



ARTHOUSE, MANCHESTER

PL-DOC-002 HERITAGE STATEMENT

JANUARY 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

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

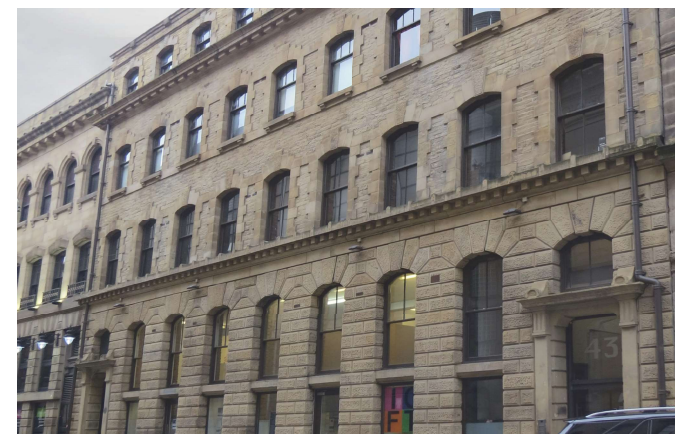


Fig. 02



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

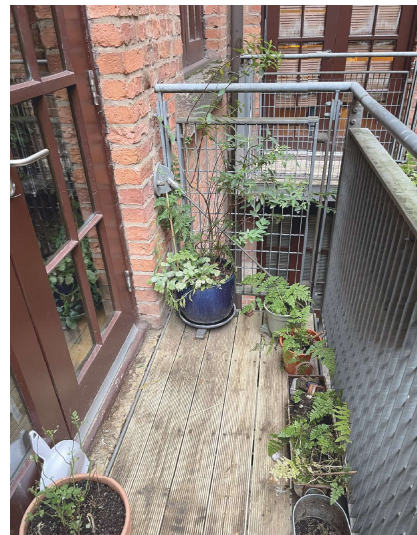


Fig. 05 Photo of existing timber boards to be removed and replaced with aluminium checker plate.



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.

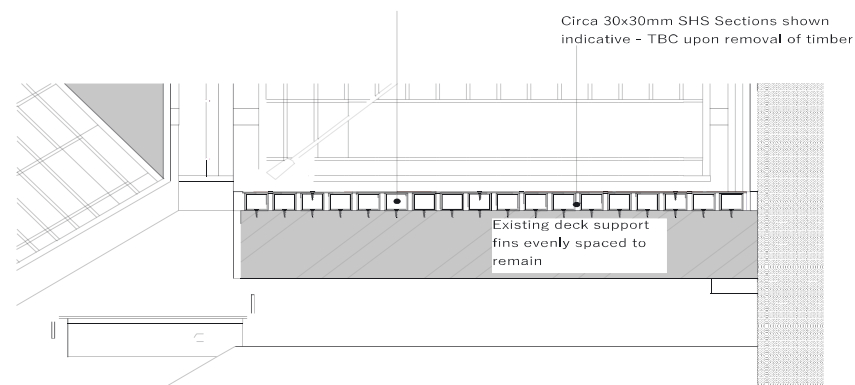


Fig. 08 Drawing extract showing proposed detail (please refer to drawings submitted).

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, 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, 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.

5.1 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.



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