

Heritage Statement

The Shamrock, Bengal Street, Ancoats,
Manchester

Joseph Holt Breweries

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I INTRODUCTION

- I.1 This Heritage Statement has been prepared by Walsingham Planning, Planning and Heritage Consultants, to accompany an application for full planning permission for scheme of extension, alteration and repair to The Shamrock, Bengal Street, Ancoats, Manchester. The Shamrock is a recognised as a non-designated heritage asset and is located within the boundary of Ancoats Conservation Area.
- I.2 The proposed works to the building and its external space seek to bring the public house back into active use through implementation of a scheme of extension, alteration, and repair to create a viable eating and drinking destination.
- I.3 Proposed works to the building comprise of the following elements:

Extension and Alteration

- Demolition of modern side toilet extension and rear kitchen extension.
- Erection of single storey side extension.
- Erection of two storey rear extension.
- Provision of a new external metal fire escape (black) from first floor at the rear of the building.
- Relocation of the main entrance to the pub to the new extension resulting in permanent closure of the existing entrance off Bengal Street. The existing door will be replaced with a new timber door and decorative fan light.
- Permanent closure of the existing Silk Street entrance to the pub. The existing door will be replaced with a new timber door and decorative fan light.
- Replacement of UPVC windows at ground floor with new timber frame, double glazed windows with lead detailing and decorated black.
- Installation of a new faience fascia panel over existing faience fascia to cover existing raised lettering. Existing to be retained underneath with new faience panel to match the colour, texture and finish of the existing to accommodate new, individual letters.

- Erection of new boundary treatment comprising the erection of 2.8 metre high brick wall along part of the eastern boundary and the erection of a 1.8 metre high brick wall with brick piers and metal railings, finished black along the southern boundary and part of the western boundary.
- Installation of new 2.1 metre high galvanised metal gates, finished black to southern boundary to provide access to new service yard / bins store.
- Installation of new 2.1 metre high decorative, metal railings, finished black to western boundary to provide access to the barrel drop.
- Installation of new timber clad metal gate to fire escape on Silk Street.
- Laying of new resin surface to beer garden, creation of raised planted beds and installation of 3 no. timber posts to provide festoon lighting.
- Formation of new service yard using 1.8 metre timber fence.
- Installation of 4 no. AC condensing units and 1 no cellar cooling condensing unit to flat roof at rear of building.
- New boiler flue to extension.

Repairs

- Repair and redecoration of faience throughout (including the quoins, eaves and fascia detailing) in accordance with details contained in the Methodology for Repairs by Stone Central.
- Repair and redecoration of metal windows and grills to first floor.
- Replacement of sections of guttering as necessary with new cast metal guttering.
- Repair of existing ground floor faience sign on the splayed corner elevation in accordance with details contained in the Methodology of Repairs by Stone Central to enable it to accommodate new signage.
- Repointing and new flashing to chimney stacks.
- Repair and redecoration of render to south elevation

- Creation of beer garden area to the north with festoon lighting and posts.

- I.4 In accordance with the requirements of the National Planning Policy Framework (NPPF) (2024) it is necessary for applications affecting heritage assets to provide a proportionate description of the significance of the asset(s). This statement therefore identifies the heritage assets potentially affected by the proposals, describes their significance and includes an assessment of the potential impact of the proposals to this significance.
- I.5 The statement should be read alongside the Planning Statement prepared by Walsingham Planning, the Design and Access Statement and submitted drawings and details prepared by John Dixon and Associates and the Methodology of Repairs prepared by Stone Central.

Site Location and Description

- I.6 The Shamrock is a two-storey building positioned on a corner plot and is bounded by Silk Street to the north, George Leigh Street to the south, Bengal Street to the west and a large electricity sub-station to the east.



Plate A – The Shamrock viewed from Bengal Street.

- I.7 The Site is an irregular shape and extends to an area of circa 413 sq. m. Vehicular access is established from Bengal Street via gates in the western boundary, with pedestrian access taken from both Bengal Street and Silk Street.
- I.8 The pub occupies the northern half of the site and is predominantly two storeys in height. Two small single storey extensions have been added to the rear and side, which provide a small kitchen and toilet. Part of the former beer garden at the rear has also been enclosed with corrugated metal sheeting and provides additional seating and a games room.
- I.9 The pub is constructed from a mix of red brick, faience and render. To the ground floor of the Silk Street and Bengal Street elevations, the buildings presents richly coloured, smooth red brick to the first floor with painted faience quoins and banding to the eaves and painted faience tiles to ground floor to mimic ashlar work. The east elevation of richly coloured, smooth red brick construction. The south elevation has been rendered and painted off white at first floor level with later additions at ground floor level. The roof form is hipped with slate tile covering and overhanging eaves. Three red brick stacks punctuate the roof. The brickwork is Ruabon red type laid in an English garden wall 1:5 bond.
- I.10 Initial investigation works and removal of modern fascia signage boards has confirmed that the applied fascia signs conceal an integral fascia band formed from matching faience work. The faience blocks which form the fascia band have relief lettering spelling 'Shamrock Inn'. There is evidence of previous alteration to the fascia banding where the original relief letters spelling the original 'Wilsons' brewery name have been hacked off to provide a level surface finish to the faience block whereby individual timber letter have been applied to spell the name of the subsequent 'Burtonwood'.
- I.11 Openings to the ground and first floor Bengal and Silk Street elevation are aligned. Whilst boarded over for security, openings to the first floor multi retain metal casements with leaded multi-lights to each casement. The casements are mix of side and top hung opening and are of 1920s / 1930s character. Openings to the ground floor contain modern, white, UPVC framed casements.
- I.12 The southern half of the site comprises an open area of land which has historically been used as a beer garden and for outdoor seating but also for parking. The area is entirely hard surfaced and is enclosed by a mix of timber fencing and concrete panels.

2 ASSESSMENT OF SIGNIFICANCE

Heritage Assets

- 2.1 The Shamrock is neither a statutory nor locally listed building. However, it is located within the boundary of Ancoats Conservation Area, a designated heritage asset, and for the purposes of this assessment, the public house is considered to be a non-designated heritage asset having some heritage value locally as a remaining example of a corner site public house reflective of historic growth of Ancoats in the 19th century.
- 2.2 In accordance with Historic England's GPA3 the designated heritage assets within the vicinity of the public house which may be sensitive to the proposals include Victoria Square, a Grade II listed Tenement block constructed in 1889 by Henry Spalding and A.W. Cross for the Manchester Corporation and located opposite The Shamrock.

Historic Background

- 2.3 A review of available online historic mapping suggests that the Site was developed sometime in the early 19th century with Pigots Map of 1821 (not reproduced here) showing buildings fronting Bengal Street in the general location of the Site.
- 2.4 The Site is first depicted in detail on the 1848 Manchester Town Plan (see Appendix 2, Map 1). This reveals the Site comprises of 3 adjoining buildings positioned in the location of the extant building with the former The Lord Howes Fleet public house shown adjoining to the southeast corner of Bengal Street and George Leigh Street. The mapping suggests stepped access up to and down into the 3 smaller properties which occupy the footprint of the extant pub.
- 2.5 Comparison of the 1848 Town Plan with the 1888 Town Plan (Map 2) suggests that the Site, in part was subject to change during the intervening years with the later town plan indicating 4 buildings in the location of the extant Shamrock with the most southern of the three earlier buildings shown on Map 1 subdivided into two. The two most northern buildings appear to have been extended to the rear with a larger extension to the northern building. The northern building is also shown to have a splayed western corner which is reflective of the extant west corner of the building and which, from review of historic images of the Ancoats area was a common design feature of public houses in the Ancoats area with the main entrance accommodated within the corner splay.

- 2.6 The Lord Howe's Fleet Inn continues to be depicted on the southern corner of the Site.
- 2.7 The Manchester Guardian in 1862 described the building as a 'vault, brewhouse, grocers' shop and dwelling'. This may account for the numerous building footprints depicted on the town plan.
- 2.8 The 1889 Drink Map for Manchester(1) identifies licensed premises within the city and records a 'Beer House' on the corner of Bengal Street and George Leigh Street which relates to The Lord Howe's Fleet. The buildings recorded in the location of the extant Shamrock are not recorded on this survey which suggests no public or beer house was present.
- 2.9 By the time of the 1931 – 32 Ordnance Survey map (Map 4), a single building is shown to occupy the northern corner of the Site appearing to represent the combining of two buildings recorded on the earlier 1915 OS map (Map 3). Immediately adjoining to the south are two smaller buildings which are shown adjoining The Lord Howe's Fleet Inn.
- 2.10 More significant change appears to have occurred in the mid-20th century. Comparing the 1931 – 32 mapping with OS mapping from the late 1940s (Map 5) indicates that the extant building was possibly constructed sometime in the 1930s or 1940s with the extant building footprint clearly shown and extending south occupying part of the footprint of the earlier small buildings to the north of The Lord Howe's Fleet Inn which have been both been removed. The pub is also clearly named 'Shamrock Inn' by this date.
- 2.11 By the time of the 1951 – 53 OS map, The Lord Howe's Fleet Inn has been removed from the southern corner of the Site. A small, detached rectangular form building is shown to the southeast corner of The Shamrock which is labelled 'P.H'.
- 2.12 An image of the pub dated to 1963(2) shows the Bengal Street frontage as extant today with faience tiles to the ground floor and brickwork to the first floor. A later image dated to 1971(3) captures the western corner and shows the splayed corner as extant.
- 2.13 It is apparent that little alteration has occurred externally to the main elevations of the building in the latter 20th and early 21st centuries bar alteration to signage with the application of

¹ <https://manchester.publicprofiler.org/beta/index.php>

² <https://pubs-of-manchester.blogspot.com/search?q=Shamrock>

³ <https://www.flickr.com/photos/manchesterarchiveplus/14492263115>

modern fascia signage board across the faience fascia, and the insertion of replacement UPVC windows to the ground floor.

Assessment Methodology

- 2.14 The significance of a heritage asset is defined within the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic.’* The NPPF also notes that *‘Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’* (DLUHC 2024, Annex 2).

Description of Significance

- 2.15 The descriptions provided below are in proportion with the scale and nature of the works proposed in order to determine the impact of the proposed works to the heritage significance of the building and the conservation area. The descriptions are not intended to be a detailed analysis of the assets and have been informed by available secondary sources including the Council’s adopted Conservation Area Appraisal (2006).

The Shamrock Public House

- 2.16 The significance of The Shamrock derives from a combination of its historical and architectural interests.
- 2.17 The Shamrock holds heritage value locally in evidencing the historic development of the area and the building in its diminutive two storey scale, its positioning within the streetscape and in its function are remnants of the historic Ancoats area.
- 2.18 The building in its scale is demonstrative of the domestic scale of earlier buildings which would have been prevalent in the Ancoats area. In addition, the function is illustrative of a type of building which would have been common within the Ancoats area to serve the working-class populations and the numerous drinking establishments which were once prevalent within the area are shown on the 1889 Drink Map. Remaining within its long-standing use as public house adds to the building’s interest and is illustrative of the social history of the area.
- 2.19 The building in its form with hip roof, splayed corner and two-storey scale is typical of public houses within the area having architectural coherence with the former White Swan on Bengal Street, The Pot of Beer / Harp and Shamrock on New Mount Street and the former Cross Keys on Jersey Street.

- 2.20 Historic mapping suggests that The Shamrock was constructed sometime between 1931 / 32 and 1948. This is also supported by the external materials, design and window proportions presented by the building. In respect to the window proportions, these are horizontally emphasised and more characteristic of the interwar period; earlier windows within an earlier building would likely have been vertically emphasised. The metal framing and leaded lights to the casements within the first floor windows are also more characteristic of the interwar period. Furthermore, the use of faience cladding to the ground floor and the simple style of the faience cladding and signage reflect a modern style influence which became popular in the 1920s and 1930s. Use of faience typically ceased in the economically stringent post WWII years. .
- 2.21 The use of faience cladding for the ground floor elevations, the signage fascia and for detailing including the quoins, plinth and eaves band in the early to mid-20th century rebuilding reflects building fashions at this time when faience, either as cladding or as a structural material, was popularly used for commercial and leisure buildings and for public houses. The material was particularly popular to its inexpensiveness and resistance to atmospheric pollution as a result of the applied glaze offering protection. In addition, faience was easily cleanable. Faience become particularly popular in creating the restrained styles of the modern movement and was commonly used for cinemas of the 1920s, 30s and 40 where the application of the materials reflected the in vogue stream lined styles synonymous with such buildings.
- 2.22 At The Shamrock, the pictures of the building from the 1960s and 1970s reveal the simplicity of the faience tile work to the ground floor which is loosely reminiscent of the more modern styles of faience finished cinemas. Whilst not historically a Joseph Holts pub, the style and colour of the faience work to the ground floor elevation of The Shamrock displays similarities with Holt's former Grafton Arms on Grafton Street; an online image⁴ shows the ground floor of the former pub to have been 'updated' with faience in a style characteristic of the 1920s / 1930s with the earlier, vertically aligned 19th century sliding sash windows and brickwork at first floor level.
- 2.23 Exposure of the original, faience tile signage fascia provides evidence of the original ownership of the pub by Wilson's Brewery with their name presented in raised lettering formed within the faience tiled blocks. The Wilson's chequered logo is visible on splayed corner of the building in images from the 1970s.

⁴ <https://www.facebook.com/photo/?fbid=835373950750423&set=gm.2936324296642293>

- 2.24 Also formed integral within the faience fascia sign blocks as raised lettering to both the Silk Street and Bengal Street elevations is 'Shamrock Inn', 'Ales' and 'Ales & Stouts'.
- 2.25 Wilson's Brewery was founded in Manchester in 1834. It was subsequently merged with Walker and Homfrays Ltd in 1949. The Shamrock was subsequently acquired by Burtonwood Breweries with observation of the original fascia evidencing the original, formed 'Wilson's' lettering was knocked / hacked off the fascia tiles and timber, individual lettering spelling 'Burtonwood' applied into the tiles. The fascia tiles appear to have been painted green with the lettering painted gold as part of this phase of alteration.
- 2.26 The setting of the building has evolved experiencing significant changes in the 20th century. Historically, the building was located in an area characterised by a mix of low scale but high density residential building and larger industrial uses and works. The extant setting is largely residential however much of the earlier historic terracing has been removed and replaced with modern, multi-storey developments informed by the historic industrial buildings.
- 2.27 As historic building which offers evidence of the historic development and settlement pattern of Ancoats, The Shamrock derives significance from the presence of nearby historic buildings including Victoria Square and the distinctive terraces to George Leigh Street and Anita Street to the west where they have a collective historic interest contributing the historic character and sense of place of the conservation area.
- 2.28 This historic character is further evidenced by the distinctive grid pattern of the surrounding streets with the positioning of The Shamrock on the corner of Silk Street and Bengal Street and positioned directly adjacent to the rear edge of the highway reflect the historic urban grain.

Ancoats Conservation Area

- 2.29 The special character and appearance of the conservation area is derived from its development as an industrial area which was laid out in a distinctive and organized grid pattern. The historic pattern of development was that of a mixed use "industrial suburb" with interspersed associated residential and ancillary uses.
- 2.30 The area was laid out in the late 18th century and developed rapidly following the expansion of the cotton industry which was supported by the introduction of the canal system in the mid-to late 18th century. The industrial expansion led to urbanisation of the area surrounding the canal. Development at this time was focussed on the north-western edge of the Ancoats

area between the junctions of Great Ancoats Street and Oldham Street. The construction of the Rochdale Canal in 1804 in the area gave rise to the development of larger mills which capitalised on the opportunities the canal bought for importing and exporting. Alongside the mills, domestic accommodation and ancillary businesses grew to accommodate the working population.

- 2.31 This arrangement created a dense urban grain where buildings were tightly arranged and set close to the street frontages. This positioning of buildings and the grid pattern is a key feature of the area today with views through the area both influenced and enclosed by the street pattern.

- 2.32 The conservation area derives particular significance from the remaining larger industrial and mill buildings which provide evidence of the historic function of the area. The interspersal of the remaining smaller scale domestic and commercial properties is also of value in evidencing the function of the area and the relationship and proximity of the working-class properties to industry. The variation in scale between the historic industrial and domestic and commercial properties along with the prevalent use of brickwork for all buildings within the area provides a definite visual character.

- 2.33 The buildings within the conservation area in their historic use, the form, scale and materials and detailing contribute towards the social, architectural, and historical significance of the area illustrating the development and evolution of the area from the late 18th century into the 21st century.

- 2.34 Within the immediate proximity of Site, buildings are typically of a larger scale extending from four to nine storeys in height with Victoria Square to the southwest of the Site extending to five storeys, the adjacent residential development to the immediate north on the Site extending to nine storeys and the residential development to the northeast on George Leigh Street extending to between four and six and storeys. The diminutive two-storey scale of the Shamrock is in contrast and offers evidence of the scale of earlier buildings within the area.

- 2.35 Red brick is the prevalent building material within the area and is used for both industrial and residential buildings as well as education and ecclesiastical buildings. Architectural interest is generally provided within the pattern of fenestration; within earlier industrial buildings this is usually vertically emphasised with larger openings. This pattern is reflected in more recent developments. Embellishment to buildings is typically restrained however the Grade II listed

Victorian Square includes the use of terracotta work to the ground floor corner units and shop frontages and red brick banding, segmental arch heads and sills to the windows.

- 2.36 The former school to the southeast of the Site on the opposite side of George Leigh Street also displays a greater level of embellishment to the exterior however this is again typically harmonious with the red brick walls with Ruabon red brick window heads and surrounds and terracotta type banding.

Victorian Square

- 2.37 The special historic and architectural interest of Victoria Square derives from its late 19th century origins as a purpose-built, large-scale tenement block designed by Henry Balding and A.W Cross for the Manchester Corporation. The building is illustrative of late 19th century social housing and evidences the approach adopted by the Manchester Corporation to provide for improved, high-density housing for the working population.
- 2.38 The external elevations display a clear aesthetic intent with symmetrically arranged compositions embellished with Dutch style gables to the roof, taller corner features and a variety of window style including canted oriels, oculi and single and tripartite sashes. The internal courtyard elevations are far simpler with continuous balconies. The design is one which reflects the improved residential function being provided but which also announces the aim of the Manchester Corporation.
- 2.39 The building occupies a prominent site on the Oldham Road with its footprint encompassing the extent of the earlier street block. The design of the building responded to the historic and existing urban form of the area conserving the distinctive grid iron layout.

3 IMPACT ASSESSMENT

Need

- 3.1 The Shamrock has been closed since 2018. The interior and exterior are dated and currently in a poor condition. Substantial work and investment is required to bring the premises up to a modern standard and to create a desirable venue to attract and retain potential customers. The Shamrock lacks the infrastructure and modern facilities that a pub needs to successfully compete in 2025, including an attractive outdoor seating area.
- 3.2 The proposed works to the building and its external space seek to bring the public house back into active use through implementation of a scheme of extension, alteration, and repair to create a viable eating and drinking destination. The pub is presently a detracting feature of the conservation area as a result of its long-term closure and deteriorating condition.
- 3.3 The proposals represent a comprehensive and informed scheme of extension and alteration. Without alterations and extension, the existing premises are too small, and the creation of a viable and sustainable pub business would not be achievable and an important non-designated heritage asset within the Ancoats Conservation Area would remain redundant and would not contribute towards the vitality and vibrancy of the area.
- 3.4 The proposals will assist in ensuring the operation of the business is viable in the long-term helping to ensure the building is maintained in its long-term use and its heritage value and contribution to the historic development of the conservation area is conserved.

The Proposals

- 3.5 The proposals have been designed in consideration of the historic context and the importance of the building as a remnant of the historic land use and historic domestic building scale of Bengal Street. The proposals have also carefully considered and responded to the informal pre-application advice received from Manchester City Council in respect to the following elements:

Original Building

- Proposals for a new fascia sign have been informed through Investigation of the earlier signage remaining behind the modern fascia board has been undertaken. This has revealed the original signage fascia to be integral to the faience work of the ground

floor elevation with the name of the pub, brewery and products formed within the faience tiles. It is apparent that when the brewery changed from Wilson's to Burtonwood that the original raised 'Wilson's' lettering was hacked off and timber lettering (of matching font, size as to the original integral lettering) was installed in place. To conserve the original detail of the signage whilst still advertising Joseph Holts, it is proposed to install a new, faience fascia panel board on top of part of the existing faience fascia to cover over the existing relief lettering. The new faience panel is to replicate the colour, texture and finish of the existing and will follow the existing tile divisions and replicate the lettering font and individual application style. The investigation works also revealed that the 'sign of quality' to the splayed corner was painted onto a raised faience sign rather than the lettering and logo being formed as relief within the faience. It is therefore proposed repair the faience signage fascia and retain it under a new faience panel which is to be installed (by specialist) to cover the existing lettering with new lettering able to be applied on to this panel without impacting upon the original lettering underneath. The new panel is to match the existing faience in colour and texture and will replicate the existing individual tile / block affect – this lettering will be included as part of a separate application for advertisement consent.

- To conserve the contribution made to the character of the building by the existing pattern of openings both existing door openings to Bengal Street and Silk Street are to be retained with new, timber panel doors installed and fixed shut with new double glazed decorative fanlight. In addition, the ground floor window opening to the right of the entrance door on the Bengal Street frontage is to be retained externally but blocked internally. This will conserve pattern of fenestration presented to the exterior of original building.
- The existing ground floor UPVC windows are to be replaced with new timber frame windows with detailing, proportions and opening type informed by the first floor windows and earlier images of the building. It is proposed that some form of stained glass is included within the smaller, top opening lights to the replacement windows.
- It is proposed to repair and expose the original faience detailing to reinstate the original design intention of the building. Repairs are to be carried out by a specialist contractor in line with the Methodology of Repairs submitted with this application.

Proposed Single Storey Side Extension

- The position and design of the proposed extension has been reviewed and the design approach to the extension is now more contemporary with a flat roof form but will be constructed on red brickwork to complement the prevailing building materials within the conservation area. The extension has also been pulled back from Bengal Street frontage of the original building so provide a clear visual break between the extension and the original building.
- The main entrance into the pub is proposed to be provided via a new entrance formed at the junction between the existing building and the proposed extension in the position of the current barrel drop area. The entrance doors are to be set back within the opening with new metal gates, to match those to the Grade II listed Victoria Square opposite installed.
- The proposed boundary to the garden is to comprise brick base wall and piers with black finished metal railings in reflect typical boundary treatments within the conservation area. The bond pattern

3.6 The proposed works to the building comprise of a series of proposed extension and alteration and of repair and summarized below:

Extension and Alteration

- Demolition of modern side toilet extension and rear kitchen extension.
- Erection of single storey side extension.
- Erection of two storey rear extension.
- Provision of a new external metal fire escape (black) from first floor at the rear of the building.
- Relocation of the main entrance to the pub to the new extension resulting in permanent closure of the existing entrance off Bengal Street. The existing door will be replaced with a new timber door and decorative fan light.
- Permanent closure of the existing Silk Street entrance to the pub. The existing door will be replaced with a new timber door and decorative fan light.

- Replacement of UPVC windows at ground floor with new timber frame, double glazed windows with lead detailing and decorated black.
- Installation of a new faience fascia panel over existing faience fascia to cover existing raised lettering. Existing to be retained underneath with new faience panel to match the colour, texture and finish of the existing to accommodate new, individual letters.
- Erection of new boundary treatment comprising the erection of 2.8 metre high brick wall along part of the eastern boundary and the erection of a 1.8 metre high brick wall with brick piers and metal railings, finished black along the southern boundary and part of the western boundary.
- Installation of new 2.1 metre high galvanised metal gates, finished black to southern boundary to provide access to new service yard / bins store.
- Installation of new 2.1 metre high decorative, metal railings, finished black to western boundary to provide access to the barrel drop.
- Installation of new timber clad metal gate to fire escape on Silk Street.
- Laying of new resin surface to beer garden, creation of raised planted beds and installation of 3 no. timber posts to provide festoon lighting.
- Formation of new service yard using 1.8 metre timber fence.
- Installation of 4 no. AC condensing units and 1 no cellar cooling condensing unit to flat roof at rear of building.
- New boiler flue to extension.

Repairs

- Repair and redecoration of faience throughout (including the quoins, eaves and fascia detailing) in accordance with details contained in the Methodology of Repairs prepared by Stone Central
- Repair and redecoration of metal windows and grills to first floor.
- Replacement of sections of guttering as necessary with new cast metal guttering.

- Repair of existing ground floor faience sign on the splayed corner elevation in accordance with details contained in the Methodology of Repairs prepared by Stone Central to enable it to accommodate new signage.
- Repointing and new flashing to chimney stacks.
- Repair and redecoration of render to south elevation
- Creation of beer garden area to the north with festoon lighting and posts.

Assessment

3.7 The NPPF (2024) stipulates two levels of potential adverse impact to the significance of designated heritage assets. The NPPF references these as:

- Substantial harm.
- Less than substantial harm.

3.8 Whilst The Shamrock is a non-designated heritage asset, the above terminology is employed to quantify any identified adverse impacts to its heritage significance. It should also be noted that some works will result in no harm to heritage significance, having a neutral effect or could benefit heritage significance helping to better reveal or understanding special interest.

Direct Impacts

3.9 The proposals have the potential to directly impact the significance of The Shamrock and Ancoats Conservation Area through change to its exterior as well within its setting.

3.10 With regards to Ancoats Conservation Area, the proposed extensions and new boundary treatments have sought to positively integrate within this part of Ancoats with the external materials selected to reflect the prevalent built character of red brick walls and buildings. The side extension has been designed to be distinct to the original building in its form and pattern and proportion of openings whilst remaining subservient its scale and positioning such that the original building, which itself is of diminutive scale, retains prominence within views through the conservation area. The rear extension is to match the materials and form of the existing building creating a harmonious appearance in views towards the building from the south and east. Proposed detailing to the extension has considered details present on nearby buildings including stepped brickwork reveals and dark metal framed windows to the openings.

- 3.11 The new brick with railing walling to the front and side boundaries with Bengal Street and George Leigh Street will positively reinforce the distinctive urban grain and offer some benefit to the appearance of this part of the conservation area supporting the removal of the existing delapidated boundary treatment and renewal in more traditional materials. The bond pattern is to be English garden wall informed by the bond pattern of the brickwork to the first of the building. Mortar is to comprise a traditional lime and sand mix in response to the historic context. The stone cappings to the piers are to natural, buff coloured stone.
- 3.12 The proposals include for the reuse of the original faience fascia sign following its recent exposure from under modern, applied fascia panels. Modest alteration to the faience sign to include for the fixing of a new, narrower depth faience sign panel of matching colour, texture and finish, over the existing relief lettering is proposed as part of the works to support new signage which reflects the change in brewery ownership. The existing sign and original relief lettering would be retained underneath the new faience panel. The design of the new faience sign panel will replicate the distinctive divisions of the existing tiles so that it appears continuous with the existing tiles. It is proposed that new, individual letter of matching font and size to the original relief lettering will be applied to the new panel however the style of lettering etc would be subject to a separate application for Advertisement Consent. The approach seeks to replicate the original design intent of the signage and conserve the simplicity of the faience work more generally whilst allowing the building to evolve under its new brewery ownership.
- 3.13 The proposed repairs and alterations to the original building would see the reinstatement of original intended faience finishes, which are currently painted, the replacement of existing modern UPVC windows to the ground floor with new, timber windows sympathetic to the character and appearance of the original windows, and the repair and retention of the original windows at first floor level. These elements would enhance the character and appearance of the building and enhance its contribution to the character and appearance of the conservation area. Furthermore, the works would secure the retention of the original intended use of the building positively contributing to the vibrancy of Ancoats Conservation Area.

Indirect Impacts

- 3.14 The proposals have the potential to indirectly impact the significance of the Grade II listed Victoria Square through introducing change within its setting. In consideration of current setting of Victoria Square, the proposals would enhance the current character and appearance of The Shamrock and would not adversely affect any elements of the current setting of the

listed building from which it derives significance. As such its special interest as an example of late 19th century, purpose-built, large-scale social house tenement block would be conserved.

4 ASSESSMENT AGAINST PLANNING POLICY

National Policy

- 4.1 Relevant national planning policy is presented within chapter 16 of the NPPF.
- 4.2 In accordance with paragraph 207 this assessment has provided a proportionate description of the significance of The Shamrock, a non-designated heritage asset, Ancoats Conservation Area and Victoria Square, designated heritage assets.
- 4.3 Paragraphs 213 – 215 of the NPPF concern potential effects to the significance of designated heritage assets. The assessment has found that the special character and appearance of Ancoats Conservation Area and the significance of Victoria Square would be preserved by the proposals. As such paragraphs 213 - 215 would not be engaged.
- 4.4 In recognition that assessment of harm to heritage significance can be subjective, in the event that harm to the significance designated heritage assets is identified to arise from the proposals, the scheme would deliver the following public and heritage benefits which could be weighed against the harm:
- It will bring an important and notable non-designated heritage asset within Ancoats Conservation Area back into an active and viable use;
 - It will bring the building back into use as a public house and thus its extant and historic use;
 - It will reintroduce a traditional corner public house to the community of Ancoats something which was lost when the premises closed in 2018;
 - It will dramatically improve the appearance of the site, which currently detracts from the character and appearance of the conservation area and visual amenity generally;
 - It will result in the removal of a number of modern features which detract from the character of the building such as the ground floor UPVC windows, the modern toilet extensions and corrugated rear extension, modern signage and other clutter and paraphernalia attached to the building.
 - It will result in the repair of historic features of the building such as the faience and first floor windows; and
 - It will create a number of new jobs and contribute positively to economic viability of the Ancoats area.

In terms of the impact on the significance of the Ancoats Conservation Area it is considered that the development will substantially enhance the contribution the building makes to the character and appearance of the conservation area. Accordingly, the development is also considered to accord with paragraph 219 of the NPPF.

- 4.5 As a non-designated heritage asset. Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. Paragraph 216 continues stating “in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment be required having regard to the scale of any harm or loss and the significance of heritage asset”. The proposals to the building are not assessed to result in harm to its significance with the proposals demonstrating enhancement to the original building through appropriate repair of the original faience detailing, through replacement of modern UPVC windows with sympathetic, timber and leaded windows and through a quality design approach to the proposed extensions.

Local Planning Policy

- 4.6 The development plan applicable to the site comprises of:
- Places for Everyone Joint Development Plan Document 2022 – 2039 (2024).
 - The Manchester Core Strategy (2012).
 - Saved policies of the Unitary Development Plan for the City of Manchester (1995).
- 4.7 Heritage focussed planning policies relevant to the proposals applications are considered in turn below.
- 4.8 Policy JP-P2 of the Places for Everyone plan states that development proposals affecting designated and non-designated heritage asset and / or their settings will be considered having regard to national planning policy. As set out in above, the proposed development is assessed to be in compliance with the aims of national planning policy.
- 4.9 Policy CC9 Design and Heritage: This policy requires that development is of the highest standard in terms of appearance and function. Development should preserve or enhance heritage assets, including listed buildings and conservation areas. The proposals are considered to be of quality design and provide opportunity to secure the long-term use of the Shamrock

as an eating drinking establishment which would contribute towards the regeneration of this part of Manchester.

- 4.10 Policy EN3 Heritage: This policy encourages proposals that complement and take advantage heritage features. Proposals are required to preserve or enhance the historic environment, the character, setting and accessibility of heritage assets. The proposals to the building accord with the aims of this policy supporting the long-term use of the Shamrock, a non-designated heritage asset, and by conserving the significance of Ancoats Conservation Area and the setting of the adjacent Victoria Square.
- 4.11 Saved policy DC18 Conservation Areas: This policy advises that the Council will give particularly careful consideration to development proposals within Conservation Areas. Part A is relevant and advises that the Council will seek to preserve or 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.
- 4.12 The proposals have carefully considered the location of the Site within Ancoats Conservation Area in terms of materials and layout. The proposals seek to secure the long-term use of the Shamrock and conserve its positive contribution to the character and appearance of the area.
- 4.13 Saved policy DC19 Listed Buildings: This policy is concerned with development affecting a listed building. In respect to the proposals, Part D is relevant and advises that the Council will seek to preserve and enhance the setting of the listed buildings through controlling the design of development within their vicinity and through the control of land uses. It is anticipated that the proposals would cause preserve the setting of Victoria Square and cause no harm to its significance.

5 CONCLUSION

- 5.1 This Heritage Statement has been prepared with due respect to guidance published by Historic England and with the utilisation of the terminology in full accordance with the NPPF to accompany an application for planning permission for development proposals at The Shamrock Public House, Bengal Street, Ancoats, Manchester to bring the public house back into active use that is viable in the long-term and which will help to ensure the building is maintained in its original use and its heritage value and contribution to the historic development of the conservation area is conserved.
- 5.2 The proposed scheme has sought to enhance the character and appearance of the original building and the conservation area through sensitive alteration and repair which includes for the repair of the original faience detailing.
- 5.3 Whilst this assessment has concluded that the proposals would not result in harm to the significance of heritage assets, with the scheme offering enhancement to the character and appearance of the original building and the character and appearance of Ancoats Conservation Area, the scheme nonetheless would offer public benefits which could be weighed against perceived harmful impact to heritage significance. Public benefits include investment in and bringing back into use a prominently sited and locally importance non-designated heritage asset for use by the local community as well as the creation of new jobs.
- 5.4 No harm to the significance of The Shamrock as a non-designated heritage asset is assessed to result with the proposed repairs and alterations offering enhancement to its character and appearance.
- 5.5 The proposals are considered to comply with the aims of both local and national planning policy.

APPENDICES

Appendix 1: Photographs

Appendix 2: Historic Mapping

Appendix I: Photographs



Plate 1 - North and west elevations (following removal of fascia sign board).



Plate 2 – Bengal Street Elevation.



Plate 3 – Part south elevation from George Leigh Street.



Plate 4 – Timber fence and concrete enclosure to garden.



Plate 5 – Part east and south elevations.



Plate 6 – Silk Street (north) elevation.

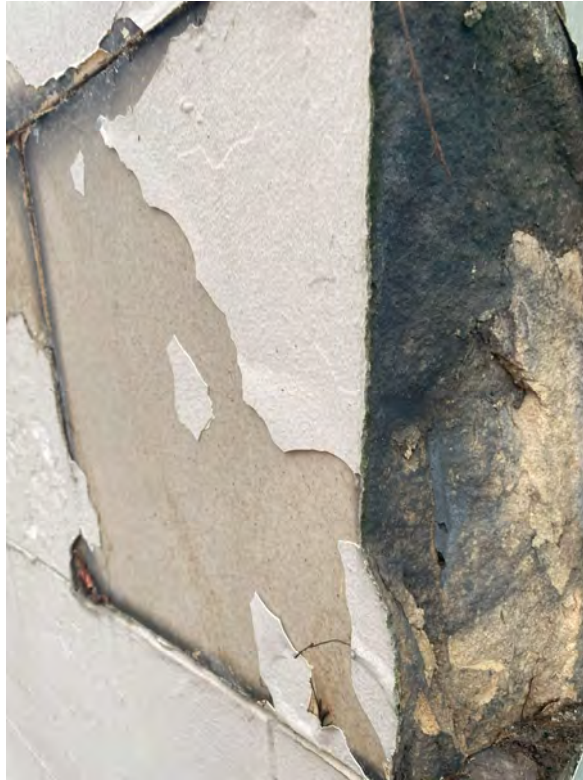


Plate 7 – Peeling paint from the faience block.



Plate 8 – Original faience finish with typical defects to the arrises of the block.



Plate 9 – Lined out render finish to the first floor south elevation.



Plate 10 – Damage to faience sign to the splayed northwest corner.



Plate 11 – Glazed black faience blocks to the plinth.



Plate 12 – Faience fascia exposed following removal of modern fascia signage board.



Plate 13 – ‘Scars’ of hacked offer relief lettering to the faience fascia to Silk Street.



Plate 14 – Relief lettering formed within the individual faience fascia blocks.



Plate 15 – View of relief lettering to faience fascia blocks from above.



Plate 16 – Former pub to Raglan Street with similar corner feature as The Shamrock.



Plate 17 – Red brick buildings to the south of the Shamrock.



Plate 18 – Dark framed windows to modern development to the east of The Shamrock.



Plate 19 - Historic industrial building to the south of The Shamrock.

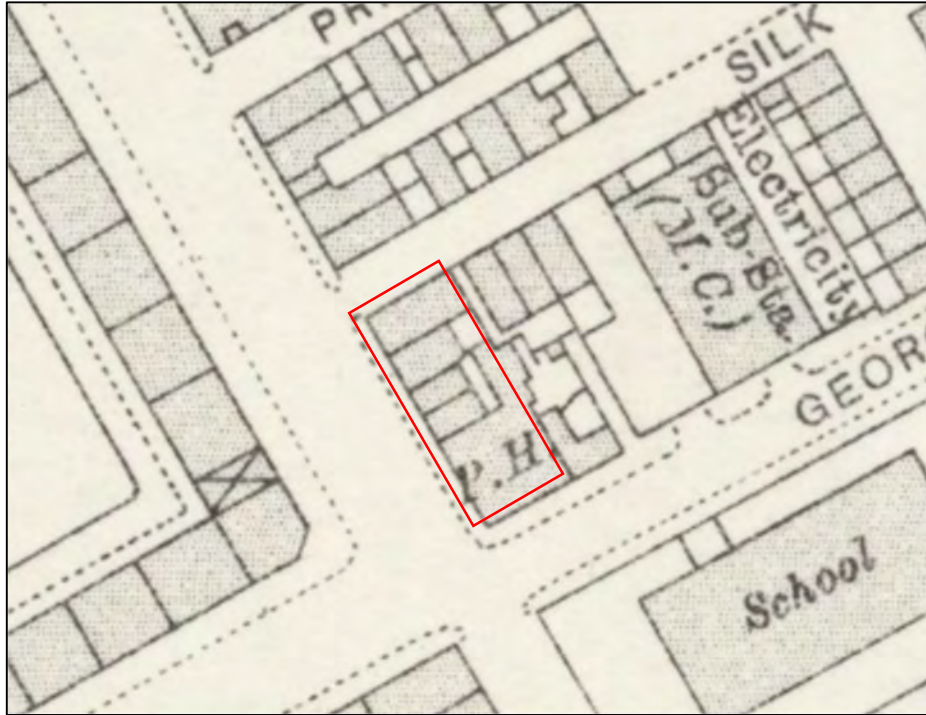
APPENDIX I: Historic Mapping



Map 1 - Extract of the 1848 Town Plan (Reproduced with the permission of the National Library of Scotland). Approximate location of the Site identified in red.



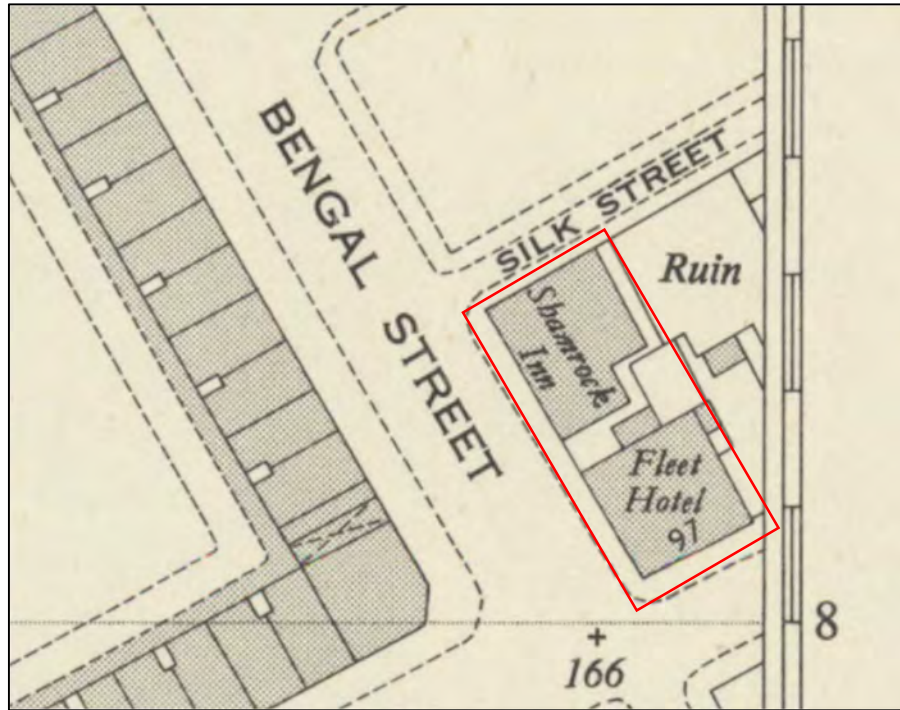
Map 2 – Extract of the 1888 Town Plan (Reproduced with the permission of the National Library of Scotland). Approximate location of the Site identified in red.



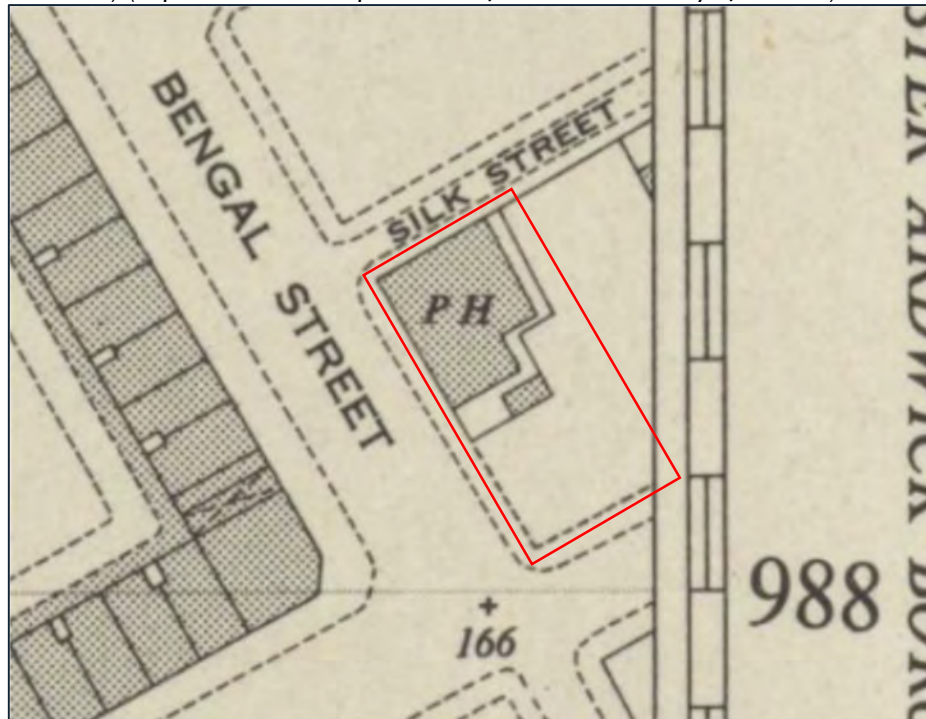
Map 3 – Extract of the Revised 1915 (published 1922) Ordnance Survey Map for Lancashire (Sheet CIV.7) (Reproduced with the permission of the National Library of Scotland).



Map 4 – Extract of the 1931 – 1932 Ordnance Survey map for Lancashire (Sheet CIV.7) (Reproduced with the permission of the National Library of Scotland). Approximate location of the Site identified in red.



Map 5 – Extract of the 1948 (published ca.1949) Ordnance Survey Map (sheet SJ8498NE – A) (Reproduced with the permission of the National Library of Scotland).



Map 6 – Extract of the Revised 1951 to 1953 (published 1955) Ordnance Survey Map (sheet SJ8498 – B) (Reproduced with the permission of the National Library of Scotland)