

**101 PRINCESS STREET
MANCHESTER**



HERITAGE STATEMENT

FEBRUARY 2025

1. INTRODUCTION

- 1.1 The building at 101 Princess Street is a grade II listed building, within the Whitworth Street conservation area. It was constructed as a shipping office to designs by Clegg and Knowles, but has seen some considerable changes from the original layout. The building is a manifestation of the huge increase in shipping warehouses in Manchester during the post-Industrial Revolution period from the early decades of the 19th century onwards. Built in palazzo style, the 5 storey building is monumental in scale and of Italianate architectural style. The list description is provided at Appendix 1.
- 1.2 The site is situated within the Whitworth conservation area, which incorporates a number of these warehouses, and along with nos. 103 Eastern House/Portland Street (Portland House), 105, 107 (Brazil House), 109, 48-50 Princess Street (Transact House), 52 Princess Street (Rhodesia House) and 119 Princess Street, forms a large urban block of listed warehouses. The warehouses are a distinct typology which represent the very best of the buildings associated with 'Cottonopolis'.
- 1.3 The building has seen internal alterations to convert it from its original use as a shipping office, to house a series of start-ups in an area of the city which is popular with tech businesses. The reception area is a shared entry point and resource for the different businesses, and each floor has a different layout reflecting the varied needs of the varied tenants. Generally, toilets and kitchen facilities are centrally placed on each floor, with large open plan offices and some individual meeting rooms laid out around the periphery. A marketing brochure produced by Colliers is included as Appendix 2 which illustrates the current layout, character and appearance of the building.
- 1.4 The proposal is for changes to the interior, which will have no impact on the external appearance of the building, apart from discrete signage showing the building number adjacent to the entrance. The internal changes work with the grain of the current layout, rather than restoring the building to its original arrangement. As a heritage asset any planning application is required to address the provisions within the National Planning Policy Framework concerning heritage and enhancement of the historic environment. The significance of the asset is described in this report, and the impact of the proposed changes are assessed.
- 1.5 This Heritage Impact Statement has been prepared by Rob Burns, a heritage consultant formerly employed by English Heritage (now Historic England) as a Historic Areas Inspector and as an urban design and heritage director in local government, with 35 years experience working within the historic built environment.

2. HISTORY AND CONTEXT

2.1 The building is one of a series of shipping offices located on Princess Street, which is also within the Whitworth Street conservation area. Map regression shows that the area was once much more mixed, with industrial uses adjacent to areas of housing and other activities. Ropers plan of 1807 shows that the site at this time was unoccupied, with large open fields to the west (Figure 1), whilst Swire's Plan of 1824 (Figure 2) shows that the site, although not yet built on, is marked as a plot, and Pigot's plan of 1836 confirms that half of the plot had been developed (Figure 3). Figure 4 is an OS plan of 1851, and shows that the site of 101 Princess Street was at that time a copper roller engraving works, set against a series of mills, coal yards, a saw mill and a number of public houses and dwellings. Princess Street was named David Street, and Portland Street had not been laid out to the west, terminating at the David Street Mill.



Figure 1- Roper's Plan of Manchester, 1807



Figure 2- Swire's Plan of 1824



Figure 3- Pigot's plan, 1836



Figure 4- OS plan, 1851

- 2.2 Gores Insurance Plan of 1888 sees the current building on the plot, and named as Lyon Lord and Co, Shipping Warehouse (Figure 5). By this date, Portland Street had been fully laid out to continue to the west, and the whole section of Princess Street was occupied by shipping warehouses, apart from the building immediately to the south of 101 which was named as the Manchester Technical School. The shipping warehouses were 4 to 5 storeys in height, usually with a basement, and a raised ground floor which would allow light penetration to the lower floor. Of red brick with stone dressings and detailing, or on stone pediments, the styles ranged from Gothic to palazzo, and the architects for no.101, Clegg and Knowles, designed a range of buildings in both styles. Figure 6 is an aerial image of the area taken in the 1930's, and shows the cohesive townscape formed by the grouping of warehouses and industrial

buildings, and although it has been somewhat fragmented since then, the Princess Street ensemble still remains an impressive corridor, with monumental warehouses.



Figure 5- Goad's Insurance Plan, 1888.



Figure 6- the area in the 1930's (Britain from Above, Historic England).

- 2.3 No. 101 Princess Street is one of a number of commercial warehouses developed from c.1825 onwards, with fewer loading bays than earlier examples, larger windows to enable customers to inspect the textiles in lighter conditions, and an architectural approach which was much more flamboyant and imposing than earlier examples, and which was frequently based on Italianate styles. Although characterised by large, open interiors for storage, the warehouses also contained offices, reception areas and showrooms. Whilst there was a division in the trade between home merchants and export merchants, many took part in both activities, and the general layout was to allow for lighter goods to be stored and displayed on the upper floors, with better light conditions, and the heavier merchandise on the lower floors to ease the hoisting of these goods. The basement often contained the packing room, whilst sample and pattern rooms were also located on the lower floors. In export warehouses, the basements often contained hydraulic presses to compress the cloth for onward travel. Hoists could be located either internally within an enclosed courtyard, or externally and operated from the street, and at 101 Princess Street, entrances to the internal hoist were from two large doors which opened up onto Major Street and Silver Street, meaning that the whole exercise of loading and unloading could be done within the urban block.
- 2.4 As the textile industry became less important to Manchester's economy following mass production elsewhere in the world, many of the warehouses became redundant, including 101 Princess Street. A number of new uses have been found in the warehouses, ranging from bars and restaurants to offices, apartments, and music venues, and the application building has also had different uses since it was abandoned as a shipping warehouse. It is currently

used as managed workspace, and that use is proposed to continue. Previous work has been undertaken to fit-out the building as commercial space, and the approved Listed Building Consents for this work are described in applications:

129766/LO/2021|Listed Building Consent Internal Fit-Out Works to 3rd and 4th Floors and External Alterations to 5th Floor

132395/LO/2021|LISTED BUILDING CONSENT for internal fit-out works to reception, fifth floor and for the installation of external plant at fifth floor roof level.

114868/LO/2016|LISTED BUILDING CONSENT for internal refurbishment to 1st and 2nd floor comprising new flooring, suspended ceiling and internal partitions and for installation of air conditioning vents on 5th floor terrace.

- 2.5 The current layout reflects the approved changes, and can be seen in the marketing document at Appendix 2. A number of recent images are included here to illustrate the current internal arrangements.



Figure 7- ground floor reception



Figure 8- ground floor reception



Figure 9- First Floor

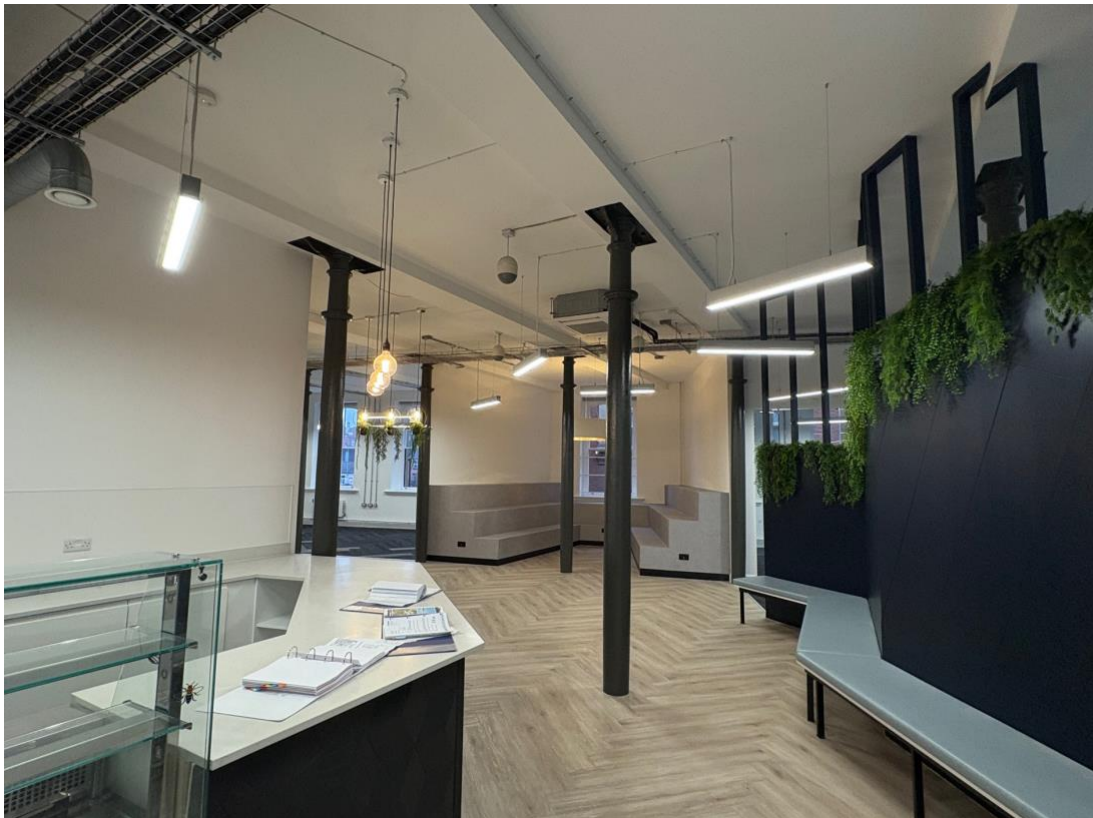


Figure 10 -First Floor

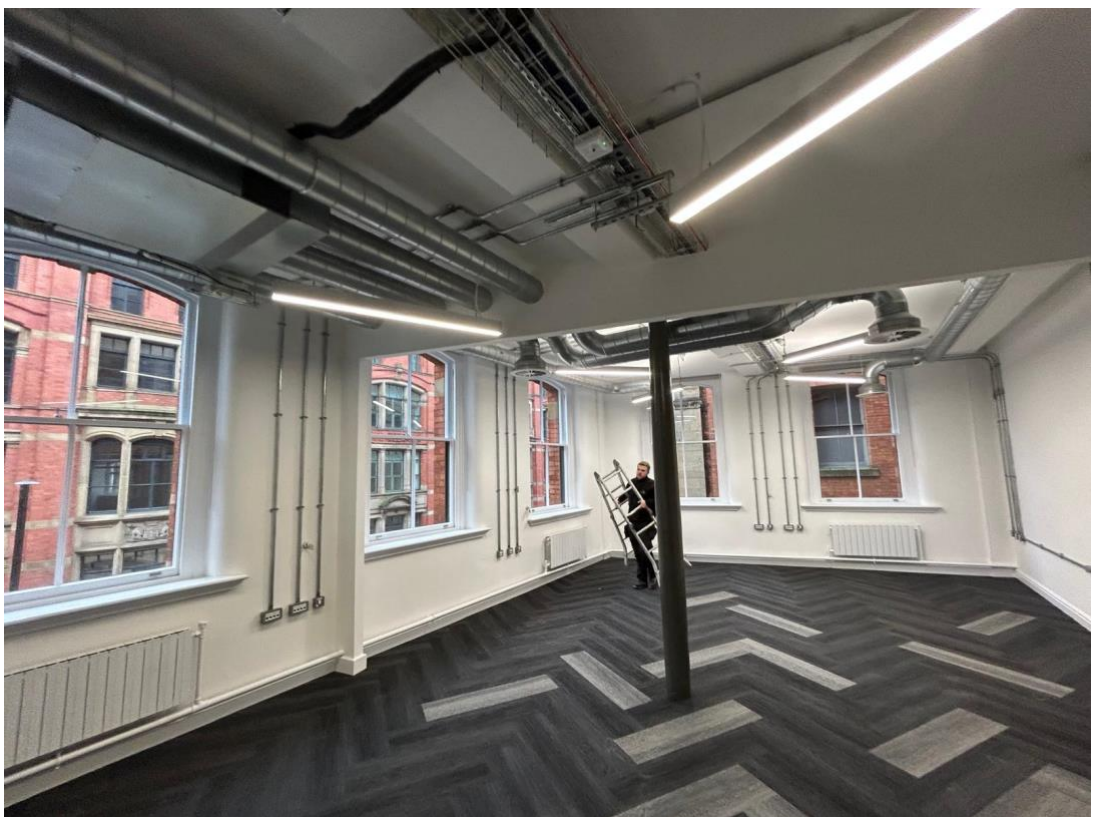


Figure 11- Second Floor



Figure 12- Second Floor

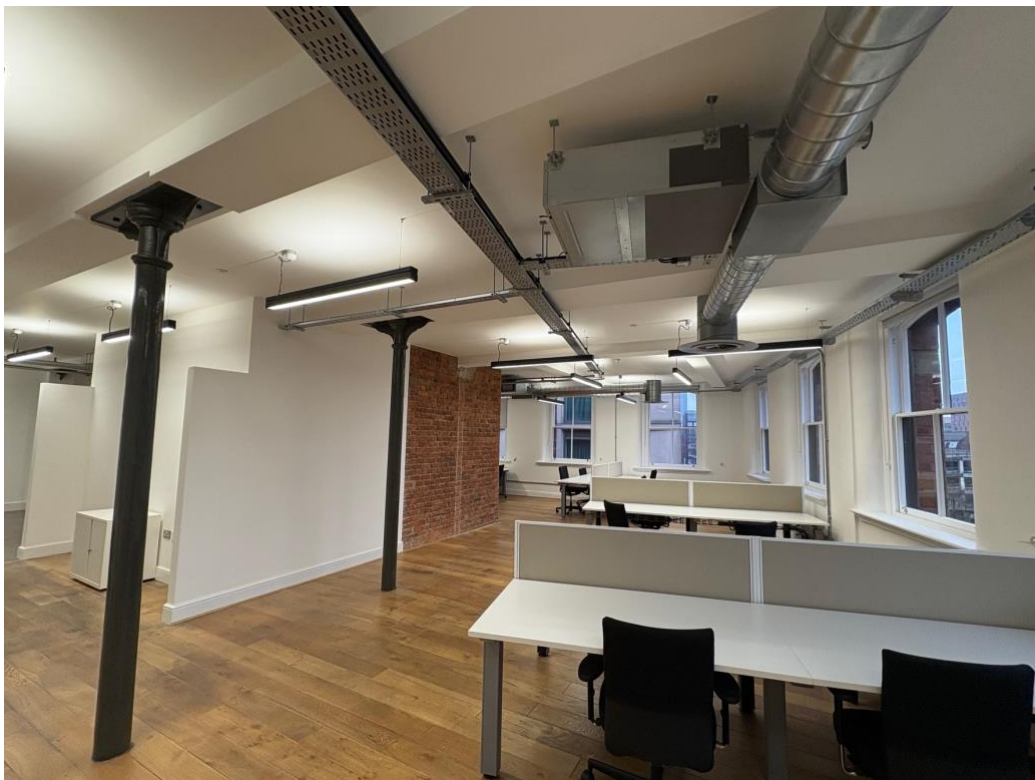


Figure 13- Fourth Floor

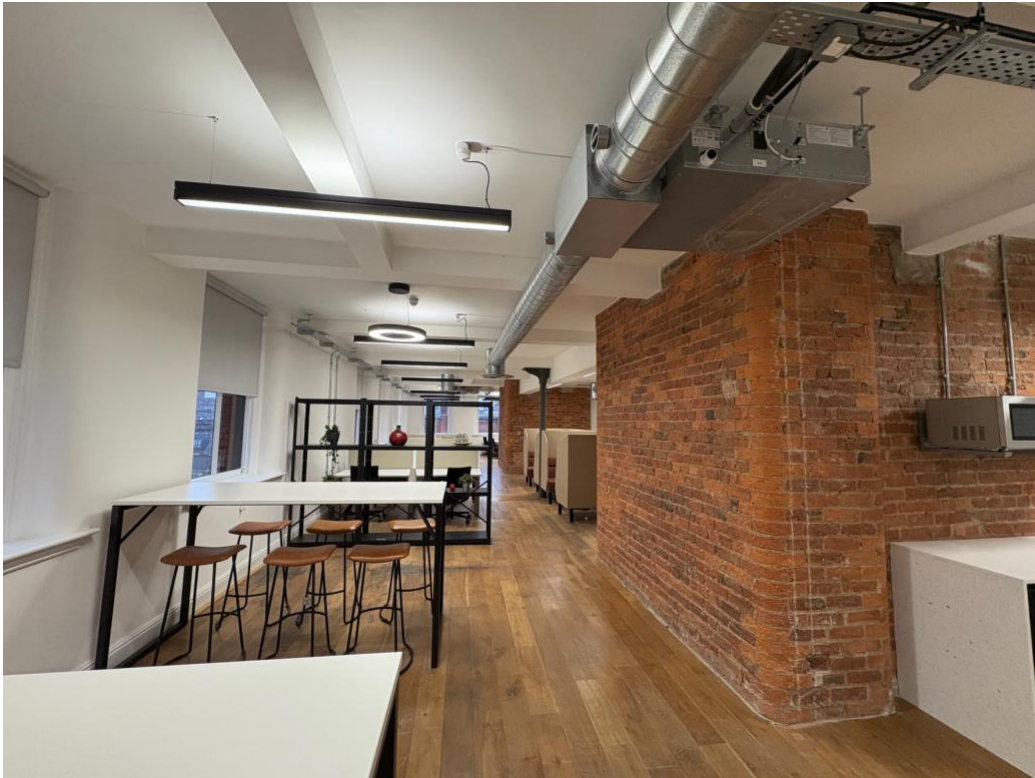


Figure 14- Fourth Floor

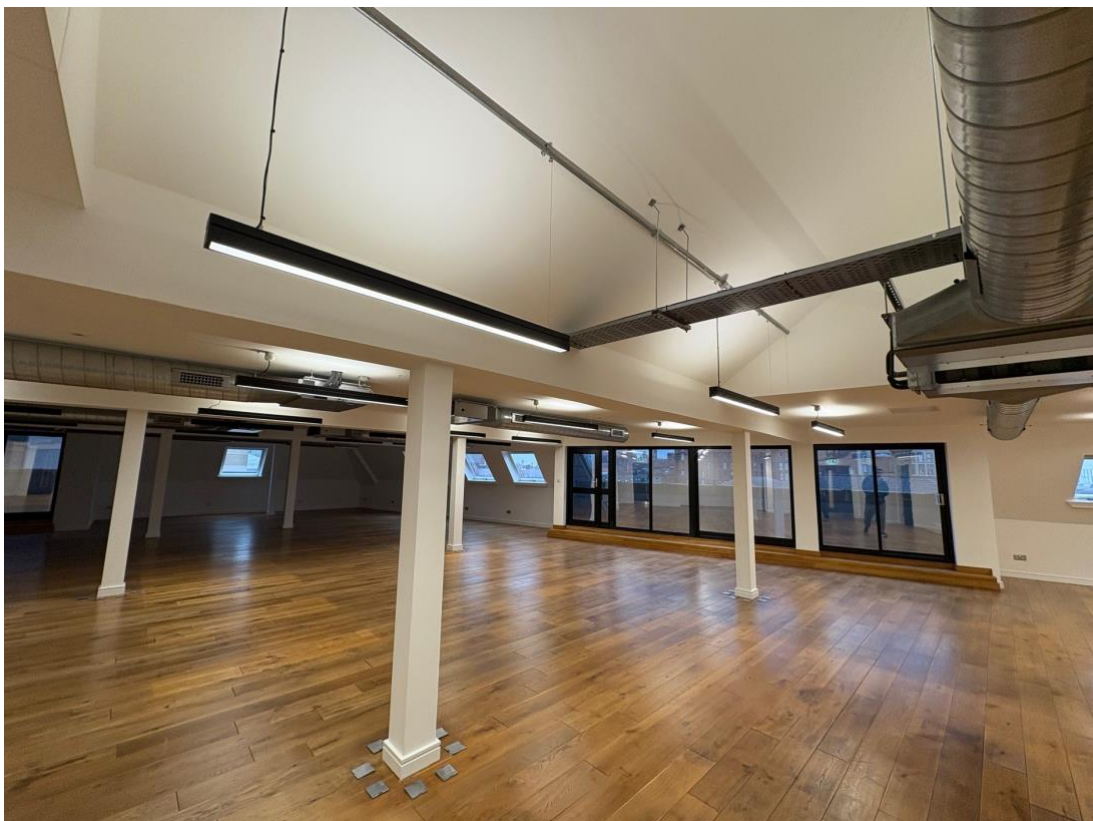


Figure 15- Fifth Floor

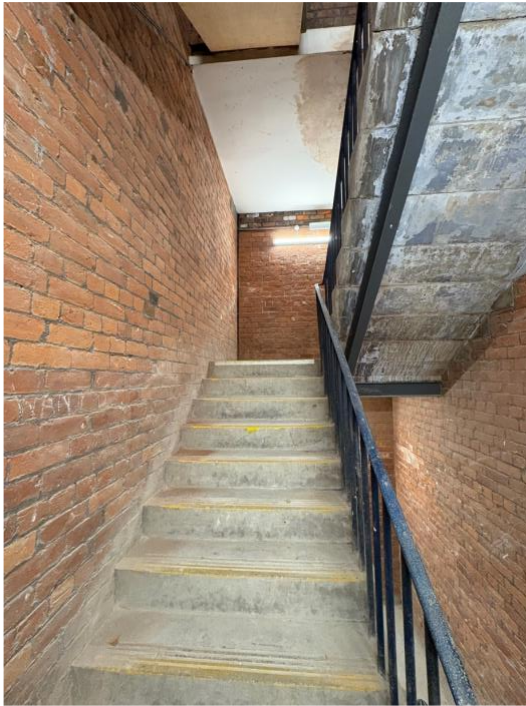


Figure 16- service stairs run throughout the Building, although have been upgraded



Figure 17- cast iron columns remain

2 ASSESSMENT OF SIGNIFICANCE

- 3.1 An assessment of significance is required to identify which aspects of a heritage asset have significance, the level of that significance and how the proposed works impact on that. The heritage assets under consideration are the grade II listed 101 Princess Street, the setting of the adjacent listed buildings, and the Whitworth Street conservation area. As the works are entirely internal, the setting of the nearby listed buildings, and the Whitworth Street conservation area are not impacted by the works, and so a detailed assessment of significance is not required on these aspects. The assessment of significance has been appraised against the methodology for assessment of cultural significance in *Conservation Principles* (2008, English Heritage, now Historic England), *Managing Significance in Decision Taking in the Historic Environment* (2015, Historic England), and *Statements of Heritage Significance* (2019, Historic England)
- 3.2 The application site represents an important aspect of the historic development of the commercial townscape of the area, as one of a series of Italianate warehouses which helped to define Manchester as Cottonopolis. This heritage merits of this collection of warehouse buildings along Princess Street has been recognised not just through their inclusion in the National Heritage List as buildings of architectural and historic interest, but also through the

designation of the Whitworth Street conservation area, as a historic townscape with a high value character and appearance. The Whitworth Street conservation area description states that *The conservation area contains many of Manchester's most important buildings and not only those related to the textile industry*. No. 101 Princess Street is one of the prime examples of the warehouse typology within the conservation area, but as with others, it is no longer used for its original purpose. The conservation area description recognises that the best way to ensure the future of these buildings is to find new uses for them, stating that *There is potential for further commercial development in the area, as well as for the conversion of warehouses to residential or other uses*.

- 3.3 No. 101 Princess Street was one of a number of warehouse designed by Clegg and Knowles, and dates from 1869. Trapezoidal in shape, the building takes up the full plot of an urban block, with the building plane at back of footpath, and with a raised lower ground floor, fenestrated so that light could enter this lower floor. The building has been altered in the past, with the windows at lower ground floor blacked out to facilitate a nightclub use, and with a series of alterations to the layouts on the upper floors and reception area. Internal partitions and some lowered ceilings have been introduced on the upper floors, but these are light weight and glazed, offering the opportunity to acknowledge their secondary nature, and easily reversible. The series of supporting columns have been retained with the decorative capitals still exposed, although the column bases have in places been subsumed by raised floor levels. In some areas, false ceilings have also cut across the heads of the windows, hiding the segmented arched finish to the upper light of the sashes. The exterior largely retains its architectural quality, and contributes positively to the conservation area.
- 3.4 The areas of highest significance are the external elevations, particularly to Princess Street, Major Street and Silver Street, and including the entrances and fenestration, all of which are essentially original. The service stairs core is also of high significance, and internally the columns which are a key feature of the interior. Of modest significance are the loading bays and the areas of open plan which on some floors have been fragmented through the insertion of individual offices and other rooms. Floor surfaces appear to have been largely replaced, and along with the modern joinery and plasterwork, the modern reception area, new roof to the fifth floor and the replacement main stairs and lift core, are of neutral significance or detrimental. Similarly, areas of false ceilings which cut across window heads detract from significance, as do the exposed mechanical ventilation systems which are attached to the ceilings.
- 3.5 The building, along with its listed neighbours, is listed for group value, and the contribution it makes to the conservation area is its main heritage value, given the alterations to its interior. Whilst it still retains a great deal of intrinsic merit, its greatest value is as part of the collection of warehouses which help to describe and define the conservation area as a townscape which reflects the importance of mercantile Manchester and the cotton trade.

4 POLICY AND GUIDANCE

4.1 In relation to the historic environment, The National Planning Policy Framework (2024) states that strategies should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place. (para. 203).

4.2 In relation to the determination of planning applications, Para 210 calls for Local Authorities to take account of:

- 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.

4.3 Para 213 relates to development proposals and the degree of harm to a designated heritage asset, and states that *Substantial harm to or loss of a grade II listed building, park or garden should be exceptional* and in the case of grade II* buildings, should be *wholly exceptional*.

4.4 Para 214 discusses substantial harm to or total loss of significance of a designated heritage asset, stating that proposals should be refused unless it can be proved that the substantial harm or loss is necessary to achieve substantial public benefit, including the outweighing of harm by the benefit of bringing the site back into use.

4.5 Para 215 states 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 proposal, including securing its optimum viable use.*

4.6 The Core Strategy, adopted in 2012 , remains the key policy context, and has been supplemented by Places for All, adopted in 2024.

Policy EN 3 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.

- 4.7 The Unitary Development Plan for the City of Manchester (1995) also has extent policies relating to heritage, including:

18. CONSERVATION AREAS

DC18.1.

The Council will give particularly careful consideration to development proposals within conservation areas.

The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
- iv) the effect of signs and advertisements;*
- v) any further guidance on specific areas which has been approved by the Council.*

The Council will not normally grant outline planning permission for development within Conservation Areas.

Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

- 1. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.*
- 2. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.*

19. LISTED BUILDINGS

DC19.1

In determining applications for listed building consent

or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to

the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;*
- b. Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;*
- c. Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;*
- d. Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;*
- e. Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;*
- e. Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.*

4.8 Places for All (2024) contains the following policy on Heritage:

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.

5 PROPOSALS AND ASSESSMENT

5.1 The proposal forms a series of key principles for re-branding the building through new internal signage, and minor internal alterations. The proposals form part of the submission, and should be referred to in conjunction with this Heritage Statement.

5.2 The main changes relate to:

- Reception desk and planting area within the ground floor entrance hall, with new flooring and signage, and new, secondary entrance doors
- Bike ramp to secondary, service stairs
- First floor with new vinyl flooring and bike racks and drying lockers. Removal of secondary partition
- Second floor with new vinyl flooring in part, and installation of partitions to form 2 small meeting rooms. All existing secondary partitions to remain
- Fourth floor- no changes to existing except for new vinyl flooring and carpets
- Fifth floor- removal of an existing partition and creation of a new partition to form 2 small meeting rooms
- Externally, the removal of existing signage associated with the last use, and the provision of a discreet signage to replace.

5.3 The proposals are minimal internal works to create a new branding for the building. The branding itself has been designed to work with the context of the building, using a Victorian colour palette and with new signage echoing the Italianate forms of the architecture of the building. As such, it is regarded as an appropriate, and highly reversible, proposal. The secondary main entrance door, currently glazed and seen in Figure 8, will be replaced by a simpler version, which better echoes the existing opening with an arched form (Figure 18). Lighting, floor surfaces and freestanding furniture and desks are all reversible and replacements for the existing rather than a new introduction to the building, and the wall colours have been selected to provide a cohesive and integrated tone which is a better reflection of the palazzo style. The impact of the new branding exercise is considered to **neutral/slight beneficial**.



Figure 18- proposed new door

- 5.4 The minor changes to the existing layout will also have a minimal impact, and the demolition plans illustrate that it is existing, secondary features such as existing partitions which will be removed, rather than original features. The layout will largely remain as currently, although in stripping back some of the exposed ventilation and false ceilings on the second storey, the opportunity will be taken to restore the height of the floor to its original proportions, and also expose the heads of the windows. Figure 19 shows the impact that a false ceiling has had in previous works to the building, and the advantage of its removal. The previous ceiling had dropped below the segmental arched head of the window, which were a fundamental part of the buildings operation, and have high significance. The false ceiling was removed as part of the inspection of the building, to ascertain if it was feasible to restore the proportions of the spaces. Removing false ceilings will be undertaken whenever possible, and this is considered to be **moderate beneficial**.

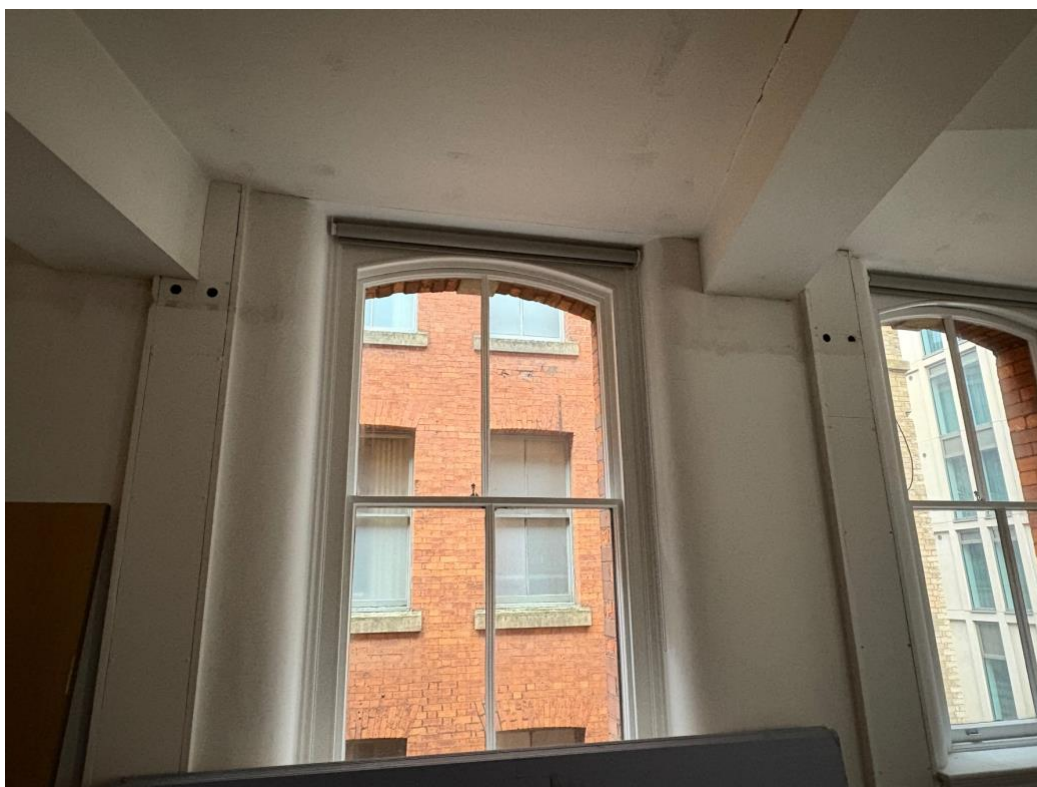


Figure 19- false ceiling on second floor removed as part of inspection works, exposing the head of the windows.

- 5.5 The minor modifications to the remaining floors which form part of the proposal, would be entirely reversible, and the removal of some of the existing partitions are considered to be **slight beneficial**. Whilst the submitted plans show options, these relate to the number and location of workspaces, rather than interventions into the fabric of the structure, and the options are designed to have flexibility so that they appeal to different potential end-users. It is not considered that the options seen, for example on the fourth floor layout, will impact detrimentally in the significance of the asset, and they do illustrate the robustness of the warehouse typology, and the ability to make changes without detriment.
- 5.6 The proposals have been designed to work with the grain of the building and its current layout, with the re-branding designs following a rigorous process to complement the building itself. There are some beneficial impacts to the proposals, not least the removal of false ceilings which were provided in earlier schemes. It is considered that the proposals do not harm the significance of the building or the conservation area.

Appendix 1

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1270899**

Date first listed: **03-Oct-1974**

Date of most recent amendment: **06-Jun-1994**

List Entry Name: **101, PRINCESS STREET**

Statutory Address 1: **101, PRINCESS STREET**

Location

Statutory Address: **101, PRINCESS STREET**

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

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84208 97860**

Details

MANCHESTER

SJ8497NW PRINCESS STREET 698-1/32/340 (North East side) 03/10/74 No.101

GV II

Shipping warehouse, converted to flats and offices. 1869, by Clegg and Knowles; altered.

Red brick in Flemish bond, with sandstone dressings (roof not visible). Parallelogram plan on island site, with rear loading bay. Italian palazzo style. Five storeys over basement, 9 bays; plinth with banded vermiculation, rusticated quoins to the corners, cornice over ground floor, sill-bands to all upper floors, prominent cornice on paired brackets; round-headed doorway to 1st bay, with enriched pilastered surround including carved voluted keystone; segmental-headed windows to all floors, those at 1st floor with stone architraves which have cornices and pediments alternately, and all the others with keystones and slightly recessed brick reveals. Return sides similar. Interior remodelled. Forms group with No.103 to right (q.v.), and with No.101 Portland Street to left (q.v.).

Listing NGR: SJ8420897860

Appendix 2

101 PRINCESS STREET
MANCHESTER M1 4AD

PLUG & PLAY
FULLY-FITTED
AND READY TO GO...

CHARACTER
FUL

FLEXIBLE LEASING SOLUTIONS TO SUIT
ALL WORK SPACE REQUIREMENTS

WELCOME TO 101 PRINCESS STREET

New transformed into a vibrant new workplace this Grade II listed former warehouse building retains many of its original features and character. The building has been converted into a modern office space, retaining its historic charm and original features. The building is a prime example of the city's heritage and is a must-see for anyone interested in the city's history.

In the heart of Manchester city centre, 101 Princess Street is a prime location for businesses looking to establish a presence in the city. The building is a prime example of the city's heritage and is a must-see for anyone interested in the city's history.

Peculiarly machine station, Princess Street has quickly become a haven for creative industries, bounded by new innovation with 101 Manchester and the city's world renowned universities providing a diverse pool of talent right on your doorstep.

Located next to Manchester's international airport, 101 Princess Street is situated in a vibrant and thriving area. With its strategic location, the building offers a unique opportunity for businesses to establish a presence in the city. The building is a prime example of the city's heritage and is a must-see for anyone interested in the city's history.

101 Princess Street with its original features, large original rooms and modern amenities, offers a unique opportunity for any business to operate from a truly unique space.

101 Princess Street- Heritage Statement.

24




VIBRANT AND COLLABORATIVE WORK SPACE

The building offers a flexible, collaborative and vibrant work space. The design is focused on creating a high-quality, modern office environment that is both functional and inspiring. The space is designed to be flexible, allowing for a variety of work styles and team sizes. The building is located in a prime location, offering easy access to public transport and local amenities. The building is a modern, multi-story office building with a glass facade and a central atrium. The interior is bright and airy, with large windows and high ceilings. The space is designed to be flexible, allowing for a variety of work styles and team sizes. The building is located in a prime location, offering easy access to public transport and local amenities.



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101 PRINCESS STREET








101 PRINCESS STREET

FULLY-FITTED PLUG & PLAY

1ST FLOOR
HIGH QUALITY CAT A+ SPEC



2ND FLOOR
HIGH QUALITY CAT A+ SPEC



5,425 SQ FT
504 M²



101 PRINCESS STREET

5,425 SQ FT
504 M²



101 PRINCESS STREET