



ARTHOUSE, MANCHESTER

PL-DOC-002 HERITAGE STATEMENT

REV A FEB 2025



ARTHOUSE, MANCHESTER

HERITAGE STATEMENT

CONTENTS

1.0	Introduction	04
1.1	Introduction	04
2.0	The Heritage Assets	04
2.1	Listed Buildings	04
2.2	Conservation Areas	04
3.0	Historic Development	05
3.1	A Brief History	05
4.0	Design Proposals	06
4.1	Use	06
4.1	Amount and Layout	06
4.3	Scale and Massing	06
4.1	Appearance	06
4.5	Flood Risk	06
4.6	Drainage	06
5.0	Impact Assessment of Proposals	07
5.1	Church Building	07
5.2	The Site	07
5.3	Impact of proposals in relation to Planning Policy	07

01 INTRODUCTION

HERITAGE STATEMENT

1.1 This Heritage Statement has been prepared by IDP in support of a planning application for the proposed project : 'Removal of timber boards to top of three external staircases located within rear courtyard, replacement with aluminium checker plate' at 83 Princess Street and 39-43 George Street (now know as The Arthouse) Manchester.

1.2 The building is located within Manchester City Centre. The building is mixed use with residential units. The site is bound by Princess Street to the south west, George Street to the north west and St James Street to the south east. The north east boundary is with the adjoining neighbouring building which is a casino.

1.3 The planning application site boundary is approximately 70 square metres and covers the rear courtyard area only.

1.4 Paragraph 194 of the National Planning Policy Framework (NPPF) 2023 sets out the information requirements for determining applications and states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

02 THE HERITAGE ASSETS

HERITAGE STATEMENT

The purpose of this section is to identify and assess heritage assets in the surrounding area whose significance and / or setting may be affected by proposed development within the site.

2.1 Listed Building

The Arthouse is made up of adjoining historic buildings. 83 Princess Street and 39-43 George Street are grade 2 listed, first registered in June 1994.

links:

<https://historicengland.org.uk/listing/the-list/list-entry/1218183>

<https://historicengland.org.uk/listing/the-list/list-entry/1270913?section=official-list-entry>

2.2 Conservation Areas

The site sits within the George Street conservation area.



Fig. 01

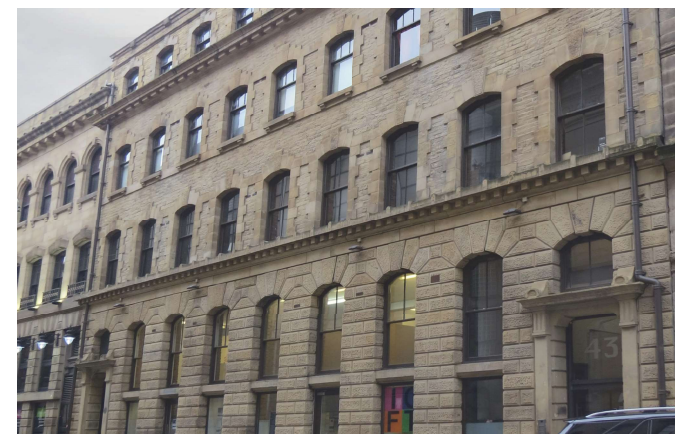


Fig. 02



3.1 A Brief History

39-41 George Street was built c.1845 by Edward Walters originally a cotton manufacturers' warehouse.

83 Princess Street was built c.1847-8 by Travis and Mangnall originally a home trade warehouse.

Planning permission was granted in 2001 (ref: 060093/FO/CITY2/00) for the conversion of the buildings to the current mixed use development comprising 31 residential units along with shop units.

4.1 Use

The proposal is for the removal of the timber boards at the top of the external staircases. The three staircases are located in the rear courtyard. The reason is to remove all combustible materials from the building facade in line with the Building Safety Act. The boards will be replaced by aluminium checker plate to match the existing stair treads.

4.2 Amount and Layout

The proposal effects the three external staircases within the courtyard.

4.3 Scale and Massing

The proposal only effects the three external staircases and does not change the scale / massing of these or the actual building in any way.

4.4 Appearance

The proposal effects the three external staircases and the only change to the appearance will be the top of the staircase which will change from timber boards to aluminium checker plate.

4.5 Flood Risk

There is no proposed change to the existing ground surfaces and therefore no effect on the flood risk.

4.6 Drainage

There is no proposed change to the existing drainage strategy.



Fig. 04 Photo of the existing courtyard showing the three staircases

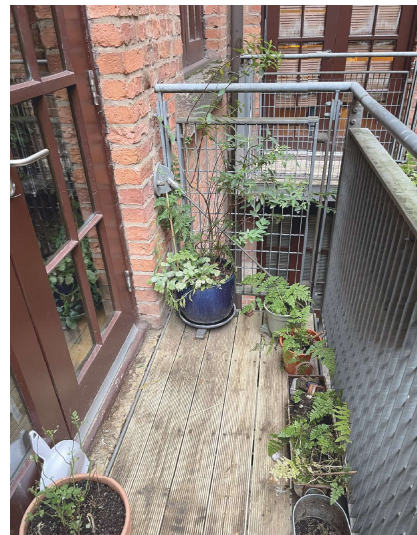


Fig. 05 Photo of existing timber boards to be removed and replaced with aluminium checker plate.



Fig. 06 Photo of existing aluminium checker plate stair treads.



Fig. 07 Photo showing existing timber boards at the top of the stairs, and also the existing aluminium checker plate stair treads.

Timber deck to be removed and replaced with evenly spaced aluminium, square hollow sections, mechanically fastened or welded (to manufacturer confirmation) with aluminium checker plate sheeting above, mechanically fastened to sections below. Mechanical fastenings to be countersunk. Surface drainage holes to be provided in coordination with RHS sections below. SHS section and checker plate sheet dims to be confirmed on site prior to procurement or installation upon removal of timber deck.

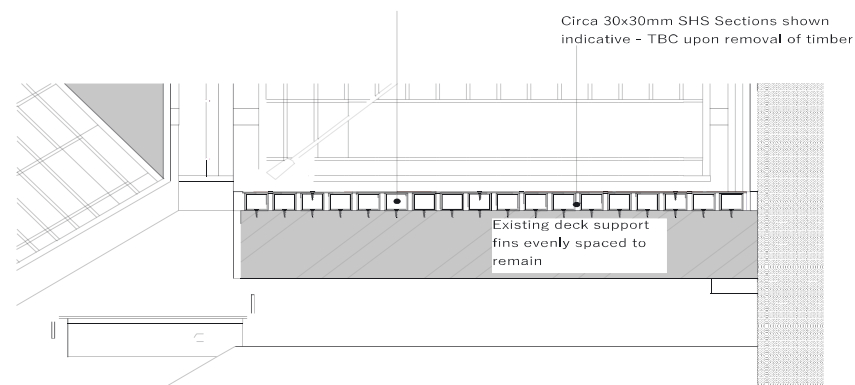


Fig. 08 Drawing extract showing proposed detail (please refer to drawings submitted).

5.1 The Building

The proposal will have no impact on the historic building itself. The proposal is for the removal of the timber boards to the balcony space at the top of the three external staircases located within rear courtyard, these were installed as part of the building's redevelopment in the early 2000s. The proposed replacement is with aluminium checker plate balcony surface to match the existing aluminium checker plate stair treads. The use of this material is in line with the previously approved project (reference number: 060093/FO/CITY2/00, Decision date: Wed 07 Feb 2001) and therefore does not detrimentally impact the historic building. The proposals are within the rear courtyard area and only relate to the three external staircases.

5.2 The Site

The proposals sit at the back of the site and have no impact on the view of the buildings from Princess Street or George Street.

5.3 Impact of the proposals in relation to Planning Policy

The following paragraphs will reference the policies listed below, and how the proposal complies with them:

National Policies:

- National Planning Policy Framework (2024)

Local Policies:

- The Adopted Core Strategy for the City of Manchester (2012)
- The Unitary Development Plan (UDP) for the City of Manchester (1995)
- Places for Everyone

5.3.1 National Planning Policy Framework (2024)

Section 16 Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷³. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

The proposals are in line with this policy because the listed building is respected by the proposals - the proposals will have no impact on the

historic building itself. The existing timber boards that proposed to be removed from the external staircases are degrading and combustible, the proposed replacement aluminium checker plate is non-combustible, requires less maintenance and therefore will serve to preserve and enhance the heritage asset.

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

This document serves to describe the heritage assets and the impact of the proposals.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

This document serves to support the identification and significance of the listed building and the impact of the proposals.

210. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposals are in line with this policy because the listed building's existing viability as a mixed use development comprising 31 residential units along with shop units will remain unchanged and the building will continue to make a positive contribution to the local character and distinctiveness.

212. When considering the impact of a proposed development on the

significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposals are in line with this policy because the existing timber boards that proposed to be removed from the external staircases are degrading and combustible, the proposed replacement aluminium checker plate is non-combustible, requires less maintenance and therefore will serve to preserve and enhance the heritage asset.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

The proposals are in line with this policy because there is no harm to, or loss of a designated heritage asset.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

The proposals are in line with this policy because there is no harm to, or loss of a designated heritage asset.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposals are in line with this policy because there is no harm to, or loss of a designated heritage asset.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The proposals are in line with this policy because the listed building's existing viability as a mixed use development comprising 31 residential units along with shop units will remain unchanged and the building will continue to make a positive contribution to the local setting.

5.3.2 The Adopted Core Strategy for the City of Manchester (2012)

SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

The proposals support this policy because the existing timber boards are degrading, and are also a combustible material. The replacement aluminium checker plate material matches the existing steps (reference number: 060093/FO/CITY2/00, Decision date: Wed 07 Feb 2001), and is in keeping with the existing metal hand rails. The main reason for the proposal is to remove any combustible material from the building elevation, and to reduce maintenance.

EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

The proposals are in line with this policy because the listed building, which sits within the City's George Street conservation area, is respected by the proposals - the proposals will have no impact on the historic building itself. The proposal is for the removal of the timber boards to the balcony space at the top of the three external staircases located within rear courtyard, and the proposed replacement with aluminium checker plate balcony surface to match the existing aluminium checker plate stair treads. The use of this material is in line with the previously approved project (reference number: 060093/FO/CITY2/00, Decision date: Wed 07 Feb 2001), and therefore does not detrimentally impact the historic building. The proposals are within the rear courtyard area and only relate to the three external staircases. The City's archaeological remains and historic street pattern are not effected by the proposals.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods,

including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The proposals are in line with this policy because the heritage assets are retained as existing.

CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

The proposals are in line with this policy because the existing timber boards that proposed to be removed from the heritage asset are degrading and combustible, the proposed replacement aluminium checker plate is non-combustible, less maintenance and therefore will serve to preserve and enhance the heritage asset.

DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The proposals support this policy because there is no proposed change to the siting, scale, form, mass or layout of the existing staircases. The proposed materials for the balcony have been selected to match the existing stair treads (reference number: 060093/FO/CITY2/00, Decision date: Wed 07 Feb 2001), and therefore respond to the character of the surrounding area.

5.3.3 The Unitary Development Plan (UDP) for the City of Manchester (1995)

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering: the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

The proposals are in line with this policy because there are no new structures or major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

The proposals are in line with this policy because the listed building is respected by the proposals - the proposals will have no impact on the historic building itself. The proposal is for the removal of the timber boards to the balcony space at the top of the three external staircases located within rear courtyard, and the proposed replacement with aluminium checker plate balcony surface to match the existing aluminium checker plate stair treads (reference number: 060093/FO/CITY2/00, Decision date: Wed 07 Feb 2001). The use of this material is in line with the previously approved project, and therefore does not detrimentally impact the historic building. The existing timber boards are degrading, and are also a combustible material. The replacement aluminium checker plate material matches the existing steps, and is in keeping with the existing metal hand rails. The main reason for the proposal is to remove any combustible material from the building elevation, and to reduce maintenance.

5.3.4 Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

The proposals are in line with this policy because the listed building's existing viable use as a mixed use development comprising 31 residential units along with shop units will remain unchanged and the building will continue to make a positive contribution to the local setting. There is no harm to, or loss of a designated heritage asset proposed.



placemaking for life

info@idpgroup.com

024 7652 7600

weareidp.com



IDP (Central) Limited | Registered Address: 27 Spon Street, Coventry, CV1 3BA | Company number: 8429142

All icons courtesy of flaticon (freepik compan) and Microsoft Office