



13th December 2024

Heritage Statement for the redevelopment and refurbishment at the Equitable Buildings, St Ann's Square, Manchester.

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by PH Property Holdings Ltd to prepare a Heritage Statement to provide an analysis of the proposed development and refurbishment at Equitable House, St Ann's Square, Manchester (The Site - **Figure 1, 2**).

The proposals include the addition of a single storey roof extension housing a residential apartment, replacement of the existing non-original, mismatched timber sash and metal casement windows to the first, second and third floor levels with a matching, uniformed design, and to undertake localised stone repairs and cleaning. The second and third floors will be redeveloped to serve as residential apartments. Please refer to drawings and D&A statement by Jeffrey Bell Architects for full details.

This Heritage Statement appraises identified features of the surrounding historic built environment within the context of the Site and provides a description of their significance and setting in order to understand the capacity for change and potential impact of the Proposals. The current building upon the Site is an unlisted and heavily-altered c.1890s building in the context of a prominent Conservation Area in the city centre. The building is considered to be a non-designated heritage asset ('NDHA') and makes a modest contribution to the streetscape. The proposals will therefore have the potential to impact on the NDHA and character and appearance of the Conservation Area.

This Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

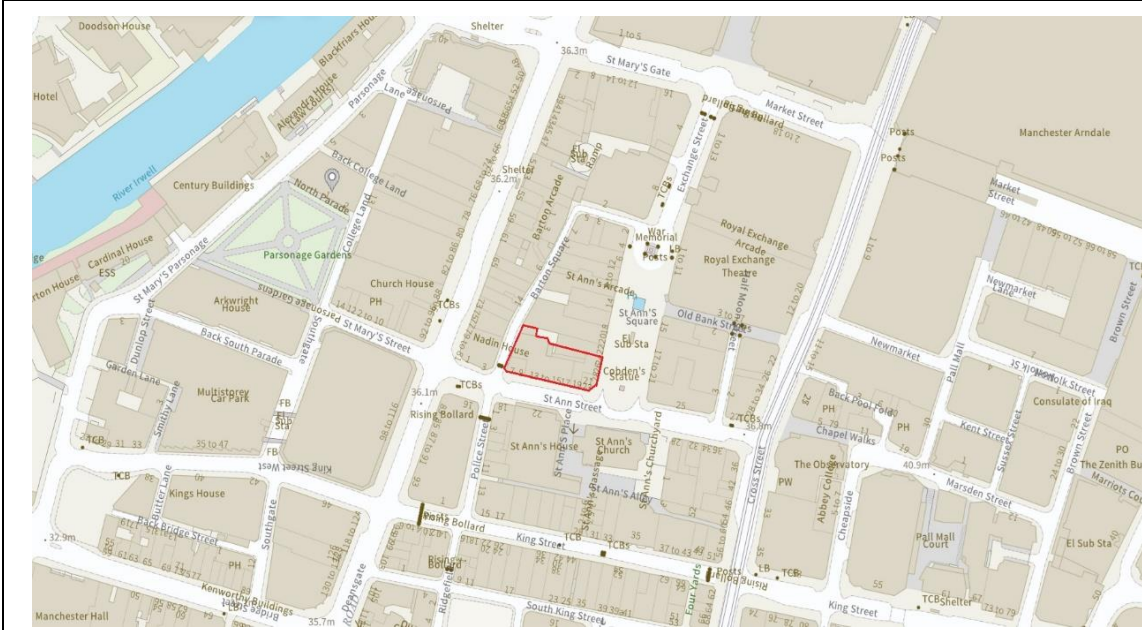


Figure 1 – Map showing the location of The Site outlined red, bounded by St Ann's Square to the east, Barton Square to the west and St Ann Street to the south (Source: Historic England)



Figure 2 - Image of the Equitable Building, as viewed from St Ann's Church (Source: SLHA October 2024)

2. Statutory Designations

The Site does not contain any listed buildings but is considered a non-designated heritage asset and is located within St Ann's Square Conservation Area (**Figure 3**) and is in close proximity to several listed buildings, including the Grade I listed St Ann's Church (**Figure 4**).

The Council's Conservation Area appraisal confirms the focus for the designation of the conservation area as an area which exhibits buildings of "various styles" which create, "*a rich tapestry of built form*". The conservation area appraisal does not identify any specifically protected views, although it will be evident that the views into and across St. Ann's Square towards the Church will be of the greatest sensitivity.

The character of the St. Ann's Conservation Area is defined by the collection of listed buildings which enclose the Square. Equitable Building is located almost centrally in the Conservation Area, and is an unlisted, war damaged building that has been subject to considerable alteration in the post-war period.

Due to the modest scale of the Proposals and the character of the Conservation Area as an ever-evolving and contemporary space, it is considered that only the settings of the following closest nine listed buildings within St Ann's Square and on St Ann's Street viewing corridor may be impacted by the proposed scheme, and have been scoped in to the visual impact assessment (**See Figure 3 below**):

- 1 – Nos. 18 and 20 St Ann's Square, Grade II listed**
- 2 – No. 22, St Ann's Square, Grade II listed.**
- 3 – Cobden's Statue, St Ann's Square, Grade II listed.**
- 4 – St Ann's Church, Grade I listed**
- 5 – Deacon Monument, St Ann's Square, Grade II listed**
- 6 – No. 25, St Ann's Street, Grade II* listed**
- 7 – Mansfield Chambers, St Ann's Square, Grade II listed**
- 8 – Royal Exchange, St Ann's Square, Grade II listed**
- 9 – 16, St Ann's Square, Grade II listed**

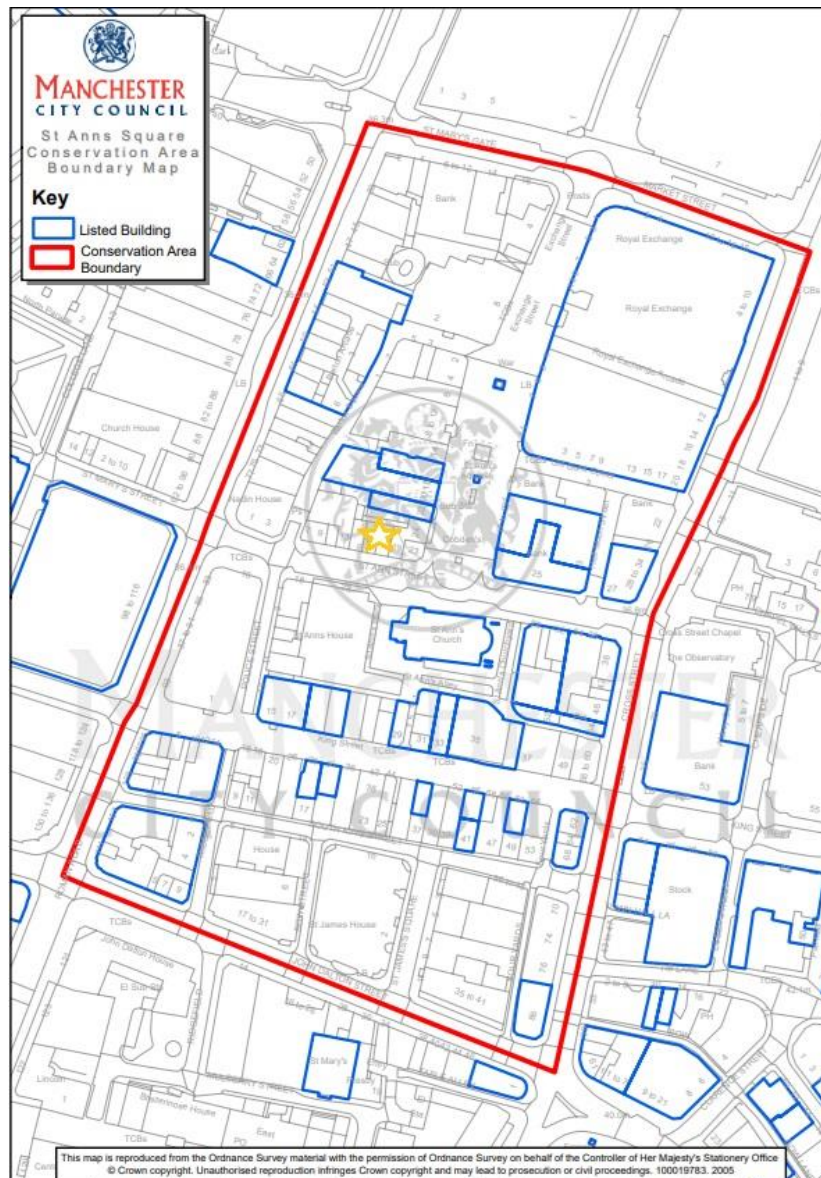


Figure 3 – Map showing the location of the St Ann's Square Conservation Area (outlined red), listed buildings (outlined blue) and The Site denoted by yellow star. (Source: Manchester City Council)



Figure 4 – Map of the area surrounding The Site (outlined in red). The closest surrounding listed buildings to The Site that may be visually impacted by the Proposals are denoted as 1 – Nos. 18 and 20 St Anns Square, 2 – No. 22, St Anns Square, 3 – Cobden’s Statue, 4 – St Ann’s Church, 5 – Deacon Monument, 6 – No. 25, St Ann Street, 7 – Mansfield Chambers, 8 – Royal Exchange Theatre, 9 – 16 St Ann’s Square (Source: Historic England)

3. Planning Policy and Guidance

The key planning policy documents are respectively: the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and Manchester City Council’s Core Strategy (2012).

With regards to the Planning (Listed Building and Conservation Areas) Act, section 66 is of relevance, as it requires the Local Planning Authority to *“have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses”* when considering whether to grant planning permission.

Section 72 of the 1990 Act is also of relevance as it requires the Local Planning Authority to pay special attention to the ‘desirability of preserving or enhancing the character and appearance’ of the designated conservation area.

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. The analysis of heritage significance in this Heritage Statement accords with the requirements of paragraph 207 the NPPF (2024) as it presents sufficient and proportionate evidence to enable the Council to reach an informed decision. The conclusions of this Heritage Statement are thus based on the need to be

proportionate to the significance of the heritage assets affected, and the impact on the significance of those heritage assets.

This document also considers recently-adopted policy integrated into Manchester's Core Strategy (2012), Places for Everyone joint development plan (adopted March 2024). The Heritage Statement seeks to adhere to policy JP-P2 within this document, specifically *"Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process."*

The structure of the document is consistent with the requirements of the NPPF 2024 and Historic England's guidance on the form of 'Statements of Heritage Significance' (Oct 2019). This report also utilises a tailored form of the ICOMOS heritage impact evaluation method to ensure the conclusions are evidence-based and consistent (refer to Appendix i).

4. Historic Development

The building that forms the Site forms a modest late-19th Century, purpose-built commercial building known as "Equitable Buildings", which was extensively reconstructed at third floor level in the 1950s.

The building was constructed in the 1890s by local architectural practice W. Waddington & Sons, replacing a collection of terraced properties some of which formed the main offices of the Equitable Fire and Accident Office (**Figure 6**). The original building design comprised ornate domes, turrets and gables throughout the upper floors and roof. The building was intended to provide retail space at the basement level and ground-floor level, accessible from St Ann's Street and Square. Office and exhibition/meeting space was provided at the upper levels (**Figure 5**).

The Equitable Buildings were heavily bombed in the Manchester Blitz during the Second World War, which resulted in the total loss of the building's elaborate roof furniture and third storey. As such, the building's roof and third floor were entirely rebuilt in the post-war era. This phase of rebuilding was subject to limited capital and restricted availability of construction materials, resulting in an over-simplified, undecorated extension. The final form was a flat-roofed box, which post-construction remained vacant or in use for storage for the retail units in the lower floors.

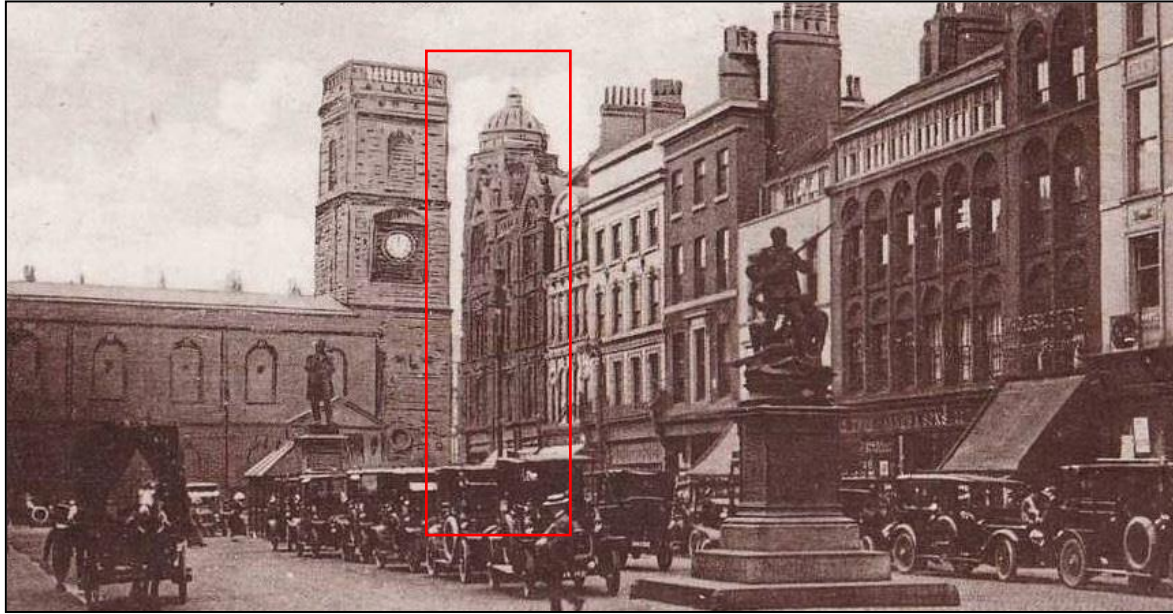


Figure 5 – A view looking south towards the Equitable Buildings (outlined in red) in the c1920s, showing the elaborate corner dome and third floor level prior to damage during the Second World War (Source: Historic England)



Figure 6 – 1851 OS map showing the row of terraces (outlined in red) that were on The Site prior to the 1890's building being constructed. (Source: <https://maps.nls.uk/>)

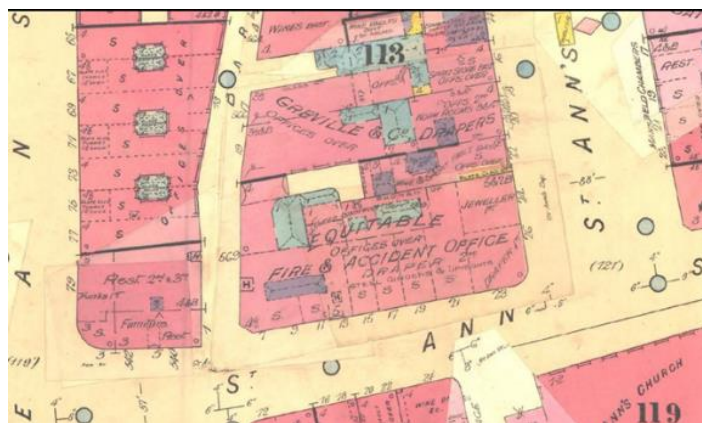


Figure 7 – Goads Fire Insurance Plan revised to 1901, showing a more detailed view of the former building. Note the commercial units on the ground floor, with the Equitable offices on the upper floors (Source: Goads Fire Insurance Plans)



Figure 8 - Manchester Blitz map of 1940-1, which used the previous Ordnance Survey map of 1932 – This map shows the Equitable Buildings, annotated to show bomb damage caused by the Luftwaffe in the wake of the Manchester Blitz during the Christmas 1940 raids.

The red circles denote where fire bombs were dropped; blue circles for high explosives; pink shading for damaged buildings; red shading for demolished buildings. The Site can be seen to have suffered a direct fire bomb, with red hatching illustrating the destroyed third floor level.

(Source: Manchester bomb damage, Manchester City Council Architect's Department 1940-41)

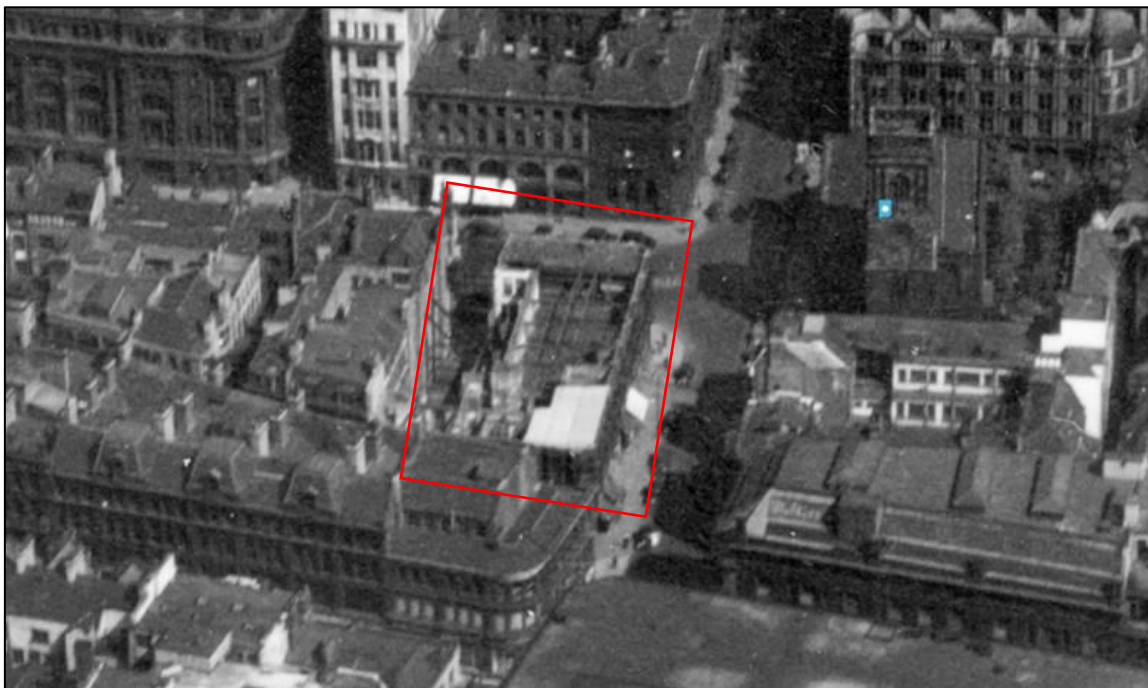


Figure 9 – Aerial view looking east across the Equitable Buildings in 1948 (outlined in red), showing the total loss of the third floor level and exposure of the second floor level below (Source: Historic England Aerofilms collection)



Figure 10 – Photographs of the Equitable Building taken in 1956 by H. Milligan, showing the clearly defined newly completed extension to the third floor level (Source: Greater Manchester Lives Archive)

5. Description of The Site and immediate environs

The Site forms a four-storey building enclosing the corner of St Ann's Square, the main elevation at the south lining St Ann's Street, which forms a principal route linking Deansgate with Cross Street. The elevations comprise buff sandstone ashlar with decorative carved sandstone dressings, and a utilitarian 1950s extension in sandstone to the third floor level.

At roof level there is a box-shaped addition at roof-level housing the lift shaft which also provided access onto the flat roof. Due to the open nature of the square and broadly cohesive scale and mass of the surrounding buildings, the Site can be viewed from Deansgate, from Cross Street, and St Ann's Square respectively, and contributes to the settings of surrounding listed buildings and the character of St Ann's Conservation Area.

Figure 11 shows the view looking east towards the Site from Deansgate, showing No. 1 St Ann Street, a late 20th Century commercial building on the left, and a group of Neo-classical style buildings to the right with commercial units at the ground floor, all roughly the same height. The Equitable building is sited on the left, behind No. 1 St Ann Street. The Cross Street Chapel is slightly taller than the streetscape and makes up the background of the view.

The Equitable Building is visually prominent within the streetscape. The facades wrap around from Barton Square, stretching towards St Ann's Square, and subsequently draw attention towards the centre of the Conservation Area. The building contributes to the overall effect of a coherent 'street-wall', but the substantial alterations to the upper floor and roof have allowed the building to be obscured by the variety of the surrounding architectural styles.



Figure 11 – A view looking east from Deansgate looking along St Ann's Street towards The Site (mid-left)
(Source: Google)

Figure 12 shows the view looking west towards the Site from Cross Street, showing Alliance House (Grade II), and 25 St Ann Street (Grade II*) on the right, and National House (Grade II), and Winters Buildings (Grade II) on the left, the buildings generally at similar heights if slightly different scales. The background of the scene is terminated by the Grade II listed Kendal's store, a prominent 1930's Art Deco department store building, taller than the environs, and St Anns House, an unlisted building with striking roof elements.

The Equitable building is obscured by the architecturally-diverse 'street-wall' and fits firmly in the background of the view. The building's impact on the viewing corridor is significantly reduced by the surrounding buildings which dwarf the building's visual impact.



Figure 12 – A view looking west along St Ann Street towards the Site (mid-right) from Cross Street. (Source: Google 2024)



Figure 13 – A view looking south-east from St Ann's Square towards St Ann Street, showing a clear view of the St Ann's Square elevation of the building within the setting of the Grade I listed St Ann's Church. (Source: Google)

Figure 13 shows the view looking south towards the Site from St Ann's Square, where the building is most prominently viewed. The Equitable Building forms a group of buildings of broadly similar height and scale on the right. The view is dominated by St Ann's Church at the south.

The Equitable Building makes a valuable contribution to the streetscape but is subservient to St Ann's Church which is the focal point of the Square from the south. It is the only Grade I listed building in the Conservation Area and offers a distinct architectural style and form to that of the buildings that comprise its setting. The Cobden statue (Grade II) also positively contributes to this view creating an additional focal point. The buildings that do make up the 'street-wall' to St Ann's Square are of varied architectural styles but follow the convention of similar heights, with variation and elaborate decorative schemes at the roofscape. The plain nature of the Equitable Building's upper storey and roof contribute to its subservience within the view.

Figure 14 below shows a view of the Equitable Building from further north within St Ann's Square. Grade II listed buildings line each side of the square, including the Royal Exchange building to the left, and No 16, No 18 and 20 St Ann's Square on the right. The altered shop fronts of the Equitable Building are glimpsed in this view due to the arrangement of trees, fountains, and other street furniture.



Figure 14 – A view taken from slightly further north in St Ann's Square. This view shows how obscured the Equitable Building is at mid-range due to mature tree planting and street furniture. (Source: Google)



Figure 15 – This view is taken looking north from St Ann’s Church into St Ann’s Square, and illustrates the similarity in mass and height of the Site (left) in comparison to the streetscape. (Source: Google)

In **Figure 15** above, the Site is viewed from St Ann’s Church looking north, which brings the contrast of the Equitable Building’s altered upper floor and roofscape into sharp focus when compared to the other buildings in St Ann’s Square, taking away the focal point of the church. The Cobden statue stands in the forefront of the view. To the left are the Grade II listed No. 16 and Nos 18 and 20 and No. 22 St Ann’s Square. To the right are 25 St Ann’s Street (Grade II*), Mansfield Chambers and the Royal Exchange Theatre (both Grade II) which draw attention away from the Site.

6. Significance Appraisal

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of designated heritage assets which have the potential to be impacted by the Proposed Development. The existing Site as a non-designated heritage asset will also be assessed, with particular regard to the contribution it makes to the ability to understand and appreciate the heritage significance of surrounding Listed Buildings and the Conservation Area. This will provide a baseline for the relative ‘magnitude of change’ and ‘scale of impact’ which is to be assessed within the subsequent Heritage Impact Assessment (HIA).

This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the Proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

7. Methodology

Criteria have been established to appraise a building’s significance. Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance"*. Historic England's *"Conservation Principles Policies and Guidance"* 2008 and the revised guidance on *"Setting of Heritage Assets"* (Dec. 2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

➤ Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
➤ Architectural and artistic interest These 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 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.

The analysis of the significance allows for an assessment of the current significance of the Site and its contribution to the settings of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 1, below** for full definitions of heritage significance as defined in this present report).

Table 1: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components deemed to be of special interest. They are important to the understanding of The Site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components deemed to be of some interest. They will make a modest contribution to the understanding of subject Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.

No significance /Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.

Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

8. Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of The Site have been identified in **Section 2 above**. The contribution of setting to the significance of these heritage assets will be explored in **Table 2, below**.

The scope of potential visual (indirect) impact upon heritage assets involves the impact upon their setting. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral**.

Table 2: Contribution of setting to significance of identified listed buildings			
Ref. in Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
1	Nos. 18 AND 20, ST ANN’S SQUARE Grade II	Former Town house, now restaurant. Probably built in the late 18 th Century, remodelled in the 19 th Century, and subsequently altered. A 20 th Century restaurant is sited at the ground floor. Four-storey building of rectangular plan with rear extensions. Classical style, facades clad with painted stucco over brickwork. Elaborate sash windows at the upper floors, complimented by a palm-frond moulded plaster frieze.	The listed building sits on the west side of St Ann’s Square. The building forms an important group of historic listed buildings on the perimeter of the public square defining and enclosing the space. The building can be fully understood and experienced, the group value of the buildings enhancing each other’s setting. Consequently, the contribution of setting to the significance of the listed building is considered to be high . Overall, the existing altered 19 th Century building that forms The Site makes a neutral contribution to the setting of the listed building.
2	No. 22 ST ANN’S SQUARE Grade II	Former Town house, now a shop. It was built probably in the early 19 th Century; but has been altered since. Four-storey building clad with stucco over brickwork with a concealed roof. There is a 20 th Century shop front at ground	The listed building sits on the west side of St Ann’s Square. The building forms an important group of historic listed buildings on the perimeter of the public square defining and enclosing the space. The building can be fully understood and experienced, the group value of

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Ref. in Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
		floor; with 12-pane sashed windows to first and second floors, 9-pane sashes to third floor, all with raised sills and plain reveals; culminating in a parapet at the roofline. The building forms group with no. 18 to the right and no. 16 beyond.	the buildings enhancing each other's setting. Consequently, the contribution of setting to the significance of the listed building is considered to be high . Overall, the existing altered 19 th Century building that forms The Site makes a neutral contribution to the setting of the listed building.
3	COBDEN'S STATUE Grade II	Commemorative statue of Richard Cobden, industrialist and Liberal politician. Established 1867, by Marshall Wood. Stone plinth, bronze statue. Square base, slightly tapered square pedestal with prominent cornice; statue of Cobden in oratorical pose.	The listed statue is sited in the foreground of St Ann's Square. The local setting has had subtle alterations in the late 20 th and early 21 st Century, including the additions of street furniture amid the historic listed buildings that line the square. The presence of the 18 th and 19 th Century buildings greatly enhances the experience and understanding of the Cobden statue and the significance of its historical context. Consequently, the contribution of setting to the significance of the listed building is considered to be high . Overall, the existing altered 19 th Century building that forms The Site makes a neutral contribution to the setting of the listed building.
4	ST ANN'S CHURCH Grade I	Church. Built between 1709-1712 (traditionally said to have been designed by Sir Christopher Wren or one of his pupils); restored in 1886-91 by Alfred Waterhouse. Classical style church of sandstone ashlar, with a hipped slate roof. The two-storey six-bay nave has an east apse and a west	The listed building is sited at the south of St Ann's Square and overlooks the square. The building represents a historical landmark and forms the nucleus of the Conservation Area. It is the oldest building within the local setting and is architecturally distinct in its form and function from the surrounding historic buildings, which

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		tower with Corinthian decorative elements throughout the building, with pediments and elaborate entablature. INTERIOR: There are galleries on three sides, supported by stout Tuscan columns (replacing square pillars), and with upper arcades on original slender Tuscan columns; most furnishings dating from the 19th Century restoration, including the choir in the nave, but fragments of the original pulpit and communion rail survive. The stained glass was completed by Frederick Shields. It boasts a history of the second oldest church in Manchester, built as part of the early 18th Century development of St Ann's Square; formerly had strong Whig and Anti-Jacobite connections; John Wesley preached here 1733 and 1738, Thomas De Quincey was baptized here 1785.	all contribute significantly to its setting. Consequently, the contribution of setting to the significance of the listed building is considered to be high. Overall, the existing altered 19th Century building that forms The Site makes a neutral contribution to the setting of the listed building.
5	DEACON MONUMENT, NORTH OF APSE AT EAST END OF CHURCH OF ST ANN Grade II	Tomb chest. Mid-18th Century. The tomb commemorates Thomas Deacon (d.1755), and Sarah his wife (d.1745). Constructed in sandstone, with rectangular lid with an inscription.	The listed building is sited in the immediate environs of St Ann's Church. The local setting has had subtle alterations in the late 20th and early 21st Century, including the additions of street furniture amid the historic listed buildings that line the square. The historical setting of the monument is inextricably linked to the Church and its historical development, which enhances the experience and understanding of the monument.

Table 2: Contribution of setting to significance of identified listed buildings

Ref. in Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
			Consequently, the contribution of setting to the significance of the listed building is considered to be high . Overall, the existing altered 19 th Century building that forms The Site makes a neutral contribution to the setting of the listed building.
6	25 ST ANN'S STREET Grade II*	Bank, with attached manager's house. Built in 1848, by J.E. Grogan, for Benjamin Heywood's Bank. Tripartite plan, three-storey, three-bay building of sandstone ashlar and red brick with sandstone dressings, chamfered corner, and hipped slate roof. The bank is sited on the corner of St Ann's Square, whilst the former manager's house is to the right on St Ann's Street. Completed in the Italian palazzo style with Venetian windows and sash windows and a prominent dentilled and modillioned cornice. The entrance bay has a single-storey porch with a round-headed doorway (the lintel lettered "BANK") with emphatic run-out voussoirs, and a balustraded parapet. The house to the right, three storeys and four bays, has a plinth, rusticated quoins to the corners and surrounding a doorway to the third bay, prominent modillioned cornice; and sashed windows with moulded architraves.	The building is sited at the south-east of St Ann's Square and forms part of a group of 18th and 19th Century buildings that extend east along St Ann's Street towards the perimeter of the Conservation Area, the nature of these buildings all contributing to its setting and lining the viewing corridor to St Ann's Church. The local setting of the building has been subject to alterations at street level in the 20th and 21st Centuries, but this has generally not diminished the setting. Consequently, the contribution of setting to the significance of the listed building is considered to be high. Overall, the existing altered 19th Century building that forms The Site makes a neutral contribution to the setting of the listed building.
7	MANSFIELD CHAMBERS	Consisting of a shop with offices at upper floors. Built probably in	The listed building sits on the east side of St Ann's Square. The local setting of the building is unaltered apart from

Table 2: Contribution of setting to significance of identified listed buildings

Ref. in Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
	Grade II	the late 19th Century; and has been altered. Italianate style U-plan building of four storeys and five bays clad in stucco with stone and fibre-glass dressings, with a concealed roof. The main range parallel to the street with a back extension, the rear wing at Half Moon Street. Four-bay giant arcade to ground and first floors. The arcade has 20th Century shop fronts at the ground floor and the narrow bay to the left of this has a doorway with 20th Century doors, frieze lettered "MANSFIELD CHAMBERS",	the changes in the late 20th Century to the ground floor units of the buildings immediately opposite and adjacent. The building forms an important group of historic listed buildings on the perimeter of the public square. The building can be fully understood and experienced, the group value of the buildings enhancing each other's setting. Consequently, the contribution of setting to the significance of the listed building is considered to be high. Overall, the existing altered 19th Century building that forms The Site makes a neutral contribution to the setting of the listed building.
8	ROYAL EXCHANGE Grade II	Commercial exchange, now shops and theatre. Rebuilt and enlarged (for the fourth time on this site) in 1914-21, by Bradshaw, Gass and Hope. Darley stone, slate roof with three glazed domes. Approximately rectangular plan Classical style building of four storeys with two attic storeys divided by east-west arcade at ground floor and enclosing central atrium at first floor. Corinthian elements to the upper floors in the form of elaborate entablature and cornice, with balustraded parapet and mansard roof at the attic storeys, with Baroque turret and domes at corners. Interior: very impressive trading hall (now containing modular theatre).	The listed building sits on the east side of St Ann's Square. The local setting is largely unaltered except through alterations to the ground floor units in the non-designated buildings opposite and adjacent. The building has a prominent location in the north-east corner of St Ann's Square and is much larger in height and scale than the buildings within its local setting. Due to the sheer scale, design and height of the building, modest, modern additions at street level do not substantially detract from its significance and its setting within St Ann's Square. Consequently, the contribution of setting to the significance of the listed building is considered to be high. Overall, the existing altered 19th Century building that forms The Site makes a neutral contribution to the setting of the listed building.

Table 2: Contribution of setting to significance of identified listed buildings			
Ref. in Figure 4	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
9	NO. 16, ST ANN'S SQUARE Grade II	Town house, now shop. Probably late 18 th Century; has been altered. Orange brick with sandstone dressings and concealed roof. Rectangular plan four-storey building with a 20 th Century shop at the ground floor. 12-pane sashed windows, Side-wall chimneys. Included for group value.	The listed building sits on the west side of St Ann's Square. The local setting of the building is unaltered apart from the changes in the late 20th Century to the ground floor units of the buildings immediately opposite and adjacent. The building forms an important group of historic listed buildings on the perimeter of the public square. The building can be fully understood and experienced, the group value of the buildings enhancing each other's setting. Consequently, the contribution of setting to the significance of the listed building is considered to be high. Overall, the existing altered 19th Century building that forms The Site makes a neutral contribution to the setting of the listed building.

9. St Ann's Square Conservation Area

St. Ann's Square was laid out in the early-C18th and is one of the most important public spaces in the city centre. The Grade I listed church dominates the southern end of the Square and is the only authentically surviving building of the early Georgian period. The Square is enclosed by an eclectic mix of architectural styles, which have broadly coherent scale and mass, enlivened by the diverse roof-scape.

The Conservation Area yields **high historic, architectural/artistic interest**, as the area comprises a large number of significant, similarly aged, sized and types of buildings which form a distinctive group of buildings surrounding a well-planned historical street pattern. The special character of the 18th and 19th Century buildings, made up principally of town houses and commercial buildings, that surround the Georgian church of St Ann, is transparently displayed.

The key development design objective for any new build development is thus to complement the diversity of built form, while ensuring that new additions to altered buildings recapture the richness of the architectural form.

Equitable Building is located almost centrally in the Conservation Area, can be viewed from multiple places within the Conservation Area boundary, principally from the centre of St Ann's Square. The building that forms the Site currently contributes to the Conservation Area's special character and appearance. The building is a

war-damaged building that has been subject to considerable alteration in the past. However, the late 19th Century facades make a modest contribution to the streetscape. The contemporary character of the St. Ann's Conservation Area is defined by the collection of listed buildings which enclose the Square. The present character of this part of the Conservation Area is generally one of continuing subtle transformation, with the buildings defined by the well-defined street pattern.

Therefore, the objective of the design-development is to ensure that the proposed alterations and re-use of the building both complement the surviving form of the building and preserve or enhance the character of the Conservation Area. The proposed addition of one storey to the existing four-storey building will be visible from some viewing corridors within the designated area. This visual impact is to be tested in the Visual Impact Assessment.

The Equitable building that forms The Site is centrally-located within the conservation area and contributes to an appreciation of its significance.

10. Statement of Significance

The statement of significance provides further details and a summary of The Site's relative architectural and historic interest.

The history of the site is one of constant evolution, typical of this area of the city, and is not considered to be particularly remarkable in the context of Manchester or have a major influence on the economic or social development of the city. The unfortunate impact of the war-damage has also eroded its architectural characteristics, as a component of the late-C19th development of the Square.

The building is a much-altered, modest example of late 19th Century and post-War reconstruction. The volume of the building is deemed to be of limited architectural interest, with only part of the altered street-façades retaining some modest architectural design expression. The building does act as a contributor to local views across St. Ann's Square but is relatively anonymous (as it stands adjacent to the area focus of St. Ann's Church which dominates the streetscape) and remains a modest contributor to the streetscape.

The building is not an example of the work of a notable architect or designer, rather a minor local practice, W. Waddington & Son. Their original design intent of the building has been obscured by extensive alteration, to the extent that vertical emphasis of the original design has been lost, resulting in loss of its 'book-end' character. Despite this, the building does contribute to the character and appearance of the designated area.

The interior of the building has been comprehensively altered, due to changes of use and post-War reconstruction and consequently does **not yield any heritage interest**. The post-War third storey, roof structure and existing small extension are also of **no heritage interest**. All the existing windows to the upper floors are post-War in date; the windows to the 2nd and 3rd floors are 1:1 timber sashes but do not reflect the original fenestration arrangement (see Figures 16 and 17). The windows to the 4th floor are metal and the ground floor contains modern glass shop fronts.

The existing varied and mismatched fenestration arrangement is considered to have **negligible-to-low heritage interest**. The façade yields some compromised significance as a streetscape contributor and the building is considered to be a non-designated heritage asset and thus, the existing building is considered to be of **low** heritage interest as a whole.

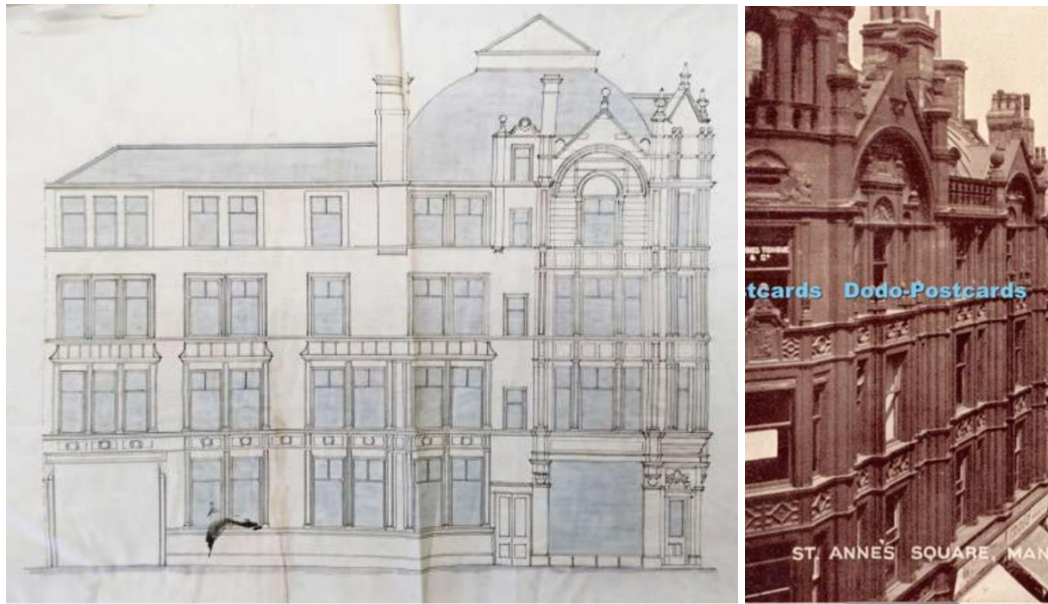


Figure 16, above left: Building Control Plan of the original fenestration arrangement. **Figure 17**, above right: photograph of the original fenestration arrangement. Both these sources demonstrate the original 1/3:2/3 proportions of the original sash windows.

11. Proposals

The Proposals seek to refurbish the upper floors of the building for conversion to residential apartments, refurbish the internal layout of the commercial unit at the first floor, and seeks to add one additional storey to the roof level of the existing building to provide residential accommodation, replacing the post-war rooftop extension housing the lift shaft. The design of the extension features double-glazed curtain walling and flat and vertical anodised metal panelling in a light bronze colour palette, intended to complement the existing building's character and form. The elevations are designed in a double-bay module to follow the existing pattern of fenestration to the building's upper floors. The extension will be set-back from the parapets to provide a wrap-around terrace to the east, west and south with a glazed balustrade that follows the parapet wall to the south elevation. The extension is set back from the building's perimeter at the east and west, with a more spacious terrace at the east (please refer to Roof Extension Planning Package provided by Jeffrey Bell Architects for proposed plans).

It is also proposed to replace the existing non-original windows to the building (first floor and above) with new, 1:1 timber sash windows, and remove one modern ground-floor window overlooking Barton Square. Replacement of the existing, varied fenestration arrangement would allow for improvements to thermal and acoustic performance and provide a uniform appearance across the building (reference should be made to information from Jeffrey Bell Architects and others regarding the rationale for this).

Stone repairs will also be carried out following the production of a schedule of works. At present proposals are to clean stone elements to the facades using the DOFF and JOS TORC cleaning methods to further enhance to appearance of the building.

12. Heritage Impact Assessment - Introduction

The focus of the following section is to evaluate the scale of the impact incurred by the proposed development upon the setting of the designated heritage assets and the significance of effect of the change which may broadly be **adverse**, **beneficial** or **neutral** (see **Appendix ii** for full criteria).

These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

The impact of the development on the setting of the identified heritage assets is required to be given “*great weight*” in the consideration of the proposal, in terms of **NPPF paragraph 212**. The contribution of the existing settings to the identified heritage assets has been outlined above. This is to form the baseline for the following Heritage Impact Assessment.

The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development.

13. Heritage Impact Assessment

Figures 18 – 21, below, provide a number of ‘before’ and ‘after’ images of viewpoints around the site to allow for an assessment of the potential heritage impact that may be caused by the proposals.



Figure 18 – The existing and proposed view of the building looking south. (Source: Jeffrey Bell Architects)



Figure 19 – The existing and proposed view of the building looking east from Deansgate. (Source: Jeffrey Bell Architects)



Figure 20 – The existing and proposed view of the building looking west into the Square from St Ann’s Street. (Source: Jeffrey Bell Architects)

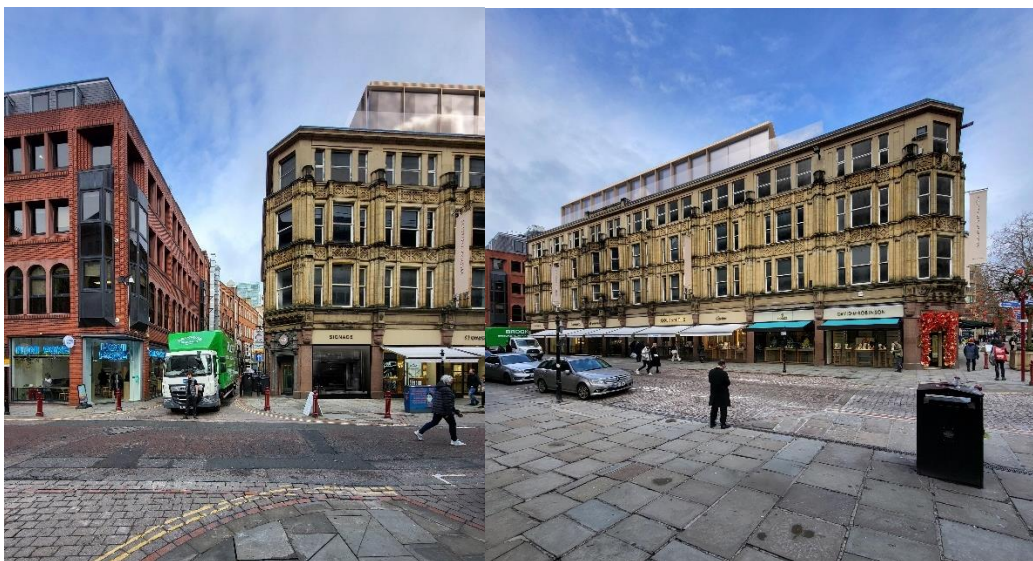


Figure 21 - The proposed view of the building from Police Street, and **Figure 22** – The proposed view of the building from St Ann’s Street. (Source: Jeffrey Bell Architects)

The proposed extension has been designed in a colour scheme that references the building’s facades and is of similar height to the existing post-1950s block that houses the lift shaft. The proposals are likely to only impact the physical fabric of the post-war third floor. The nature of the proposals is such that they will not detract from the local historic interest and appearance of the Site or inhibit the experience of the Site as a non-designated heritage asset.

The listed buildings: St Ann’s Church, No. 16 St Ann’s Square, No 18-20 St Ann’s Square, No 22 St Anne’s Square, Mansfield Chambers, the Cobden Statue and the Royal Exchange are located within the setting of the Site, the minimal nature and location of **the proposed extension mean that it will be imperceptible from views within St Ann’s Square and will therefore not meaningfully affect the setting of these heritage assets and will not incur ‘harm’ in Planning Policy terms (Figure 18).**

As demonstrated by the above visuals, the modest extension will only be viewed from Deansgate (**Figure 19**) and St Ann’s Street (**Figure 20 - 22**), and thus may potentially impact the setting of No. 25 St Ann’s Street. However, this listed building has substantial architectural value, and the nature of the proposals is such that the extension will not draw attention or alter the setting to any meaningful degree of the listed building.

The proposed roof top extension will **not impact the character and appearance of the Conservation Area**, due to the minimal nature of development, and the imperceptibility of the extension from significant views within the Conservation Area, such as from the centre of St Ann's Square.

All windows to the building date to the mid-20th Century, following reconstruction after substantial bomb damage - therefore, removal of the windows will not result in a loss of original historic fabric. The proposed scheme, whilst not following the building's original fenestration arrangement, provides an aesthetically cohesive, practical, and understated option for the replacement of the windows. The cumulative impact of the proposed works on the Equitable Building, including the unified fenestration arrangement, repairs and cleaning will **enhance the appearance of the building and its positive contribution to the character and appearance of the Conservation Area**.

14. Visual Impact Assessment - Summary

As recommended in the revised Historic England guidance on the Settings of Historic Buildings, the Visual Impact Assessment above comprises a long form text discussion of the impact upon the identified designated heritage assets, supported by the following tabulated matrix. This follows the recommended **ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)**.

The parameters of the tabulated Visual Impact Assessment are summarised as follows:

The Scale of Change

No change

Negligible change

Minor change

Moderate change

Major change

The Significance of the Effect of Change (or Overall Impact)

Major beneficial

Moderate beneficial

Minor beneficial

Negligible beneficial

Neutral

Negligible adverse

Minor adverse

Moderate adverse

Major adverse

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby designated heritage assets have been tabulated below.

These values have been established within the following table (**Table 3**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 3 – Tabulated matrix of impacts of Proposed Development upon significance of setting to heritage assets within the indirect heritage impact assessment

Heritage asset & designation	Significance value	Contribution of setting to significance (as existing)	Scale of change	Significance of the effect of change, or overall impact
1 – Nos 18 and 20 St Ann's Square, Grade II	Medium	High	Negligible change	Neutral
2 – No. 22 St Ann's Square, Grade II	Medium	High	Negligible change	Neutral
3 – Cobden's Statue, Grade II	Medium	High	Negligible change	Neutral
4 – St Ann's Church, Grade I	High	High	Negligible change	Slight
5 – Deacon Monument, Grade II	Medium	High	Negligible change	Neutral
6 – No. 25 St Ann Street, Grade II*	High	High	Negligible change	Slight
7 – Mansfield Chambers, Grade II	Medium	High	Negligible change	Neutral
8 – Royal Exchange Theatre, Grade II	Medium	High	Negligible change	Neutral
9 – 16 St Ann's Square, Grade II	Medium	High	Negligible change	Neutral
St Ann's Square Conservation Area	Medium	High	Negligible change	Neutral

15. Conclusions - Planning Policy Balance

Due to the severe, low-quality post-war alterations made to the upper storey and roof of the building and the existing windows, the proposed development will result in no loss of historic fabric/ significance.

The Proposed Development has been demonstrated to result in a **neutral** change to the setting of the No. 16 St Ann's Square, No. 18-20 St Anne's Square, No. 22 St Ann's Square, the Cobden Statue, the Deacon Monument, Mansfield Chambers, and the Royal Exchange, and a **slight** change to setting of St Anne's Church, and No. 25 St Ann Street, and St Ann's Square Conservation Area. The cumulative impact of the proposed works on the Equitable Buildings, including the unified fenestration arrangement, repairs and cleaning will enhance the appearance of the building and its positive contribution to the character and appearance of the Conservation Area. Please see architectural plans and Design and Access Statement by Jeffrey Bell Architects for further details.

The Heritage Impact Assessment has demonstrated the proposals will not give rise to any instances of harm and so, it is considered the proposals comply with local and national planning policy, with particular regard to paragraphs 207 and 212 of the NPPF (2023).

Appendix i: Definition of Significance Terms used in this Heritage Statement

Table 4: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Sites identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
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Appendix ii: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 5: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (<i>physical alteration or change to character</i>)	Indirect heritage impact (<i>visual change to the experience or setting of the building and its context</i>).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

		Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the interest of the heritage assets in the view, the or the ability to appreciate its significance.
Moderate Beneficial	Development resulting in alterations to a built heritage	Evident improvement of the fabric and character of a

<i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, or the ability to appreciate its significance.

Appendix iii: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

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. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 6: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight