



University of
Salford
MANCHESTER

Heritage Statement

Nº 58 Richmond
Street,
Piccadilly,
Manchester

Client:

Messrs T Ahmed & T
Mahmood

Technical Report:

Ian Miller

Report No:

2017/3



Site Location: The study area lies on the north-western side of Richmond Street in the Piccadilly area of Manchester city centre.

NGR: 384296 397807

Project: N° 58, Richmond Street, Piccadilly, Manchester.

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Author: Ian Miller
Position: Assistant Director of Archaeology
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Signed: 

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Contact: Salford Archaeology, Centre for Applied Archaeology, LG 19 – 25 Peel Building, University of Salford, the Crescent, Salford, M5 4WU.

Telephone: 0161 295 4467
Email: i.f.miller@salford.ac.uk

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Summary

Salford Archaeology was commissioned by Messrs T Ahmed & T Mahmood to produce a Heritage Statement of N° 58, Richmond Street in the Piccadilly area of Manchester city centre (centred on NGR 384296 397807). The building is afforded statutory protection as a Grade II listed building, and also lies within the Whitworth Street Conservation Area.

The Heritage Statement was required to inform a planning application that is being prepared for a proposed development, and has considered the significance of the building and its setting to enable the heritage impact of the proposals to be assessed. The development proposals allow for the restoration and change of use of the existing building and the erection of a side extension of five-storeys high with six new residential units (three on the existing footprint and three on the extension). The new block will abut the south-west elevation of the Grade II listed building, occupying a cleared site on the Richmond Street frontage.

No 58 Richmond Street is a small three-storey building that was erected in 1911, and used initially as a workshop for a boot-lining manufacturer. It provides an early example of a building in which the main structure and wall panels are built of reinforced concrete, an attribute that was the principal consideration for its statutory designation as a Grade II listed building. However, the building has been vacant for several years, and structural assessment of the building carried out in 2014 concluded that the building is in poor / very poor overall structural condition, created by extensive deterioration of the primary structural elements, and requires extensive repair work.

The proposed development will impart some harm to the setting of the listed building and the character of the Whitworth Street Conservation Area, primarily through the height of the proposed new apartment block. However, this impact needs to be balanced against the benefits afforded by the repair and refurbishment of the vacant listed building for sustainable new use, and the development of what is currently a 'gap' site on the Richmond Street frontage. The design proposals, moreover, require limited alterations to the historic fabric of the listed building, which will impart minor harm to the architectural and historic interest of the building.

It is thus concluded that the development proposals, on balance, will have a minor impact that is unlikely to constitute substantial harm the listed building or the setting of the Whitworth Street Conservation Area. The proposals will enable the re-use of the designated heritage asset, and are considered to be consistent with the significance of the heritage asset, in line with the guidance provided by the National Planning Policy Framework.

1. Introduction

1.1 Planning Background

Salford Archaeology was commissioned by Messrs T Ahmed & T Mahmood to produce a Heritage Statement of N° 58 Richmond Street in the Piccadilly area of Manchester city centre. The building is afforded statutory protection as a Grade II listed building, and also from its location within the Whitworth Street Conservation Area. The building has been vacant for several years, and is in need of urgent and extensive repair work to avert structural failure.

The Heritage Statement was required to provide an archaeological perspective on the significance of the building to inform a planning application that is being prepared for a proposed development. This approach is in line with the National Planning Policy Framework (NPPF), which requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

N° 58 Richmond Street is a small three-storey building that was erected in 1911, and used initially as a workshop for a boot-lining manufacturer. The building is unusual in that the main structure and wall panels are built of reinforced concrete, an attribute that was the principal consideration for its statutory designation as a Grade II listed building.

1.2 Legislative Framework

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the *National Planning Policy Framework* (Department for Local Communities, February 2019).

The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the 12 core planning principles underpinning plan and decision making, conserving 'heritage assets in a manner appropriate to the quality of life of this and future generations' is one.

Section 16 specifically deals with this historic environment (paragraphs 184-202) and local planning authorities should consider:

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

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets. This should be sufficient so as to understand the potential impact on their significance and this should be done using the appropriate expertise where necessary.

Paragraph 197 indicates that the effect of the proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account. Paragraph 199 requires developers to record and advance understanding of heritage assets to be lost, in a manner appropriate to their importance and impact.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outline in Objective 6: Environment and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encourage where they are considered consistent with the significance of the heritage asset.’

In addition to the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Secretary of State to compile lists of buildings of special architectural or historic interest. Buildings are added to the list in two main ways:

- As a result of systematic resurvey or review of particular areas or building types;
- Following proposals from local authorities, amenity societies or other bodies or individuals that particular buildings should be added to the list (spot listing).

Circular 01/2007, *Revisions to Principles of Selection for Listed Buildings* is intended to provide clarity on the general principles used in listing decisions. It states that the statutory criteria by which buildings are assessed are as follows:

- *Architectural interest:* to be of special interest, a building must be of importance in its architectural design, decoration or craftsmanship; special importance may also apply to nationally significant examples of particular building types and significant plan forms.

- *Historic interest:* to be of special historic interest, a building must illustrate important aspects of the nation's social, economic, cultural or military history and/or have close associations with nationally important people. In this case there should normally be some quality or interest in the physical fabric of the building itself.

In addition, the extent to which a building contributes to the architectural or historic importance of a group of buildings may be taken into account, particularly where buildings comprise an important architectural or historic unity or a fine example of planning.

The general principles of selection set out in the circular are:

- *Age and rarity:* for buildings after 1840, because of the greatly increased number of buildings erected, and the much larger number that have survived, progressively greater selection is necessary;
- *Aesthetic merits:* both intrinsic architectural merit and any group value may be taken into account;
- *National interest:* the emphasis of these criteria is to establish national consistency;
- *Selectivity:* where a building may be listed primarily because it represents a particular historic type, the Secretary of State's policy is to list only the most representative or most significant examples of the type;
- *State of Repair:* the state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest.

In addition to the criteria and general principles contained in Circular 01/2007, the Secretary of State draws attention to Selection Guides for different building types which are published on Historic England's website. They provide detailed technical information about each building type, and are linked to the general principles contained in the Circular.

Nº 58 Richmond Street fits into the building type described as *Industrial*. The guidance suggests that there are eight key issues to address when considering industrial buildings for designation:

- *The Wider Industrial Context:* More than with many building types, industrial structures should be considered in their wider setting. Taking the example of the cotton industry of Greater Manchester, this might extend through all stages: the landing and storage of cotton bales; transporting these via canal or railway to the factory; carding, spinning and weaving on integrated or separate sites; finishing, storing and packing goods; distributing them to the consumer; and recycling waste products. All play their part, and each building needs to be seen within this broader context;

- *Regional Factors:* This involves a regional perspective in the selection of buildings and sites in order to achieve a representative sample for each sector of an industry. It also requires the identification of regional specialisms, and a study of survivals related to these industries, such as the boot and shoe industry of Northampton, or the steel-working sites of Sheffield, which will often have strong claims to note on a national level;
- *Integrated Sites:* If the process to which a building is related involved numerous components then the issue of completeness becomes overriding. On an integrated site that is relatively incomplete, a single surviving building is unlikely to justify listing unless it is important in its own right (eg it is an innovative structure or is of architectural quality);
- *Architecture and Process:* An industrial building should normally reflect in its design (plan form and appearance) the specific function it was intended to fulfil. Many processes, especially in the twentieth century (eg car or bicycle manufacture), simply house plant without illustrating the processes carried on within. In such cases, a building would normally require some special architectural quality to justify listing;
- *Machinery:* The special interest of some sites lies in the machinery. Generally speaking, where it is the machinery that makes a building special, the loss of this will reduce its eligibility for listing;
- *Technological Innovation:* Some buildings may have been the site of the early use of important processes, techniques or factory systems (eg coke-based iron production, mechanised cotton spinning, steam power applied to pumping, etc). Technological significance may also reside in the building itself rather than the industrial process it housed, eg early fire-proofing or metal framing, virtuoso use of materials etc. The works of noteworthy wheelwrights or engineers will be of equal importance to major architects;
- *Historic Interest:* Where physical evidence of important elements of industrial history survives well, a high grade may be justified; where survival is less good, there may still be a case for designation, but judgment will be required. In some cases historical association with notable achievements may be sufficient to list: much will depend on the force of the historical claims, and the significance of the persons or products involved at the site in question;
- *Rebuilding and Repair:* In assessments for listing, a high level of reconstruction can be the basis for a decision not to list. With industrial buildings, partial rebuilding is often related to the industrial process and provides evidence for technological change that may in itself be significant enough to warrant protection: alteration can thus have a positive value.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in *Objective 6: Environment*, which summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

The Core Strategy acknowledges that 'Manchester is the original industrial city and much of its character is derived from the physical legacy of Victorian innovation. While the City is once again at the forefront of innovation, it is important that areas of special architectural or historic interest are preserved and enhanced to create a modern and distinctive City based on its proud heritage' (para 12.16).

The pressure for economic re-use (*Strategic Objective 2* stresses the requirement to increase employment opportunities and workspace provision in the City Centre) has to be balanced with that of protecting the historic importance of designated assets, as required in the over-riding national policy guidance.

Paragraph 12.21 of the Core Strategy states: 'Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals..... It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.'

Core Policy EN3 states: 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

2. Method Statement

2.1 Objectives

The principal objective of the Heritage Statement was to provide an archaeological perspective on the relative significance of N° 58 Richmond Street, and to allow an informed decision to be taken with regard to its future. This was achieved by carrying out desk-based research and a visual inspection of the building and its environs to provide an understanding of potential impact of the proposed development on the designated heritage asset and the setting of the historic environment and Whitworth Street Conservation Area.

2.2 Defining Significance

When applied to an historic building, the term ‘significance’ can be taken to have several definitions. The first is importance, suggesting that there is something about the site that is valuable, has status and should not be ignored. A site may be important because it is a rare survival, or the earliest known example of its type. It may represent a benchmark in terms of the application of technological development, or be a typical example of such sites. The level to which a site has remained intact is also an important factor in determining its value. The next is the idea of conveying meaning, implying that the site is a source of knowledge. Finally, there is the concept of a sign, that the building is symbolic, and acts as a pointer to something beyond itself. The significance of any site is to a large extent embodied in its surviving fabric, which can retain evidence for how the building developed and was adapted over time.

It is necessary to define what it is that gives significance to a building and therefore warrants protection. N° 58 Richmond Street and its immediate environs encompass layers of archaeological and historical development, which may be valued for different reasons by different people, all of which should be taken into account in determining the overall significance.

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy. A key objective in the NPPF is ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...’. The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation. In their *Conservation Principles Policies and Guidance*, Historic England has identified four areas of heritage values, which will be considered in determining the overall significance of the building (Historic England 2015):

- *Evidential*: this derives from the potential of a place to yield evidence about past human activity. This includes physical remains as the primary source of evidence and the people and cultures that made them. Significantly, where there is a lack of written records the importance of the material record increases;

- *Historical:* this originates from the ways in which past people, events and aspects of life can be connected through a place to the present. This may include illustrative value, such as its connection to an important development, such as technology, or associative value, such as the connection to an important event or person;
- *Aesthetic:* this is derived from the ways in which people draw sensory and intellectual stimulation from a place or building. These may be related to the design of a place, for example, through defensive reasons, or the informal development over time, such as the relationship of structures to their setting;
- *Communal:* this derives from the meaning of a place for the people who relate to it, this includes commemorative, symbolic, social and spiritual value. For example, some places may be important for reminding us of uncomfortable events in national history.

Within these categories, significance can be measured according to hierarchical levels; the most usual levels are:

- *Exceptional:* an asset important at the highest national or international levels, including Scheduled Monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional;
- *High:* a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional;
- *Medium:* an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation;
- *Low:* structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset;
- *Negative:* structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3. Contextual Background

3.1 Location, Topography and Land use

Richmond Street is situated in the Piccadilly area of Manchester city centre, lying parallel to Canal Street, Bloom Street and the Rochdale Canal (Plate 1). The section of Richmond Street in which N° 58 is located (centred on NGR 384296 397807) is bounded to the south-west by Princess Street and to the north-east by Sackville Street, at a height of approximately 40m above Ordnance Datum (OD). N° 58 lies on the north-western side of Richmond Street, occupying a site between two cleared plots, which form 'gap' sites along the street frontage.

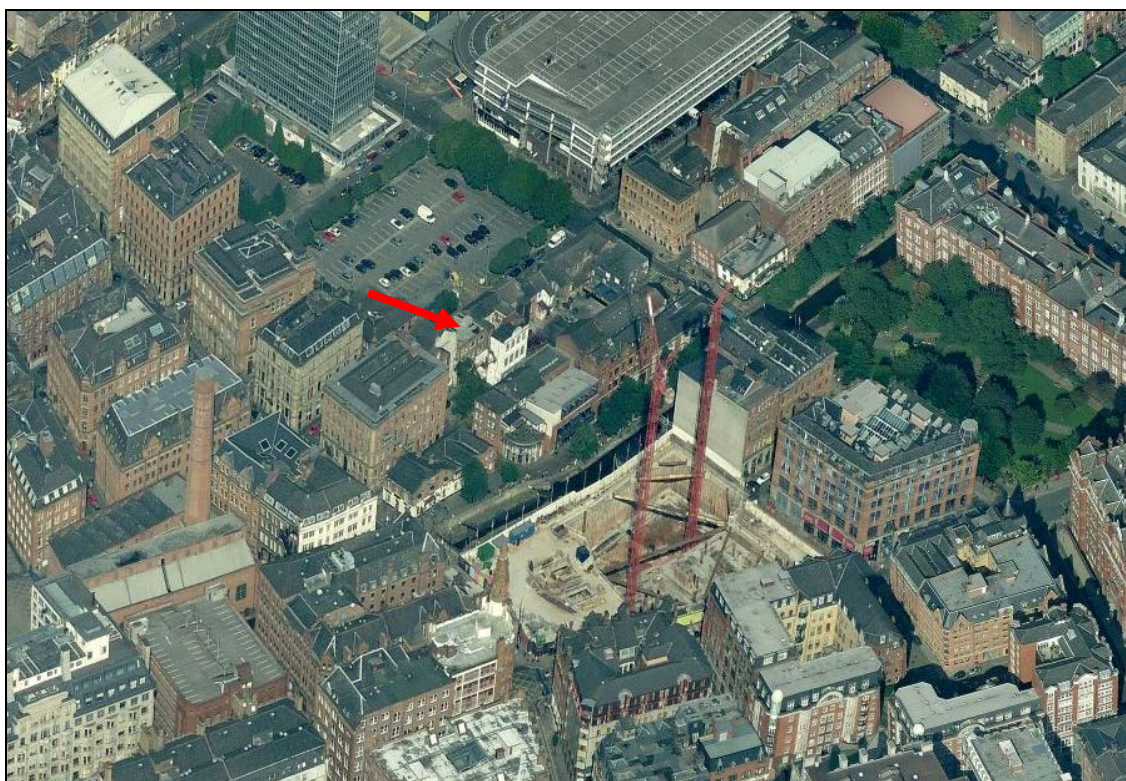


Plate 1: Aerial view across the Whitworth Street area, with arrow marking No 58 Richmond Street

The building has been vacant for several years, and whilst the exterior appears to be in fair condition, the structural frame and interior is in need of considerable repair work; there is significant damp in the basement, and the concrete beams have sustained localised spalling to reveal corroded reinforcement bars. The development proposals allow for essential remedial work to refurbish the existing listed building with a basement being part of the residential use with communal rooms on the existing footprint, and provides a storage/utility as well as a cycle room with eight bike spaces for visitors and residents and a secure one with eight spaces for residents on the ground floor. The proposals also allow for the erection of a side extension of five-storeys, with six residential units.

3.2 *The Whitworth Street Conservation Area*

The Whitworth Street Conservation Area was designated by Manchester City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to the Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the railway viaduct.

The Conservation Area contains numerous buildings that are afforded statutory protection as listed buildings in reflection of their architectural and historical importance, with a particular concentration along Princess Street (Plate 2). The oldest building in the Conservation Area is the New Union Hotel public house, which was opened in c 1800 for the benefit of the 'navvies' who constructed the Rochdale Canal, and is a simple red-brick Georgian-style building that is now rendered and painted. Across the street and canal from the New Union is Central House, Manchester's only building in the Scottish Baronial style. It is distinguished by its large corner tourelles and steeply-pitched slate roof. It was renovated in 1989 and, together with Dominion House, has been incorporated into a hotel.

One of the most distinctive buildings in the Conservation Area is Lancaster House, a Grade II* listed former textile packing and shipping warehouse that has been converted for new uses, situated on the Whitworth Street and Princess Street junction. It incorporates a distinctive corner tower with a cupola that rises in several stages above the general height of the building. Two other imposing buildings in the Conservation Area, India House and the former Refuge offices, have similarly been converted to new uses. On the site of the former Africa House, another cotton warehouse, a multi-storey car park has been designed in a manner which attempts to fit in with the character of the area. Some of the other former textile warehouses in the area have been given a new lease of life by being converted into flats in the late 20th century, thus providing more opportunity for people to live in the city centre.

The scale and height of the warehouses lend the area its most obvious physical character of a canyon-like atmosphere. The warehouses gracing Princess Street are relatively early in date, and for the most part are relatively plain and simplified developments of the Italian palazzo style. In general terms, the Whitworth Street warehouses are of a slightly later date, many incorporating a steel or reinforced concrete frame that enabled them to be built to a greater height. These later buildings also tended to abandon the use of traditional brick as a wall material, and instead favoured the then fashionable faience or glazed terracotta, which lends itself to rich decoration.

Property boundaries are characteristically marked by the actual buildings, with buildings of this period covering the entire site. Access for servicing and delivery vehicles was by means of a loading bay on the ground floor of the building, which were often protected by large, decorative iron gates extending up to the top of the opening.



Plate 2: Listed buildings in the central part of the Whitworth Street Conservation Area

3.3 *Context to the Development of the Whitworth Street Area*

During the second half of the 19th century, Manchester developed from a manufacturing centre to an international market place for the production of textile goods across Lancashire and beyond. The market grew rapidly following the introduction of steam-powered textile mills in the late 18th century, and Manchester's mercantile role became a key factor in the economic success of the region.

Textile mills in the centre of Manchester were increasingly replaced during the 19th century by specialist cloth warehouses and offices for manufacturers' agents. Many streets were widened and new thoroughfares, such as Whitworth Street, were created. The textile warehouse emerged as the characteristic building type in the Piccadilly area, with important concentrations being established in the Princess Street, Mosley Street and Whitworth Street area. These buildings were generally larger than those they replaced, and often involved the amalgamation of former plots to accommodate them. From the 1850s until the second quarter of the 20th century, commercial warehouse design continually evolved to suit the specific needs of the Manchester textile trade, providing office space, storage, make-up space, display areas and loading facilities. The buildings varied in architectural style, becoming ever more elaborate.

Significant advances in building technology were introduced during the late 19th century, which were used to good effect in new warehouse design. The adoption of steel-frame construction and reinforced concrete, for instance, allowed larger and taller buildings to be erected, while the opening of the Manchester Ship Canal in 1894 led to a demand for larger warehouses with more storage capacity and better loading arrangements.

The purpose-built commercial warehouses of the later 19th and early 20th centuries had a huge impact on the townscape. In broad terms, they were much larger than the domestic buildings they replaced, and occupied amalgamated building plots. This created the impressive scale of development evident in Portland Street, Piccadilly and Whitworth Street, and which characterises the Whitworth Street Conservation Area. In addition, there are narrow back streets, which housed smaller warehouses and workshops, many of which were also linked to the textile industry; Richmond Street falls into this category.

The section of Richmond Street between Sackville Street and Abingdon Street is lined with predominantly three-storey buildings, many being of modern date, in contrast to the character of the main thoroughfares in the Conservation Area with their large warehouses, although both streetscapes essentially create a canyon-like atmosphere.

Although Richmond Street originally served a function in providing small-scale trades and services that complemented the commercial operations in the major surrounding thoroughfares, much of the street now consists of vacant plots, exposing the backs of properties on Bloom Street.

4. N° 58 Richmond Street

4.1 Development of N° 58 Richmond Street

Richmond Street was one of a series of relatively narrow streets laid out in a grid pattern during the early 19th century, and occupied by a mixture of residential and commercial properties. The site of N° 58 Richmond Street is shown on mid-19th-century mapping to have been occupied by a row of double-depth properties, each incorporating basements, with small outshuts to the rear (Plate 3).

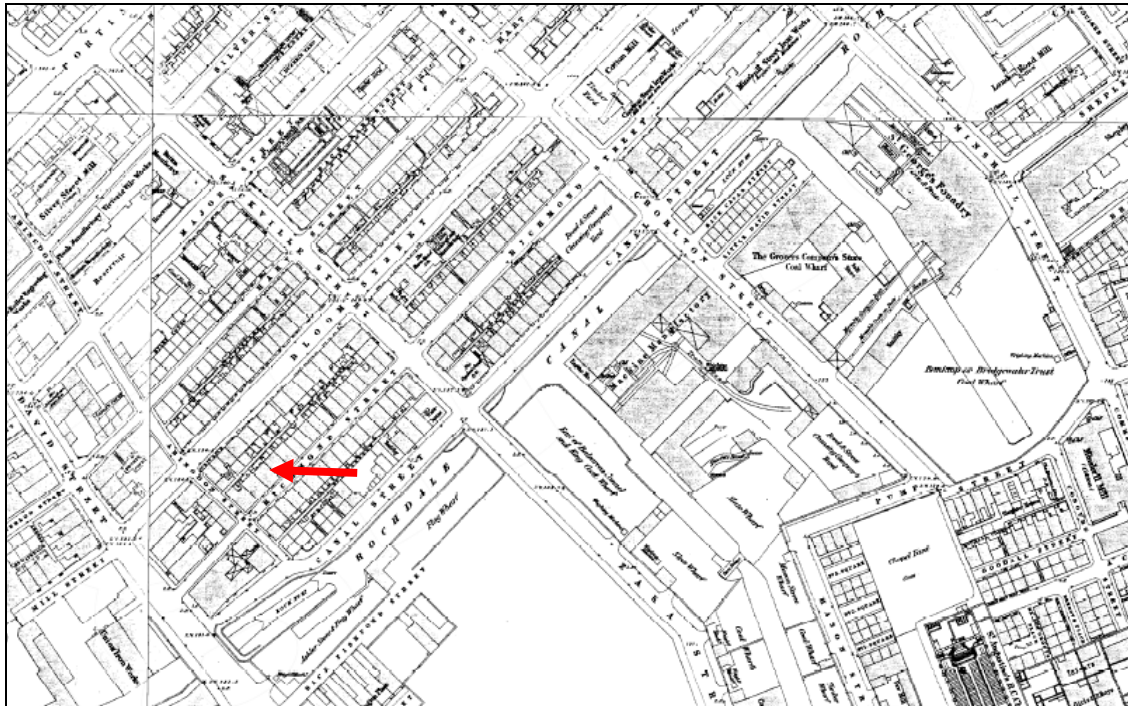


Plate 3: The Ordnance Survey map of 1850, with arrow marking the site of N° 58 Richmond Street

A similar layout is shown on the next edition of Ordnance Survey mapping, which was published in 1891 at a scale of 1:500 (Plate 4). This map captures the area on the cusp of gradual but widespread process of redevelopment, particularly along Whitworth Street, where large textile warehouses were erected following an increase in trade stimulated by the opening of the Manchester Ship Canal in 1894. The map shows the site of N° 58 Richmond Street to have still been occupied by two double-depth properties, which is confirmed by the detail provided on Goad's insurance plan of 1886. The latter plan identifies one of the properties as a shop and dwelling, and the second solely as a dwelling; both are annotated as being two-storey.

By 1911, however, these two buildings had been demolished and replaced by the present N° 58 Richmond Street, which is shown on the next editions of Ordnance Survey mapping, published in 1916 and 1922 (Plate 5). These maps indicate that the other 19th-century buildings along this section of Richmond Street remained extant into the 1920s, but were cleared subsequently; most had been demolished by 1948, and all the 19th-century properties up to Sackville Street had been cleared by 1964.



Plate 4: The Ordnance Survey map of 1891, marking the footprint of N° 58 Richmond Street



Plate 5: The Ordnance Survey map of 1922, marking the footprint of N° 58 Richmond Street

4.2 N° 58 Richmond Street

The present N° 58 Richmond Street was erected in 1911 by TE Smith & Son of Bolton, with engineers LG Mouchel and partners. It was built for the executors of Joseph Nall, and was intended to be let by floor as textile workshops. However, Anthony Bland, the first recorded tenant, occupied the entire building by 1913 for manufacturing textile boot linings (Slater 1913).

The building is three storeys in height with a basement. The front facade consists of four bays, each framed by shallow pilaster strips, the outer ones with raised panel decoration (Plate 6). At ground floor and eaves levels are moulded projecting bands, and at the top is a semi-circular upstand with the date 1911. The top-floor windows have arched heads and faux keystones, and the tall windows at both first- and second-floor levels are of steel, and probably original, but the window openings at ground-floor level have been partially infilled and timber frames inserted. The front windows in the basement are flat-headed timber casements and also appear to be replacements, whilst those to the rear have been blocked with brick. The entrance doorway has also been altered, and is surmounted by two square panels with raised timber mouldings.

A 1m wide passageway at the rear separates N° 58 from the back wall of the properties on Bloom Street (Plate 7). In order to satisfy rights of light, the rear facade of N° 58 Richmond Street slopes away from the boundary (Plate 7), limiting the floor width at second-floor level to less than 3m. The rear slope is partly glazed to illuminate the first floor (Plate 6). The side elevations are devoid of windows and architectural features, although a steel fire escape staircase is attached to the south-east elevation (Plate 7). A small car park occupies the cleared plot immediately to the south-west.



Plates 6 and 7: The exterior elevations of N° 58 Richmond Street

A significant feature of the building is its reinforced concrete construction, which comprises a reinforced concrete frame of columns and beams, with cast floor slabs and roof. The wall panels to the front and rear façades are also of concrete, tied to the structural frame with steel reinforcement. The two side walls consist of brick infill panels which, although not load-bearing, act to stiffen the frame.

The grid of concrete beams is visible throughout the interior of the building, with some beams exhibiting shuttering marks, particularly in the basement. Interestingly, one of the beams in the basement is chamfered, mimicking a timber beam (Plate 8). Localised spalling of the concrete on some of the beams has exposed corroded reinforcing bars.



Plate 8: Section of a chamfered concrete beam in the basement of N° 58 Richmond Street

The basement has a cross-corridor, formed from inserted partition walls, but otherwise the building has an open floor-plan (Plates 9-14), with the exception of a stairwell in the south-west corner that provides access from the ground- through to second-floor level. The ground floor has a slope below the rear windows, admitting light to the basement. This stairwell is almost certainly in its original position (Plates 15 and 16), and the unusual metal risers and stair framing may also be original features (Plate 17). Conversely, the stair affording access to the basement is a later insertion.

Aside from the stairwell, there are no surviving features internally that derived from the building's original use as a boot-lining workshop, and there is little evidence for loading doors and associated hoists. Nevertheless, the historic character and layout of the building survives remarkably intact, with few significant modifications, although a door has been inserted through the south-west elevation at second-floor level, providing access to the fire escape.



Plate 9: View across the ground floor, showing the windows in the front façade and the top of the inserted stair to the basement (painted blue)



Plate 10: View of the rear windows on the ground floor, with original stairwell to upper floors to the left



Plate 11: View of the front windows on the first floor, with stairwell to the left



Plate 12: View of the rear sloping roof lights on the first floor



Plate 13: View of the rear sloping roof lights on the first floor



Plate 14: View of the rear sloping roof lights on the first floor



Plates 15 and 16: The stairwell at ground- and first-floor levels, with half-stair leading to the front door



Plate 17: The metal stair frame and risers

5. The Setting

5.1 Assessing the Setting of Heritage Assets

The definition of setting used here is taken from the NPPF: 'setting is surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a 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'.

In their guidance document, *The Setting of Heritage Assets* (2015), Historic England has provided a stepped approach to the assessment of significance of setting to heritage assets. Following the initial identification of the heritage asset(s) and associated setting the following steps comprise:

- assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets. This requires consideration of the physical surroundings, including its relationship with other heritage assets, the way the asset is appreciated, and the asset's associations and patterns of use;
- assessing the effect of the proposed development on the setting, and the resulting implications for the significance of the heritage asset(s). This requires consideration of the key attributes of the proposed development in terms of its location and siting, its form and appearance, additional effects and permanence;
- maximising enhancement and minimising harm (mitigation). This may be achieved by introducing new views that add to the public experience of the asset, improving public access to, or interpretation of the asset, including its setting, or introducing a wholly new feature that adds to the public appreciation of the feature.

Once the contribution of the setting has been determined, and the potential attributes of the proposed development upon it have been identified, the contribution needs to be evaluated in order to determine the magnitude of the potential impact. This is undertaken using the definitions presented in Table 5.1, below.

5.2 Key Attributes of the Setting

Richmond Street lies in the heart of the city, within an area dominated by former textile warehouses. These immense buildings line the principal thoroughfares of Whitworth Street and Princess Street, and effectively create a 'canyon-like' atmosphere due to their height. Richmond Street similarly has a 'canyon-like' atmosphere, although this is a reflection of the narrow width of the street rather than the height of the buildings that line its edges; most of the buildings in the section between Sackville Street and Princess Street are of three storeys, although some of these are of a modern date. One of the largest and most impressive buildings lies at the junction of Richmond Street and Princess Street, although this is only four-storeys high.

Sensitivity	Contribution to Significance	Examples for settings
Very high	Very substantial	A defined setting that is contemporary with and historically and functionally linked with the heritage asset, may contain other heritage assets of international or national importance, has a very high degree of intervisibility with the asset and makes a very substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.
High	Substantial	Contemporary with and historically and functionally linked with the heritage asset, with minor alterations (in extent and/or character), has a high degree of intervisibility with the asset and which makes a substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.
Medium	Moderate	Contemporary with and/or historically and/or functionally linked with the heritage asset but with alterations which may detract from the understanding of the heritage asset, and/or with a moderate degree of intervisibility with the asset and/or which makes a moderate contribution to the significance of the heritage asset and/or a moderate contribution to the appreciation of the significance of the asset.
Low	Minor	Largely altered so that there is very little evidence of historic and/or functional links with the heritage asset, and/or with a low degree of intervisibility with the asset and/or which makes a minor contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.

Table 5.1: Definitions of Sensitivity for the Settings of Heritage Assets

Some of the historic buildings along Richmond Street retain a strong sense of their intended use as warehouses or workshops associated with the textile trades, including N° 58 Richmond Street and the Grade II listed warehouse on the opposite side of the street. This historic character, however, is balanced against a suite of modern buildings that have been erected along the southern side of the street between Sackville Street and Princess Street.

The buildings along Richmond Street are hidden from view to some degree by the tall warehouses that occupy the surrounding streets. As a result, there is little or no intervisibility between N° 58 Richmond Street and designated heritage assets on Princess Street and Whitworth Street

The historic character of Richmond Street, and therefore the setting of N° 58, is diminished to some degree by the vacant plots that line the northern side of the street, which cumulatively have a negative effect on the Whitworth Street Conservation Area.



Plates 18 and 19: Views looking south-west and north-east along Richmond Street, showing the 'gap' sites adjacent to the proposal site

6. Significance and Impact

6.1 Statement of Significance

Nº 58 Richmond Street was erected in 1911 on a principally residential street within the city centre as a workshop specialising in the manufacture of textile boot linings. The building provides an early and rare example of a complete pre-1914 reinforced-concrete frame commercial building, a significant factor in the Grade II listed designation of the building (List Entry Number 1431770). The application of this advanced construction technique to a small workshop on a minor street is unusual, particularly as the surrounding contemporary buildings were of brick construction. The detail of the concrete frame, moreover, appears to vary from other early known examples.

It is likely that the method of construction adhered to for Nº 58 Richmond Street was one of the various patented reinforced concrete systems, of which Hennebique's was the most commonly adopted in Britain in the early 20th century. François Hennebique first patented shear reinforcement to concrete beams in Britain in 1892, and had built an estimated 100 reinforced-concrete framed buildings in England by 1908. Only around 25 per cent of early concrete-framed buildings in England are thought also to have had concrete walling in preference to infill or an external skin of other materials. A comparable example of a reinforced-concrete building in Manchester, however, is provided by a warehouse on Dyche Street, which was also built in 1911 on the Coignet system. This building still survives, but has brick infill.

In other respects, the historic interest in Nº 58 Richmond Street is slight, as it relates only indirectly to the history of the Manchester textile trade, having been erected shortly before the cotton industry went into terminal decline. There are buildings of much greater significance that demonstrate the final phase of development of 'cottonopolis', including the numerous textile shipping warehouses in the Whitworth Street Conservation Area, in a more forceful and dominant manner. In addition, there are numerous smaller textile warehouses in the Northern Quarter of Manchester.

The concrete frame and associated reinforced concrete wall panels of Nº 58 Richmond Street represent a key component of the building's *historical* and *technical* significance. The *architectural* significance of the building is more limited, although the raked and glazed rear elevation that maximises light to the interior without affecting adjacent properties is of some interest. A fine example of this architectural response to rights of light legislation in a Manchester textile warehouse was embodied in York House, designed by Harry Fairhurst and erected in 1911, where the sloping façade was a notable feature of the building, although the building was demolished in 1974. The sloping façade at Nº 58 Richmond Street, however, was not exploited in this dramatic fashion and is therefore of limited interest.

The building does not contain any items of machinery, fittings or equipment from its original use (with the possible exception of the stairs leading to the upper floors), and physical evidence of original manufacturing processes, storage and distribution has largely been removed. The open-plan layout of each floor (except the basement) is a reminder of the former industrial use, but the interior is otherwise of lesser significance than the building envelope; other than the reinforced-concrete frame, the interior has little historical, technical or architectural significance.

The front elevation with the central segmental arch bearing the date '1911' at roof level is also of significance, as it imparts a strong sense of the building's early 20th-century origin as a textile-manufacturing workshop, and has a group value with the small textile warehouse of c 1860 situated on the opposite side of Richmond Street, which is similarly afforded statutory protection as a Grade II listed building (List Entry Number 1270835). This central segmental arch will be retained as part of the current proposals.

Nº 58 Richmond Street is quite prominent on the streetscape, largely due to the adjacent plots on both sides having been cleared to leave 'gap' sites along the street frontage. These vacant plots along the section of Richmond Street between Sackville Street and Abingdon Street, exposing the backs of properties on Bloom Street, make a negative contribution to the character of the Whitworth Street Conservation Area, reducing its otherwise high townscape value. This is exacerbated to a degree by the plain architecture of the side elevations of Nº 58 Richmond Street, which were not designed for display but are currently very visible across the 'gap' sites.

In summary, the special architectural and historic interest of Nº 58 Richmond Street is recognised by its Grade II Listed designation, although there is the need to assess the building in order to disaggregate what special interest it yields in heritage terms:

- The focus of the Whitworth Street Conservation Area are the numerous former textile packing and shipping warehouses, such as Lancaster House, India House, Africa House, and the former Refuge offices, all of which have been repurposed for new uses. The scale and height of these warehouses lend the area its most obvious physical character of a canyon-like atmosphere, which is also experienced to some degree along Richmond Street, despite the 'gap' sites along the street. Nº 58 Richmond Street makes some contribution to the special character of the Conservation Area as an example of a small warehouse;
- The building has some group value and contributes to the setting of the mid-19th-century small textile warehouse and workshop on the opposite side of Richmond Street (List Entry 1270835) and, to a lesser degree, 109 Princess Street, the large packing and shipping warehouse situated at the corner of Princess Street and Richmond Street (List Entry 1270914);
- Nº 58 Richmond Street retains its original plan form, together with its raked and glazed rear elevation. These attributes are of significance, together with the original fabric of the building, and particularly its concrete frame and panels;

- There are few internal features, fixtures and fittings that derive from the building's original use as a boot-lining workshop, and there is little evidence for loading doors and associated hoists. The original windows at basement and ground-floor level have been replaced, although those on the first and second floor may be original;
- The fire escape attached to the south-west elevation of the building is a later addition, and is of no historic interest, which is reflected in its exclusion from the listed building description.

6.2 *Development Proposals*

The development proposals allow for the refurbishment of N° 58 Richmond Street for residential purposes, coupled with the erection of a five-storey block against the south-west elevation. Full details of the proposals are set out in the Design & Access Statement, and the current set of plans and drawings, which should be consulted in conjunction with this Heritage Statement. In summary, however, the proposal allows for the restoration and change of use of the existing building and the erection of a side extension of five-storeys with six residential units (three on the existing footprint and three on the extension) within the vacant plot adjacent to the existing building. Delivery of the proposals will require remedial work to refurbish the existing listed building with the basement being part of the residential use with communal rooms on the existing footprint. The basement will be subject to minimum changes, and the existing stairs from the ground floor will be retained.

There are two proposed units on the ground floor, the one on the extension will have its own access located on the frontage and the existing door will provide access to the remaining five units. The original staircase will be retained, and will be the access route for the four apartments on the upper floors.

In order to maintain the historic character of the building, it is proposed that there will be three open-plan single-bedroom studios, and three two-bedroom apartments. The top floor will be recessed 2m from the front façade to reduce the visual impact from Richmond Street.

The extent of alterations to the historic fabric of the listed building is largely limited to the insertion of a new doorway between the listed building and the proposed new extension, and extensive and sympathetic repair work to the original concrete frame, which is urgently required to avert structural failure of the building. The proposals also offer a solution to returning the redundant building to long-term sustainable use, without significant alteration to its historic fabric or impact on the key components of its historic and architectural interest.

6.3 Impact Assessment

The principal impact of the proposed development derives from the height of the new five-storey apartment block, which will overshadow No 58 Richmond Street and the adjacent buildings. However, the top floor of the proposed extension will be recessed from the frontage a total of 2m to ensure it is not visible from the street, reducing its visual impact and giving the appearance of being the same height as the existing building. The visual impact on the setting of the adjacent listed buildings will thus be minimised. The new block will obscure views of the south-west elevation of the listed building, including the profile of the unusual raked and glazed rear elevation, although this will still be visible in the north-east elevation of the building.

These visual impacts need to be balanced against the benefits that are afforded to the character of the area by infilling what is currently a 'gap' site on the Richmond Street frontage. This will not only address what can be considered a negative attribute of the Whitworth Street Conservation Area, but will also enhance the 'canyon-like' historic character of Richmond Street.

It is also unlikely that the height of the new apartment block will impact on the historic setting of the streetscape beyond Richmond Street, as it will be largely obscured from view by the increased height of the buildings on the surrounding streets. As a result, there is little or no intervisibility between No 58 Richmond Street and designated heritage assets on Princess Street and Whitworth Street.

In terms of the listed building, the proposals require a new doorway to be inserted through the historic fabric in the south-west elevation to allow access between the historic structure and the new apartment block. This new aperture will be hidden from view by the proposed new block, and the impact is considered to be low.

The proposed development, and specifically the construction of the new five-storey block, will necessitate considerable earth-moving works that have potential to impact on below-ground archaeological remains on the vacant plot immediately to the south-west of No 58 Richmond Street. However, this plot was occupied previously by a double-depth property of a 19th-century date, and of a type that was frequently built across Manchester. Numerous examples of this type of building have been investigated archaeologically across Manchester, and whilst buried remains of the former cellar may survive *in-situ*, any such remains would be of little archaeological interest and would not merit further investigation.

7. Conclusion

7.1 Conclusion

The principal architectural and historic interest in No 58 Richmond Street lies in its early use of a complete reinforced concrete frame, which varies in detail from other early Hennebique frames. Similarly, the use of reinforced concrete wall panels and the application of typical stone detailing to the new material, and the raked and glazed rear elevation that maximises light without affecting adjacent properties, is of design interest. However, structural assessment of the building carried out in 2014 concluded that the building is in poor / very poor overall structural condition, created by extensive deterioration of the primary structural elements, and that the repair required to the structural elements of the building is extensive due to elevated chloride ion content in the *in-situ* concrete. The concrete infill panels, moreover, exhibit high sulphate levels and were considered to be beyond repair (Blackett-Ord Conservation Engineering 2014). The proposed development will address these issues through sympathetic repair, which will return the redundant building to long-term sustainable use without significant loss or alterations to the historic fabric.

The proposed development will impart some harm to the setting of the listed building and the character of the Whitworth Street Conservation Area, primarily through the height of the proposed new apartment block. However, this impact needs to be balanced against the benefits afforded by the refurbishment of the vacant listed building for sustainable new use, and the development of what is currently a 'gap' site on the Richmond Street frontage. It is thus concluded that the development proposals, on balance, will have a minor impact that is unlikely to constitute substantial harm the listed building or the setting of the Whitworth Street Conservation Area.

Sources

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Appendix 1: Listing Description

Former Warehouse

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Former Warehouse

List entry Number: 1431770

Location

58 Richmond Street, Manchester, M1 3WB

The listed building is shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

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

County: Great Manchester

District: Manchester

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-Jan-2016

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

A complete reinforced-concrete warehouse of 1911 by T E Smith and Son of Bolton, with engineers L G Mouchel and partners.

Reasons for Designation

58 Richmond Street, Manchester, a complete reinforced-concrete manufactory of 1911, is recommended for listing at Grade II for the following principal reasons:

- * Technological innovation: of the complete reinforced concrete frame, of which this is still an early example and which varies in detail from other early Hennebique frames;
- * Design interest: in the expression of the frame, use of reinforced concrete wall panels and the application of typical stone detailing to the new material, and for the raked and glazed rear elevation that maximises light without affecting adjacent properties;
- * Age and rarity: as a rare example of a complete surviving pre-1914 reinforced-concrete frame both in this region and nationally;
- * Group value: with the brick textile workshop opposite (NHLE 1270835) and for its contribution to the urban environment of the industrial city.

History

The building is dated 1911 and when built it was abutted to either side by residential properties, two of which it replaced. It was built for the executors of Joseph Nall and intended to be let by floor as textile workshops. Instead it was let entire; the first recorded tenant (in a 1913 street directory) is Anthony Bland, a manufacturer of boot-lining textiles who remained in occupation for many years. By 1948 (Epoch a5 First Edition National Grid map) the adjacent buildings had been demolished, leaving No. 58 with cleared land to either side; the site of No. 60 now forms a small car park to the building and the fire escape to the W is an addition. By 1962 the building was used as offices. The steel windows at first and second floor are probably original but the ground-floor window openings have been partially infilled and timber windows inserted. In the basement the front windows also appear to be replacements, while the rear windows have been bricked up. The current staircase to the upper floors appears to be a modern replacement but occupies the original position. The original staircase to the basement has been blocked and a new stair cut through the ground floor slab in the NE corner.

François Hennebique first patented shear reinforcement to concrete beams in the UK in 1892 and had built an estimated 100 reinforced-concrete framed buildings in England by 1908. 1908 saw the start of construction of the first major English building using the Kahn system from America, which was also Manchester's first important reinforced-concrete building, the YMCA (qv). Considere's system was first used in 1909 and a dozen or so buildings had by then used the Coignet system. This building appears on the list of Hennebique-Mouchel licences for 1910, although the location is given as Trafford Park. Only around 25 per cent of early concrete-framed buildings in England are thought also to have had concrete walling in preference to infill or an external skin of other materials.

Details

Warehouse of 1911, by T E Smith and Son of Bolton with engineers L G Mouchel and partners. MATERIALS: reinforced-concrete frame with ferroconcrete wall panels and roof, with rendered brick infill to the side returns.

PLAN: basement with piano-nobile and two storeys above, becoming less deep at the rear of the upper floors, and four bays wide.

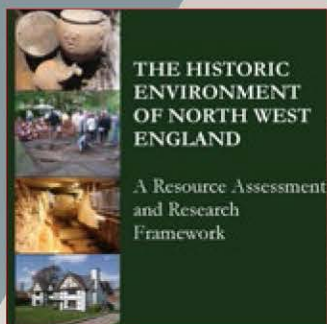
EXTERIOR: situated on the N side of Richmond Street and standing prominently in the street scene with no adjacent buildings. The S front is painted light grey and comprises a regular grid of five concrete columns treated as pilasters with plinth, first-floor band, second-floor beam, cornice and parapet. The outer columns are wider, with plaques that are hollow-angled at the corners running from first to second floor. Above ground floor all the columns are hollow-chamfered with tapering stops to each floor, and at street level each column has a very slightly larger square base. The first-floor band and cornice are both continuous cavetto mouldings, punctuated by tapering capitals to each column and (at cornice only), integrated 'keystones' to each window opening. The parapet is recessed slightly in (from left) bays 1 and 4 with a central segmental arch spanning bays 2 and 3 with the date 1911. The entrance is in bay 1, a wide, fielded door with glazed panels to the right (now boarded), a slight horizontal canopy over and semi-circular arched window opening above, now blocked with two inserted square timber windows. The other ground-floor windows are all inserted timber horizontal centre-pivot windows with infilled arches above. Steel windows at first and second floor are all 16-paned, with segmental arched heads at second floor. Ferroconcrete wall panels sit below the windows. Basement windows are flat-headed timber casements. The left and right returns (both painted) display the structural frame with rendered brick infill. From the top of the ground floor the tops of the side elevations slope upwards from the rear wall towards the front; on the left elevation, this slope meets the vertical rear wall of the second floor about 3m from the front elevation, while on the right it continues through the second floor, reaching roof level 1m from the front elevation. At the rear the basement windows are blocked and the ground floor has full-height 20-pane steel windows. The rear wall of the first floor is a sloping roof with bitumen applied, the upper half glazed between the concrete beams. At the left this continues to roof level but in the three bays to the right the second-floor rear wall is vertical with unpainted concrete frame and wall panels above and below the 8-pane windows.

INTERIOR: an exposed grid of concrete beams and ceilings showing shuttering marks, and exposed brick infill to side walls. The ground floor has a slope below the rear windows allowing the basement to borrow light. The basement has a cross-corridor but otherwise the floor-plan is open, with the exception of the stair in the SW corner.

EXCLUSIONS: Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the 20th century external fire escape is not of special architectural or historic interest.



CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



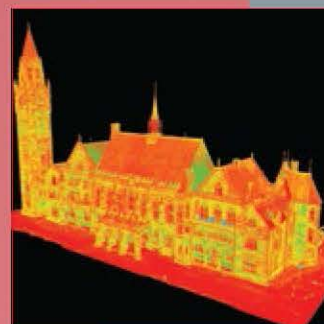
EXCAVATION



BUILDING SURVEY



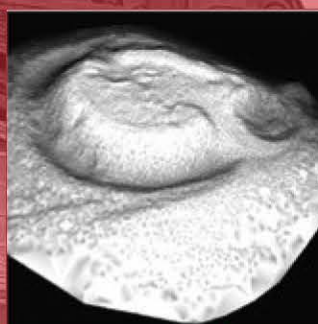
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



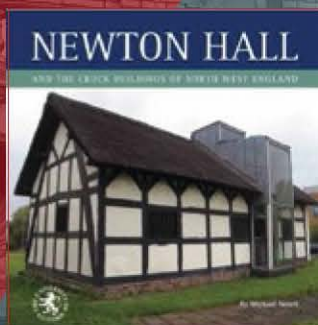
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



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