.
- Repainting of historic gates and decorative arch in black.

3.2 With regards to the proposed glazed door, this will broadly match the door to the right hand secondary doorway which was replaced in 2012, and the handrail will match the handrails installed to the adjacent main central entrance. Both the glazed fanlight above the door and the external metal gates and ornate decorative arch will be retained. The proposed door will be located in the same position as the existing and will utilise existing fixing points as far as possible. The historic fabric of the building will not therefore be affected by the works.

4. The Heritage Planning Policy Context

4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making

document when considering planning applications. In this instance the development plan currently comprises the Places for Everyone joint plan (2024), Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its character.
- 4.4 Section 66 advises that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority 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.
- 4.5 Section 69(1) defines a Conservation Area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Whitworth Street Conservation Area was designated in 1974 and it is the duty of Manchester City Council to ensure its character and appearance is preserved or enhanced.
- 4.6 Section 72 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 4.7 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

National Planning Policy Framework (NPPF)

- 4.8 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.
- 4.9 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 4.10 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.11 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications -
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.12 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

- 4.13 Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

National Planning Practice Guidance (NPPG)

- 4.14 The NPPG was published in March 2014 (updated February 2024). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

- 4.15 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker,

having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723)

Historic England Guidance

- 4.16 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

- 4.17 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 4.18 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

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

- 4.19 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Local Planning Policy Guidance: The Development Plan for Manchester

Places for Everyone (March 2024)

- 4.20 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024, the policy relevant to heritage states (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....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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... 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.

Manchester Core Strategy Development Plan Document (July 2012)

- 4.21 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development. The proposed development is therefore supported in principle by these strategic development plan policies.
- 4.22 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment.
 - CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
 - Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to contribute to the experience at street level.
 - Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.
 - Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.
- 4.23 Policy EN 3 'Heritage' advises that '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 listed buildings and conservation areas’.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

- 4.24 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been ‘saved’, including Policy DC18 ‘Conservation Areas’ which advises that ‘The Council will seek to preserve and enhance the character of its designated conservation areas.

Other Relevant Policy Documents

Guide to Development in Manchester Supplementary Planning Document (April 2007)

- 4.25 The guidance identifies the City’s heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; paragraph 11.45 states that proposals should preserve or enhance the character of a conservation area; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

Whitworth Street Conservation Area

- 4.26 The Whitworth Street Conservation Area Appraisal will be a material consideration in the determination of the proposed scheme. The guidance sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposals should be assessed.

5. Description and Heritage Significance of St James Building

Description of Building

5.1 The Listed building description describes it as follows:

Commercial building. 1912, by Clegg, Fryer and Penman. Steel frame with facade of Portland stone; green slated mansard roof. Very large rectangular plan. Neo-Baroque style. Eight storeys plus dormers, 3:6:3:6:3 bays, symmetrical, the centre and the ends breaking forwards slightly; ground to 2nd floors treated as rustic, with channelled masonry, ground and 1st floors set in arcaded round-headed openings with massive polished granite plinths to the piers, shops at ground floor and lunettes at 1st floor, triple keystones to the arches. The centre and ends have balustraded balconies to recessed 2nd-floor windows, and above this level are treated as giant pedimented aedicules (to the 7th and 6th floors respectively), with paired Ionic pilasters framing the windows (projected canted bay windows in the centre at the 1st level), and open pediments (triangular in the centre and segmental at the ends); and the centre has a square tower with stepped Baroque spire. Main entrance in centre bay, with massive round-headed archway. Otherwise, the 2nd-floor windows of the main ranges have aedicules with small balconies, engaged columns and alternating triangular and segmental pediments, and the other floors have 2 smaller windows per bay, all with architraves. Dormer windows to 7th floor. Moulded chimney stacks. Rear and interior not inspected.

5.2 In addition to the Building's listing above, the Pevsner Architectural Guide also describes the building:

High and broad and all Portland Stone: Baroque. A tower, rising from a broken pediment, crown the central entrance block. The entrance hall is the most opulent of surviving Manchester warehouses. Apart from the elaborate plaster ceiling with its deep dome, it is all of marble: grey – and white – clad walls, green columns and a sumptuous stair with black handrail and cream and brown balustrade. All internal areas were lined with patent fire-proofing cement and beneath the marble cladding the stair is of reinforced concrete. (Hartwell 2001)



Image 5.1 Left hand gate and existing door



Image 5.2 Right hand gate, signage, and marble plinth.

- 5.3 With regards to the part of the building affected by the proposed development, this comprises the secondary north entrance adjacent to the main entrance on the buildings west / main elevation facing Oxford Street. The entrance is an original integrated element to the main round-headed archway and follows the same architectural language, with it also being of a smaller round-headed arch with a single rather than triple keystone above. The entrance is recessed within the rustic channelled masonry and polished granite plinth with these materials being evident to the reveals.

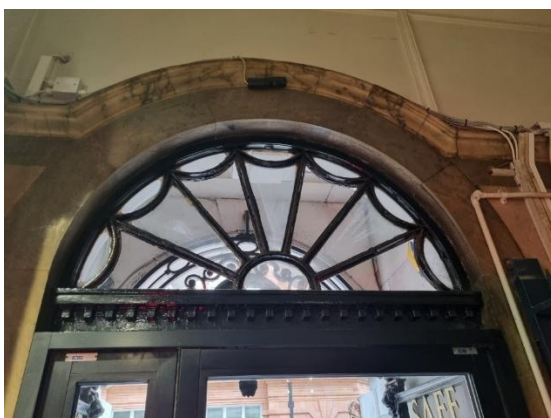


Image 5.3 Historic fanlight above door

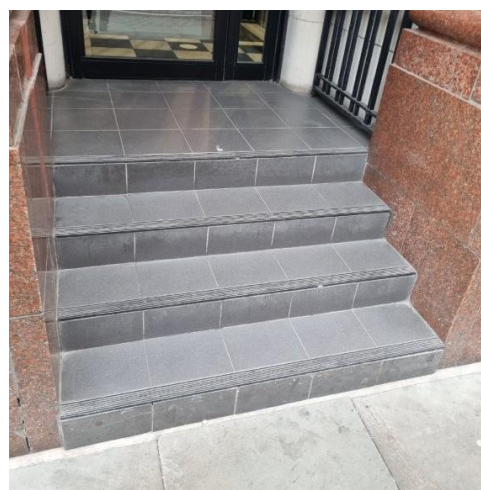


Image 5.4 tiled steps and landing.

- 5.4 The entrance is guarded by black metal gates and decorative segmental arch, with 'SAFE DEPOSIT' and the address number '77' incorporated within, painted gold. These gates are likely to be historic if not original. The steps and landing have been tiled in modern blue quarry tiles. There are signs indicating the use and opening hours set within the façade and recessed stone. The door is a modern, part glazed, part framed door, but with a historic segmental fan light and timber transom above.

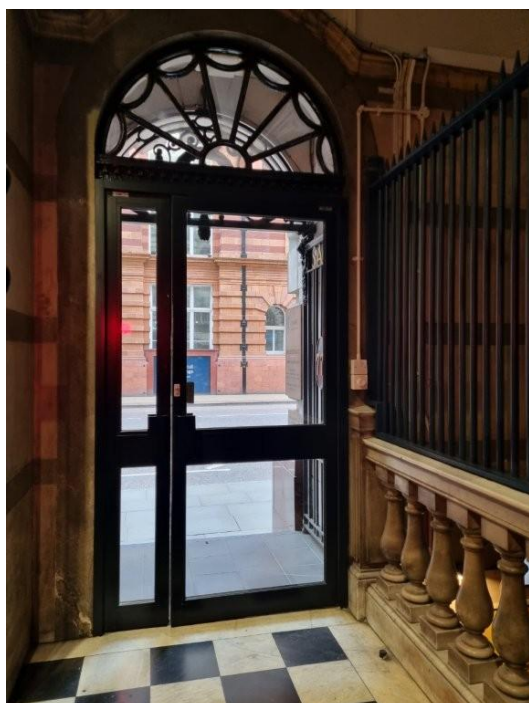


Image 5.5 Door to be removed. Internal view.



Image 5.6 Right hand secondary entrance with glazed door.

Heritage Significance

- 5.5 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest** which 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** which is 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.

5.6 An assessment of the significance of the building is made against these values. This assessment is partly based on a visual inspection which has been carried out to enable analysis of the age of fabric and establish the heritage significance of fixtures/features found with the application area. The criteria for relative levels of significance is outlined below.

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest' sometimes considered of local interest.

Significance	Criteria
	These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

Archaeological interest

- 5.7 The building provides evidence of past human activity in terms of the construction and use of warehouses in the area during the early 20th Century. The secondary entranceway contributes to this interest, particularly as it provides access to part of the building which remains within its original safe deposit use. The door and floor / step tiles to be removed do not contribute to this interest.

Architectural and Artistic interest

- 5.8 The architectural and artistic interest is high, in particular the Oxford Street elevation and the decorative marble entrance area. As a secondary component to the main entrance, the affected part of the building is also of high interest, particularly as it sees a continuation of the stone and marble plinth materiality into the reveals, and includes historic gates, fan light / arches (which include decoration) and other significant features which remain mostly intact. The door and floor / step tiles to be removed do not contribute to this interest.

Historic Interest

- 5.9 The historical value is high as the building was constructed for the Calico Printers Association in the early 20th century and the building provides evidence of past human activity in terms of the construction and use of warehouses in the area during the early 20th Century. The St James' Safe Deposit Company contributes to this interest, with its ongoing use providing an unbroken link to the building's past and construction. As its main entrance, the affected part

of the building is significant, particularly as it is the only element publicly visible. The door and floor / step tiles to be removed do not contribute to this interest.

6. Impact Assessment

- 6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 6.3 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

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

6.4 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance. Any mitigation which has been undertaken or could further reduce harm has also been identified.

6.5 When assessing potential heritage impacts associated with the proposed scheme, the key heritage issues to consider include the direct impact upon the building fabric, and the impact upon the internal space affected, and any impact upon the building's setting. Any impact the setting of the Whitworth Street Conservation Area must also be considered. The limited scale of the works and their location dictates that no other Listed Building will be materially affected.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
1.	Sensitive removal of existing modern door and modern tiles to steps and external landing.	The works will not materially impact upon any historic or original fabric, therefore the works will have a neutral impact on the significance of the Listed Building. The heritage impact is neutral .	Historic and original fabric to be adequately protected during works.
2.	Installation of fully 'frameless' glazed door with brass push plates and kick plate.	The replacement of the dated front door with a frameless glazed door is a contemporary lightweight design solution which maximises the prominence of the surviving heritage features around the door including the fanlight above, and maximises views through to the historic hallway beyond, from the street. Due to the necessary out-of-hours security being provided by the historic gates, and the hallway cage providing the necessary security during operational hours, it is an appropriate design response, bearing in mind the significance of the building. The heritage impact is low beneficial .	Utilise existing fixing points where possible. Samples of materials and method statement for installation to be submitted.
3.	Re-tiling of steps and landing with terrazzo tiles. Addition of brushed brass stair nosings.	Replacing the existing low quality quarry tiles which are of no heritage significance, with high quality terrazzo tiles, with brushed brass nosings to match other existing and proposed brass elements is regarded to result in a visual enhancement, and therefore a low beneficial impact.	Samples of materials and method statement for installation to be submitted.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
4.	Installation of handrail in brushed brass to right hand side of entrance way.	The handrail will match the design and materiality of those positioned either side of the adjacent main entrance. This design approach limits the adverse impact upon the entrance way as far as possible. The heritage impact is low adverse .	Samples of materials and method statement for installation to be submitted.
5.	Cleaning and repainting of historic gates and decorative arch in black.	Whilst cleaning and redecoration may not require Listed Building Consent, these works will help to maintain historic building features. The heritage impact is low beneficial .	Method statement can be submitted if required.

Cumulative Impact

- 6.6 The table above has identified the impact of a range of works on the significance of the building. The works are minor and will not have a significant direct adverse impact on any original or historic fabric. The works are considered to enhance the overall appearance of this secondary entrance, which is in a prominent position on the building's main façade.

Indirect Impact on the Whitworth Street Conservation Area

- 6.7 The character and appearance of the Whitworth Street Conservation Area is defined by the Victorian and Edwardian warehouse buildings. St James' Buildings is arguably the most prominent building within the Conservation Area, and the affected part of the building is just adjacent to the building's main arched entrance. Notwithstanding this, the proposed works are minor in scale, and within a recessed secondary entrance. The heritage impact is subsequently localised, and mostly beneficial. The scheme will therefore have a very minor, but positive impact on the heritage significance of the Whitworth Street Conservation Area.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 6.8 This Heritage Statement has concluded that the scheme will enhance the significance of the building. The works are considered to enhance the appearance of the secondary entrance, and its usability. This represents a public benefit to be weighed in support of the application proposal. As such it is demonstrated that the proposal is consistent with

paragraph 215 of the NPPF which requires that harm to the significance of a heritage asset 'should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Similarly the proposal is consistent with relevant legislation, policy and guidance set out within Section 4.

7. Conclusion

- 7.1 This Heritage, Design and Access Statement provides detailed analysis of the heritage significance of St James' Buildings, Manchester with specific analysis to the affected part of the building which the subject applications relate.
- 7.2 The identified heritage significance has helped inform the design of the proposed works. The final scheme results in a slight improvement in terms of the appreciation of the heritage significance of the building and intervention to the Listed Building's original fabric will be extremely minor and reversible.
- 7.3 Whilst the Listed status of the building, along with its original design does present accessibility challenges to the applicant's premises, level access is available adjacent to the main entrance, and the adopted strategy has operated well.
- 7.4 The proposed works will result in minor improvements in terms of the setting of the Listed Building and the character of the Whitworth Street Conservation Area.
- 7.5 This Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to determination.

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Maps

- 1851 OS 1:500 town plan
- 1891 OS map Lancashire sheet CIV.10
- 1908 OS map Lancashire sheet CIV.10
- 1922 OS map Lancashire sheet CIV.10
- 1948 OS map Lancashire sheet CIV.10
- 1993 OS map

Appendix 1: Historical Plans



Figure 1: 1794 Green's map of Manchester and Salford



Figure 2: 1824 Swire's map of Manchester



Figure 3: 1850 OS 1:500 town plan



Figure 4: 1896 OS map Lancashire sheet CIV.10



Figure 5: 1908 OS map Lancashire sheet CIV.10

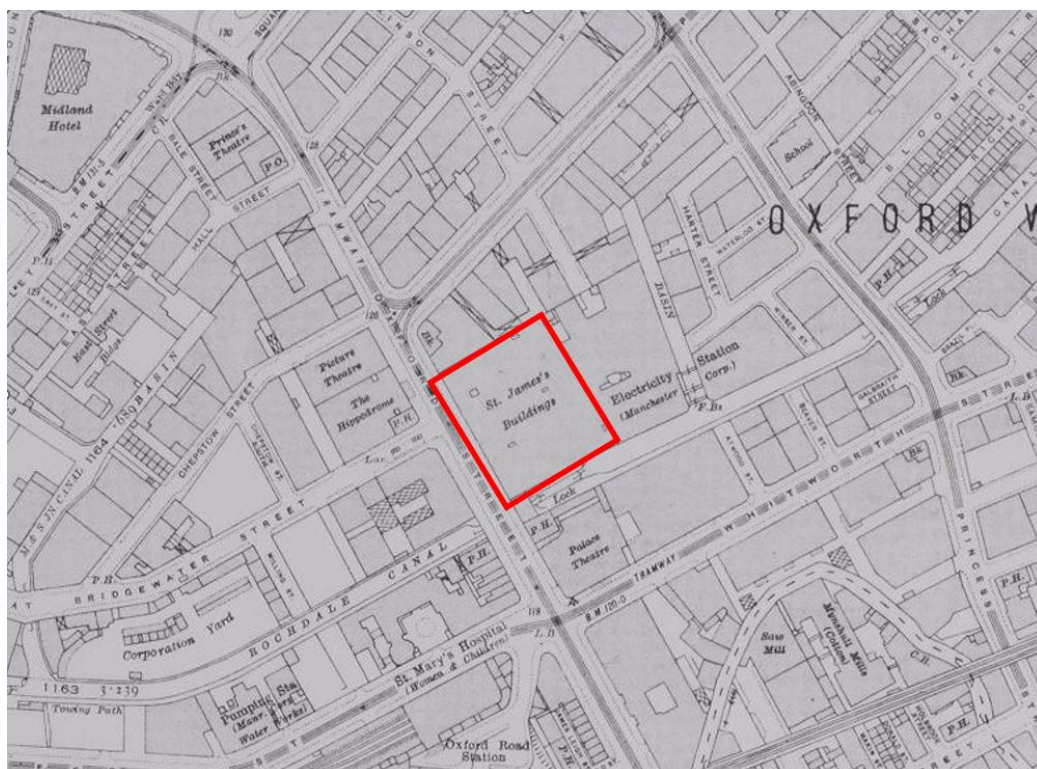


Figure 6: 1922 OS map Lancashire sheet CIV.10

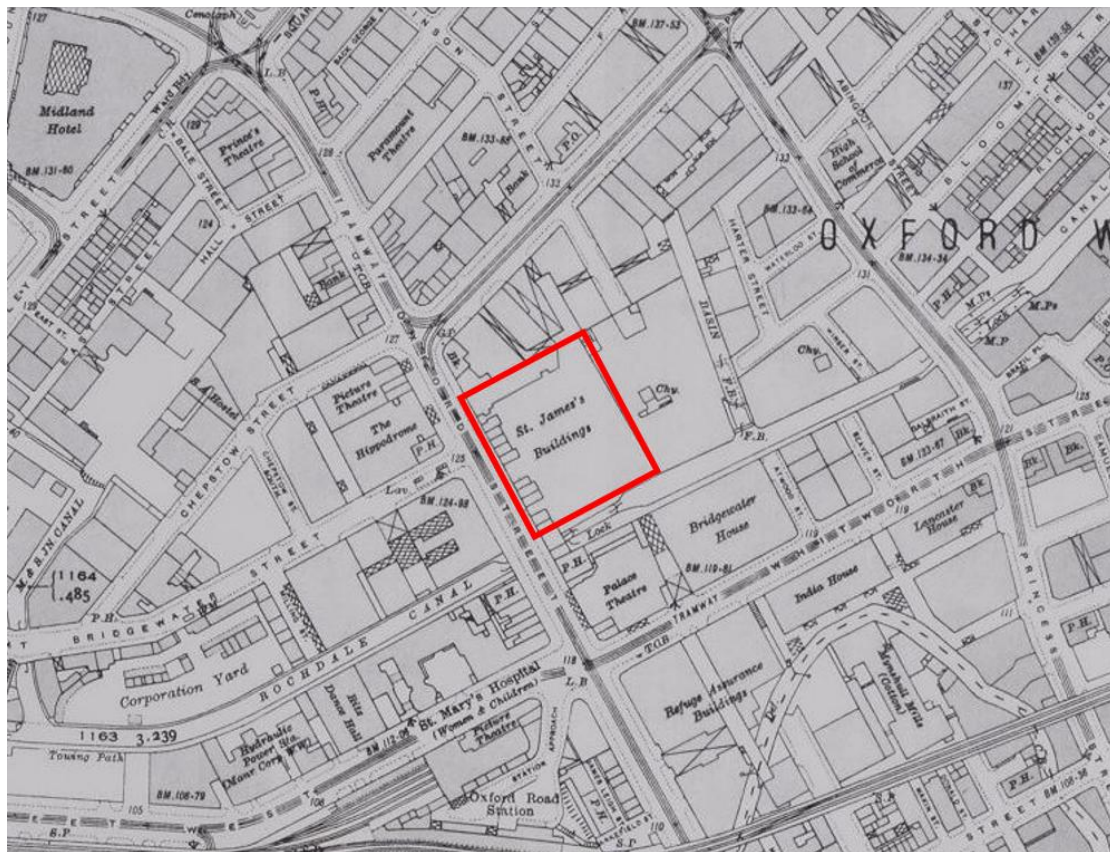


Figure 7: 1932 OS map Lancashire sheet CIV.10