



Suites 2F and 3F, 20 St Anns Square, Manchester

Heritage Statement



WCS Project Reference: P5072

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1. Executive Summary

- 1.1 The following report provides a Heritage Statement in relation to applications for Listed Building Consent and Planning Permission for the proposed internal refurbishment and minor external alterations to Suites 2F and 3F, 20 St Anns Square, Manchester M2 7HG. The report was prepared for DTZ Investors by Williams Conservation Surveying Limited, instructed by Cushman & Wakefield.
- 1.2 No. 20 St Anns Square is listed at Grade II (as Nos. 18-20 St Anns Square) and is located within the St Anns Square Conservation Area. The building directly adjoins two properties which are also listed at Grade II, No. 16 St Anns Square to the north and No. 22 St Anns Square to the south.
- 1.3 The site was first built upon during the early 18th century, as St Anns Square was laid out. The early development of the area comprised private terraced houses with individual gardens, often arranged around shared courtyards. Adshead's Map of 1851 shows that by the mid-19th century this early pattern of development had been superseded by more substantial commercial buildings to the rear of the original town house, itself likely to have been re-built by this date. These buildings are visible in more detail in Goad's Insurance Plan of 1886 which records the site as being in use by Binyons Coffee and Tea merchants.
- 1.4 The building now occupying the site comprises the surviving town house, which is likely to date from the early 19th century in consideration of the Greek Revival detailing visible to the façade. Behind this, there are two separate warehouse buildings which are only linked to the town house by use of its communal central stair. Suites 2F and 3F occupy floor plates spread across two separate warehouses which comprise a mid-19th century building visible on Goad's map as a "Grocery store and offices" and a significantly later display warehouse of early 20th century date, built using an early steel or reinforced concrete frame structure.
- 1.5 Suites 2F and 3F, the parts of the building affected by the proposals, have been subject to a significance assessment within the Heritage Statement which considers the "heritage significance" of the building as defined within the National Planning Practice Guidance (NPPG). This assessment has concluded that the existing interiors of Suites 2F and 3F are of low heritage significance and that they make a limited contribution to the special interest of the wider St Anns Square Conservation Area.
- 1.6 The proposals comprise the refurbishment of the interior of the existing office suites, alongside replacement of windows and flat roof coverings to Suite 3F (only). Following assessment on site and within the Heritage Statement the proposals are considered to incur "less than substantial harm" within the terminology of the National Planning Policy Framework (NPPF).
- 1.7 It is considered, however, that there are demonstrable heritage and economic benefits to the scheme including bringing this part of the building into suitable economic use and ensuring its ongoing maintenance. As such, the proposals are deemed to comply with relevant Planning policies and particularly with the requirements of the NPPF.

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2. Introduction, Scope and Methodology

- 2.1 In May 2023, Williams Conservation Surveying Limited (WCS) were commissioned by DTZ Investors, instructed by Cushman and Wakefield, to complete a Listed Building Soft Strip Report for Suite 3F (only), and subsequently the present Heritage Statement which is to accompany an application for Listed Building Consent and Planning Permission for refurbishment works proposed to both the second and third floor Suites 2F and 3F of No. 20 Anns Square Manchester City Centre, M2 7HG.
- 2.2 The Listed Building Soft Strip Report was dated 8th September 2023, reference P5072. The Soft Strip Report identified modern additions to Suite 3F (only) which could be removed without the requirement for Listed Building Consent. These works were completed during 2023 with the approval of Manchester City Council acting in their capacity as Local Planning Authority.
- 2.3 Fieldwork for the present Heritage Statement, following completion of the soft strip works, was carried out on site on 24th January 2024, using photography with an iPhone 5s front camera and note taking. Good access was available to all areas of the third floor Suite 3F, to the communal staircase, to the front (east) elevation facing King Street, and to the rear (west) elevation facing Barton Square. The weather at the time of the fieldwork was cold, dry and overcast.
- 2.4 Additional fieldwork was undertaken to the second floor Suite 2F on Monday 29th April 2024, as before using photography with an iPhone 5s front camera and note taking. Good access was available to all areas of the second floor Suite 2F.
- 2.5 **Fieldwork limitations:** The location and configuration of the site and surrounding buildings prevents clear views from being obtained of the rear (west) elevation of the building facing Barton Square. In addition, in light of the scope of the instruction (concerning Suites 2F and 3F only) and the existence of multiple separate tenancies within the building, access was not available to all of the interiors of the building. Accordingly, Suites 2F and 3F only were accessed for the purposes of fieldwork. The NPPF emphasises the importance of proportionality in the completion of Heritage Statements, and this is reflected in the scope of the fieldwork which has been limited to the relatively small area of the building which would be affected by the proposed works.
- 2.6 The fieldwork was supplemented by archival research at Manchester City Archives, and the use of appropriate, verified online sources including Ordnance Survey map viewing software, the Historic England archive, British Library online mapping, the Britain from Above online archive of aerial photography, and the University of Manchester special collections online map collection.
- 2.7 The Heritage Statement which has been prepared in accordance with the requirements of the National Planning Policy Framework (2023) and Historic England's guidance note *Statements of Heritage Significance* (2019). The purpose of the Heritage Statement is to accompany applications for Planning Permission and Listed Building Consent for works to refurbish the second and third floor suites. In particular, the report intends to provide proportionate information detailing the historic development and current heritage significance of the building and to demonstrate either that the proposed works will not have an adverse impact upon that significance, or that any such impact is accompanied by suitable heritage and economic benefits.

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3. Site location and relevant statutory designations

The statutory list entry for No. 20 St Anns Square is provided at Appendix 1 below.

The location and statutory designations plan is provided at Appendix 2 below.

Site location and boundaries

- 3.1 No. 20 St Anns Square is located at Grid Reference SJ 83775 98413 in Manchester City Centre. The site is a single restaurant unit with three floors of offices above, now largely in use as a range of private healthcare provision, and further suites to the rear, the rear second and third floor suites being the subject of the present report and applications. The site forms an irregular “L” shape with the suites to the rear forming a largely separate building served by the communal stairwell of the front suites. As discussed within the Historic Development section below, this reflects the separate development of the two parts of the building.
- 3.2 The site of No. 20 St Anns Square is bounded by St Anns Square (a pedestrianised street) to the east, by Barton Square to the west, by No. 16 St Anns Square to the north, and by No. 22 St Anns Square to the south. The rear portion of No. 20 St Anns Square encloses a small lightwell to the south, serving both No. 20 and No. 22 St Anns Square. To the north, a further courtyard lightwell directly accessible from Barton Square serves the north elevation of the rear of No. 20 St Anns Square, and the rear (west) elevation of No. 16 St Anns Square.

Statutory Designations applicable to the site

- 3.3 The site is affected by several relevant statutory designations. The site is listed at Grade II as Nos. 18 and 20 St Anns Square, National Heritage List entry reference 1247614. As a result, both internal and external works affecting the special architectural and historic interest of the building require Listed Building Consent under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1991.
- 3.4 It should be noted in respect of the listing that the list entry only discusses the early 19th century town house visible from St Anns Square, and notes that neither the rear of the building nor its interior were inspected during the initial listing assessment. As such, it may reasonably be presumed that the listing process did not include an assessment of the two commercial buildings to the rear of the site with which the current report is concerned. These structures, whilst attached to the town house at No. 20 St Anns Square and forming part of the same ownership, are considerably later in date and have little architectural relationship to the original town house.
- 3.5 The building forms part of the St Ann’s Square Conservation Area as designated by Manchester City Council. Conservation Area designation typically removes Permitted Development Rights for a range of minor external works which would not usually require Planning Permission. As a result, Planning Permission is required for external works to the building, with the effect upon the special character of the Conservation Area being the primary consideration in determining the outcome of the application.
- 3.6 The buildings immediately adjoining the site to the north-west and south, Nos. 16 St Anns Square and 22 St Anns Square, respectively, are also listed at Grade II. The National Heritage List entry numbers for Nos. 16 and 22 St Anns Square are 1270795 and 1247615, respectively. Due to the proximity of the adjoining Listed Buildings, any external works to Nos. 18-20 St Anns Square have

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the potential to affect the visual setting of the two adjacent Listed Buildings at Nos. 16 and 22 St Anns Square.

4. Historic Development

Historic maps referenced within this section are provided at Appendix 3 below.

Historic and aerial photography is provided at Appendix 4 below.

- 4.1 King Street was laid out in the early 18th century, part of a southward extension of the town centre prompted by the consecration of St Ann's Church in 1711 and subsequently the completion of St Ann's Square in 1720, formerly the area used for "Acres Fair" during the late medieval period. Early mapping of the area, notably an untitled map of Manchester and Salford dating to 1750 and held at Manchester City Archives, shows streets of terraced housing laid out spaciously with individual gardens to the rear set around quadrangles of open land.
- 4.2 The map of 1750 shows an early town house on the site of No. 20 St Anns Square, with an individual rear garden. On the street to the rear, later known as Back Square and subsequently Barton Square, a series of individual town houses with gardens can be seen at this date, forming a crescent which turns inwards from Back Square towards St Anns Square. This layout is no longer visible today, however it appears from later mapping that the form of the crescent of houses contributed to the subsequent layout of the open courtyard areas in the area between Back Square (later Barton Square) and St Anns Square.
- 4.3 William Green's Plan of Manchester and Salford of 1794 shows considerable change had taken place in the area around King Street and St Ann's Square by the late 18th century. Whilst the pattern of terraced houses remained visible, extensive infilling had taken place to the rear of the buildings, with many of the plots becoming entirely occupied by extensions, additions, and new properties, with few private gardens remaining. To the south of the site, St Ann's Church (1709 – 1712) can be seen more clearly than in the previous map.
- 4.4 The map of 1794 no longer showed the courtyard arrangement of buildings, including the subject site, which was visible in the map of 1750, and the buildings appear to have been rebuilt as a series of terraces. At this time, No. 20 St Anns Square took the form of a typical terraced house with a rear outshut, and a small rear yard. It is possible that elements of this period of building survive, however the façade facing St Ann's Square dates to the early 19th century as identified within the building listing and evidenced by its Greek Revival scheme of decoration.
- 4.5 The later 19th century saw substantial change within the building plots lining the street, although the overall layout remained unchanged and relatively modest in scale. Contemporary maps such as Adshead's plan of 1851 show numerous extensions to the rear of the original buildings and the demand for space causing the removal of the individual gardens set out in the 18th century. Many plots were re-built throughout with new commercial buildings on a larger scale.
- 4.6 Adshead's plan shows extensive re-building across the site and suggests that by the mid-19th century the site had been developed with a series of new larger buildings accessed from Barton Square, whilst the original town house facing St Anns Square remained in-situ. The boundaries between the plots developed around St Anns Square and those accessed from Barton Square do not align on this map, a position which remains at the time of writing, suggesting that the two

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streets developed largely independently albeit the buildings occupying the site are now connected internally.

- 4.7 Contemporary Ordnance Survey mapping of c. 1850, within the early Ordnance Survey Town Plan series, provides additional detail as to the layout of No. 20 St Anns Square at this time. As shown in Adshead's plan, the plots accessed from St Anns Square do not align with those accessed from Barton Square. Within the surrounding area, the OS Town Plan map provides a high level of detail of the surrounding buildings including the interior layout of St Anne's Church.
- 4.8 An undated later 19th century edition of the Ordnance Survey town plan series shows the building on the rear of the site facing Barton Square had been reconstructed or extended in order to occupy all of the available land on the plot, in its modern configuration, however the exact date at which this occurred remains unclear.
- 4.9 Nos. 18-20 St Anns Square had a long association with the Thomas and Edward Binyon wholesale tea and coffee merchants during the mid-19th century. An early reference to the company is found within Pigot & Dean's Directory of Manchester of 1821, which records Thomas Binyon operating from No. 15 St Anns Square.
- 4.10 By the time of Pigot & Slater's Directory of Manchester of 1841, Thomas Binyon was trading as "Binyons & Hunter" and was operating from 18 St Anns Square. Whellan and Company's Directory of 1853 gives further details of the fully developed company, which was described as "Binyons Robinson & Co., Wholesale tea and coffee merchants, 18 St Ann's Sq., 3 Piccadilly, 57 Oldham St. & 216 Deansgate". Thomas Binyon retired in 1861 and died in 1868, however the company name continued for several years beyond this date.
- 4.11 Chas. E. Goad's insurance plan of Manchester of 1886 show Nos. 18-20 St Anns Square in extensive detail and shows the building fully occupied by "Binyons, Robinson & Co. Tea & Coffee Merchants". The north-western portion of the site adjacent to Barton Square is identified as being in use as a "grocery store" with "offices etc." above. Further details include a hoist which was located on the Barton Street elevation of the building and a depiction within the map of a "coffee roaster" with an associated 12 horse power engine and chimney. None of these details survive within the existing building.
- 4.12 Evidence gathered on site (refer to Section 5 below) suggests that the rear portion of the building was largely demolished during the early 20th century, with only the former Grocery and offices remaining to the north-west of the site. The majority of the rear portion of the site was then redeveloped with a substantial early 20th century display warehouse with an early steel or reinforced concrete frame structure and vitrified white brickwork typical of the period.
- 4.13 During the 20th century, surviving industrial and wholesale uses left the area, and St Anns Square became a centre of retail activity alongside nearby King Street to the south. By the mid- to late-20th century the area had declined significantly in common with large parts of central Manchester. The area has subsequently revived, led by an increase in the development of higher quality shopping outlets developing on King Street.

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5. Building description and setting

Photographs of conditions referred to within this Section are provided within Appendix 5 below.

Significance and Phasing Plans of the affected suites (only) identifying the features of historic interest referenced within the text are provided within Appendix 6 below.

No. 20 St Anns Square: Exterior

- 5.1 The exterior of the section of the building containing second and third floor Suites 2F and 3F addresses Barton Square and has no architectural relationship with the early 19th century townhouse which faces St Anns Square beyond use of the shared communal staircase within the older part of the structure.
- 5.2 The Barton Square elevation of the structure presents as two separate buildings, apparently former warehouses and offices. There are four bays facing Barton Square, of which the northernmost bay is a narrow building of mid- to late- 19th century date with a rendered façade and classical detailing including extensive one-over-one timber framed sash windows.
- 5.3 This corresponds with the northern part of Suites 2F and 3F beyond the retained spine wall, and is the oldest part of the structure. This part of the building was referred to as a “Grocery Store and offices ” on the Goad plan of 1886. The hipped roof of this building can clearly be seen within the aerial view of the site.
- 5.4 The three bays facing Barton Square to the south correspond to the southern portion of Suites 2F and 3F and form a significantly later display warehouse likely to be of early 20th century date. The building appears to be of an early steel or reinforced concrete frame construction, with the frame expressed externally both in the bays facing Barton Square and internally where the walls are visible facing the lightwell to the south of the site.
- 5.5 Infill panels are of a highly fired vitrified white brick, laid in English Garden Wall bond with three rows of stretchers to every one row of headers. This indicates a solid wall construction and would suggest what whilst the building post-dates the Goad plan of 1886 it is unlikely to be any later than c. 1914, after which date cavity construction within masonry walls was virtually universal.
- 5.6 The more modern of the two former commercial buildings has extensive glazing indicating an early 20th century date, and some modest streamlined classical decoration on the main elevation facing Barton Square. This elevation is also distinguished with decorative brickwork, a buff brown brick alternating with the plain white bricks seen elsewhere to produce a chequerboard pattern, a device known as structural polychromy.

Suite 3F, No. 20 St Anns Square: Interior

- 5.7 Internally, following the authorised programme of soft strip works carried out in 2023, Suite 3F comprises two open floor plans corresponding with the narrow single bay mid-19th century former grocers to the north and the three bays of the late 19th century or early 20th century reinforced concrete framed display warehouse to the south.
- 5.8 Within the older portion of the building to the north, a small number of traditional features survive including a single timber framed roof light (now covered above with later roof coverings),

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sections of lath and plaster ceilings, traditionally cut timber ceiling joists with decorative chamfer and stop details, and a single chimney breast. There are no other historic features of note within the floor plate affected by the application.

- 5.9 Within the more modern section of the building to the south, there is a series of three cast iron columns and three chimneybreasts survive in situ. Original skirtings also survive at floor level. Within the ceiling, there are three original timber framed roof lights within the sloping sections of the Mansard roofs which have been covered during a later programme of re-roofing. A further, central skylight within the flat roof appears to be of significantly later date and has also been filled during subsequent re-roofing works.
- 5.10 Windows generally within Suite 3F are modern replacements of no particular historic interest.

Suite 2F, No. 20 St Anns Square: Interior

- 5.11 Suite 2F follows a similar floor plan to Suite 3F above, and whilst a soft strip exercise has not been completed to this level, the historic floor plan and several original features may be readily seen and understood.
- 5.12 As before, three masonry chimneybreasts survive to the southern section of the floor plan, corresponding with those seen above within Suite 3F. A series of three cast iron columns is also present corresponding with those above, although in the case of Suite 2F the columns remain enclosed at present. To the external west elevation wall facing Barton Square, within the early 20th century southern portion of the floor plan, there is evidence of an enclosed structural arrangement which is likely to comprise an early steel or reinforced concrete frame.
- 5.13 There is some limited survival of original timber skirtings, and timber floorboards are also visible in a single location within the boiler cupboard. At ceiling level within the older 19th century northern portion of the floor plan, original lath and plaster ceilings and decorative plaster cornices may be seen behind the modern suspended ceilings where panels have been removed. A single original internal timber door frame and surround survives to the door between the southern and northern portions of the floor plate.
- 5.14 Several original timber sliding sash windows survive within Suite 2F. These include two original one over one vertical timber sliding sash windows to the entrance corridor from the main stairwell of 20 St Anns Square. These have original sash catch ironmongery and appear to be of mid-19th century date.
- 5.15 To the older 19th century northern portion of the floor plan, all of the original timber sliding sash windows survive. Although larger in size, these windows follow the pattern established within the access corridor of one over one sashes and have matching ironmongery. The windows have original decorative timber surrounds which project slightly from the wall. The sole exception to the window typology in this area is the two windows serving the male WCs which are the only windows to have horns, suggesting that these are slightly later 19th century replacements.
- 5.16 Other windows within Suite 2F, to the southern part of the floor plan corresponding with the early 20th century warehouse, are modern replacements of no particular historic interest.

The wider setting and St Ann's Square Conservation Area

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- 5.17 The rear of No. 20 St Anns Square falls within the St Anns Square Conservation Area. This part of the conservation area centres on the secondary thoroughfare of Barton Square, formerly Back Square. Barton Square is characterised by later 19th and 20th century commercial buildings, typically the secondary rear elevations of blocks facing Deansgate to the west or St Anns Square to the east. At the northern termination of Barton Square is Barton Arcade, a Grade II* listed covered shopping arcade dated to 1871 which connects Barton Square with Deansgate.

6. Significance assessment

Methodology

- 6.1 The Glossary to the National Planning Policy Framework (NPPF) 2012 (last updated 2023) defines significance in a heritage or historic environment context as follows:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.

- 6.2 Additional detail is provided in relation to the NPPF definition of significance by the National Planning Practice Guidance (NPPG) at Paragraph 006 of the Historic Environment section. This makes the following observations in relation to each category of potential heritage significance:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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 skill, 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.

- 6.3 Taking into consideration this guidance from the NPPF and NPPG, this section of the present report assesses the significance of each of the designated heritage assets (in this instance, two former office units within a listed building which itself forms part of a conservation area) identified. This assessment of significance informs a corresponding review of the impact of the proposed refurbishment of Suites 2F and 3F, No. 20 St Anns Square within Section 7 below, and subsequently the heritage planning policy discussion set out in Section 8.
- 6.4 There is no formally prescribed structure for assessments of heritage significance. The following assessments are based upon the international ICOMOS guidance for assessment of heritage significance of sites. In respect of each area of potential interest, the site is considered to be either “high”, “medium”, or “low” significance, or if appropriate “no significance” or “detrimental significance”. It should be noted that any such assessment carries an element of subjectivity and relies upon both professional and aesthetic judgement.

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- 6.5 Where proposed works could affect other designated heritage assets, typically a conservation area which includes the subject building, or alternatively a separate listed building or other heritage asset the visual setting of which includes the subject building, this wider impact is also taken into consideration. As before, although there is no prescribed methodology for this type of assessment, typically the existing subject building is described as being a “positive”, “negative” or “neutral” contributor to the character of the conservation area, or to “enhance” or “detract” from the visual setting of a nearby Listed Building or other designated heritage asset.

Significance Assessment

- 6.6 Assessing Suites 2F and 3F, No. 20 St Anns Square in isolation these sections of the building are considered to be of *low archaeological interest* as it is unlikely that any works to the unit could reveal archaeological or other evidential evidence regarding building technologies or other former human activity beyond that which is already evident from the present assessment.
- 6.7 In light of the modest level of surviving internal decorative detail including cast iron columns, lath and plaster ceilings, plaster cornices, timber framed skylights, and timber framed sliding sash windows, Suites 2F and 3F, No. 20 St Anns Square are considered to be of *medium – low architectural and artistic interest*.
- 6.8 These parts of No. 20 St Anns Square is not known to be associated with any specific notable past lives or events, although they have a general interest in respect of the commercial development of the St Anns Square and Barton Square areas in the later 19th century, including the development of the coffee and tea trade, and they are therefore considered to be of *low historic interest*.
- 6.9 In light of the above assessment and commentary, Suites 2F and 3F No. 20 St Anns Square are considered to be of *low heritage significance* overall.

7. Impact assessment

Methodology

- 7.1 In order to inform the following policy discussion of the proposals, a concise impact assessment summarising the effect of the proposals upon the listed building and the conservation area is required. In common with significance assessments for the historic environment, there is no set methodology for completing this exercise, and in this instance, guidance has been taken from the international standards for assessing heritage impacts provided by ICOMOS (the International Council on Monuments and Sites).
- 7.2 In each case the impact of the proposals upon the designated heritage asset (typically, the listed building or conservation area) is determined as one of the following: major adverse; moderate adverse; minor adverse; negligible adverse; neutral; negligible beneficial; minor beneficial; moderate beneficial; major beneficial.
- 7.3 The assessment then provides a view as to whether, within the terminology of the NPPF, the identified impact amounts to “substantial harm” to the significance of the affected listed buildings. Finally, any heritage benefits of the scheme are noted which may be utilised as part of

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the balancing process required by the NPPF. The impact assessment should be read alongside the submitted planning stage proposal drawings from Cushman & Wakefield.

The proposals

7.4 The proposals are set out in detail in the accompanying planning stage drawings and the Planning Statement provided by Cushman and Wakefield. This impact assessment should therefore be read alongside the Planning Statement and the drawings. The annotated aerial photograph at Appendix 4 of the present report should also be referenced alongside this section.

7.5 In summary, for the purposes of this assessment, the proposals comprise the refurbishment of the second floor (Suite 2F) and third floor (Suite 3F) suites for proposed office use. This includes the following key items of work:

- Replacement of flat roof coverings (only) above Suite 3F (Roofs 4 and 5 within the annotated aerial photograph in Appendix 4 below)
- Replacement of windows to Suite 3F (only) using the Alitherm window system
- Removal of 20th century roof light within centre of flat roof to Suite 3F (Roof 4 in the aerial photograph)
- Retention and covering of skylights within Mansard roof (southern edge of Roof 4 in the aerial photograph) and pitched roof (Roof 3 within the aerial photograph) to Suite 3F
- Provision of new suspended ceilings throughout, with original lath and plaster and cornices stabilised and retained above new ceilings
- Plastering and repair to retained original internal walls using Conserv hydraulic lime plaster
- Provision of new structural openings within masonry walls as detailed in the application drawings
- Provision of dry lining to external walls of Suite 3F (only) below window cill level to facilitate service runs
- Installation of new internal doors
- Provision for kitchenette facilities
- Installation of new toilet facilities
- Redecoration internally using Dulux Heritage paint scheme

7.6 The proposed new external windows to the third floor Suite 3F (only) would comprise Alitherm Heritage aluminium framed windows as per the data sheet submitted within the application pack. Installation of the new windows will provide necessary improvements to thermal performance of the office space with a suitable design aesthetic. The surviving sash windows to Suite 2F would be retained throughout.

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- 7.7 The refurbishment would include retention of the existing cast iron columns identified as being important contributors to the character of the interior. Surviving lath and plaster ceilings would be stabilised and retained behind newly installed suspended ceilings to conceal services.
- 7.8 Existing timber framed skylight openings within the Mansard roof (southern edge of Roof 4) and the pitched roof (Roof 3) of Suite 3F would be retained but enclosed behind plasterboard ceilings in order to prevent overheating within the newly refurbished accommodation. The later 20th century flat skylight at the centre of the ceiling within the southern flat roofed portion of Suite 3F (Roof 4) would be removed.
- 7.9 For the avoidance of doubt, the flat roof coverings to the southern section of Suite 3F (Roofs 4 and 5) would be replaced however the traditional pitched roof coverings to the northern section (Roof 3) would be retained in their existing condition.

Impact assessment

- 7.10 It is considered that the proposals would have a *minor adverse* impact upon the significance of the existing Grade II listed building as a small number of original features (notably, the original skylights to the Mansard roof and pitched roofs of Suite 3F) would be concealed in order to facilitate the refurbishment works and other original features (notably lath and plaster ceilings) would be stabilised and then concealed.
- 7.11 It is considered that the proposals would have a demonstrably *neutral* impact upon the significance of the wider St Anns Square conservation area and a *neutral* impact upon the setting of the two adjacent Grade II listed buildings at Nos. 16 and 22 St Anns Square.

Heritage benefits

- 7.12 The proposals would incur a number of clear heritage benefits including the retention and conservation of the existing cast iron columns and sash windows within the units which are considered to make the most notable contribution to the special interest of this part of the listed building. The proposals would, in addition, have the wider public and heritage benefit of contributing to the ongoing vitality of the St Ann's Conservation Area and in particular the economic reuse of this part of the building, contributing to maintenance of the wider listed building.

8. Heritage planning policy discussion

- 8.1 As noted above, No. 20 St Anns Square is listed at Grade II. In addition, it forms part of the St Ann's Square Conservation Area as designated by Manchester City Council and forms part of the visual setting of the adjacent Nos. 16 and 22 St Anns Square, which are also Grade II listed. As such, the City Council in its role as Local Planning Authority is obliged to control any works to the listed building which might affect its special character through requiring owners to apply for Listed Building Consent for the works under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.2 The 1990 Act also imposes a requirement upon Local Planning Authorities to the effect that, in respect of conservation areas, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." This obligation applies to all functions of

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the Local Planning Authority in the course of its operations under the Planning Acts, and hence to its determination of any applications for Planning Permission within a conservation area.

- 8.3 In practice, this requires the Local Planning Authority to consider the character of the conservation area when determining an application and to make use of such opportunities to “preserve or enhance” the area. In this instance, the conservation area status of the building and the wider area allows the Local Planning Authority to manage the traditional character of St Anns Square as a principal shopping street.
- 8.4 The implementation of the 1990 Act is now guided primarily by the National Planning Policy Framework (NPPF) 2023. In respect of the historic environment, the NPPF provides guidance in Section 16. As in this instance where “less than substantial harm” has been identified as being the result of the proposed works, Section 192 is of particular relevance as follows:

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 viability; and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness.*

- 8.5 In this instance, it is considered that the proposed refurbishment of No. 20 St Anns Square would accord with these aspirations and as a result that in heritage terms the proposals accord with the policy intentions of the NPPF.

9. Conclusions

- 9.1 No. 20 St Anns Square is a Grade II listed building comprising the fragmentary remains of an early 19th century town house facing St Anns Square with substantial and much later 19th century and early 20th century office and warehousing additions to the rear, facing Barton Square. The building also falls within the St Anns Square Conservation Area as designated by Manchester City Council, and is a part of the visual setting of the adjacent Nos. 16 and 22 St Anns Square, both of which are also separately Grade II listed. The present report and applications concern the second and third floor Suites 2F and 3F within the building.
- 9.2 The rear portion of the building was redeveloped during the mid- to late- 19th century, with the mapping evidence and site survey evidence suggesting that the northernmost bay of the building containing Suites 2F and 3F corresponds with the “Grocery store and offices” visible on Chas. E. Goad’s Insurance Plan of Manchester of 1886. The three southern bays of the structure are formed of a significantly later building, comprising an early 20th century warehouse with a form of early steel or reinforced concrete frame structure visible. Throughout the later 19th century, the site was associated with Binyon’s coffee and tea merchants.
- 9.3 The third floor Suite 3F now contains a modest number of retained items of historic interest, notably original cast iron columns, lath and plaster ceilings and timber framed skylights. These

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features are now (2024) visible following an authorised programme of soft strip works to Suite 3F to remove modern accretions from this part of the building during 2023.

- 9.4 The second floor Suite 2F contains a similar range of original features including chimneybreasts, cast iron columns, lath and plaster ceilings and decorative cornices, and a single original timber door frame and surround. In addition, Suite 2F contains a good surviving set of original mid-19th century timber framed sliding sash windows with two later 19th century replacements.
- 9.5 Suites 2F and 3F, 20 St Anns Square as they are presently configured have been subject to a significance assessment as required by the NPPF and NPPG, which has concluded that they are of low heritage significance, that they are a neutral contributor to the special character of the wider St Ann's Conservation Area, and that they are a neutral contributor to the visual setting of the adjacent listed buildings at Nos. 16 and 22 St Anns Square.
- 9.6 The proposals comprise the internal refurbishment of the second and third floor Suites 2F and 3F including the retention and conservation of the original cast iron columns. For reasons of thermal comfort and to prevent overheating, it is proposed to retain but conceal the existing roof lights to the Mansard roof and pitched roofs of Suite 3F, and to remove entirely the 20th century skylight to the centre of the flat roof of Suite 3F. Friable lath and plaster ceilings will also be retained but will be concealed behind new suspended ceilings to allow for M&E services to run within the void created. As such, the proposals are considered to incur "less than substantial harm" within the terminology of the NPPF.
- 9.7 The proposals provide a range of heritage and public benefits including the retention and conservation of the remaining original cast iron columns internally. More widely, the proposed refurbishment would contribute to the ongoing, appropriate, use and vitality of St Ann's Square Conservation Area as a central business and shopping area.
- 9.8 As such, it is considered that the proposals accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with the guidance provided by the NPPF, notably at Section 192, in that the proposals will utilise a heritage asset to make a positive contribution both to economic vitality and to local character and distinctiveness.

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10. Key Sources

Britain from Above (2024): www.britainfromabove.org

British Library online collections (2020) retained on Wikimedia Commons (2024): *Goad's Insurance Plans*

Clenshaw, J. (1994) *Retail Detail: Historic Shopfront Designs*

Hartwell, C., Archer, J.H.G., Holder, J. (2002) *Pevsner Architectural Guides: Manchester*. Yale, New Haven & London

Historic England (2017) *Listing Selection Guide: Commerce and Exchange Buildings*

Historic England (2019) *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

HM Land Registry, Fylde Office: Title Number GM771868

Pigot & Dean's Directory of Manchester and Salford (1821)

Pigot & Slater's Directory of Manchester and Salford (1841)

Planning (Listed Buildings and Conservation Areas) Act 1990:
<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Manchester Archives and Local Studies: www.manchester.gov.uk/info/448/archives_and_local_history

Manchester City Council: manchester.gov.uk/info/511/conservation_areas

Manchester Group of the Victorian Society: manchestervictorianarchitects.org.uk

National Heritage List: <https://historicengland.org.uk/listing/the-list/>

University of Manchester Special Collections online: <https://www.library.manchester.ac.uk/special-collections/>

Whellan's Directory of Manchester & Salford (1853)

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Appendix 1: Statutory List Entry

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1247614

Date first listed: 02-Oct-1974

Date of most recent amendment: 05-Jun-1994

List Entry Name: Nos. 18 AND 20, ST ANNS SQUARE

Statutory Address 1: 18 AND 20, ST ANNS SQUARE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building. For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: 18 AND 20, ST ANNS SQUARE

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

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 83775 98413

Details

This list entry was subject to a Minor Amendment on 10/09/2012

SJ8398SE, 698-1/27/390, 03/10/74

MANCHESTER, ST ANN'S SQUARE, (West side), Nos.18 and 20

(Formerly listed as No.18 Ronnie's Coffee Bar)

(Formerly Listed as ST ANN'S SQUARE (West side) No.18 Kardomah Restaurant)

GV II

Town house, now restaurant. Probably later C18, remodelled in C19, and subsequently altered. Painted stucco on brick. Rectangular plan plus back extensions, at right-angles to street. Four storeys, 4 windows, symmetrical; C20 restaurant at ground floor. 1st floor has windows with shouldered architraves and altered glazing, and a moulded plaster frieze (with palm-frond motifs?); moulded sill-band to 2nd floor windows immediately above this; 2nd and 3rd floors have sashed windows with moulded architraves,

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those at 2nd floor shouldered and with scallop crests, those at 3rd floor square. Simplified brackets to gutter cornice. Rear and interior not inspected.

Listing NGR: SJ8376098413

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 457208

Legacy System: LBS

Legal

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

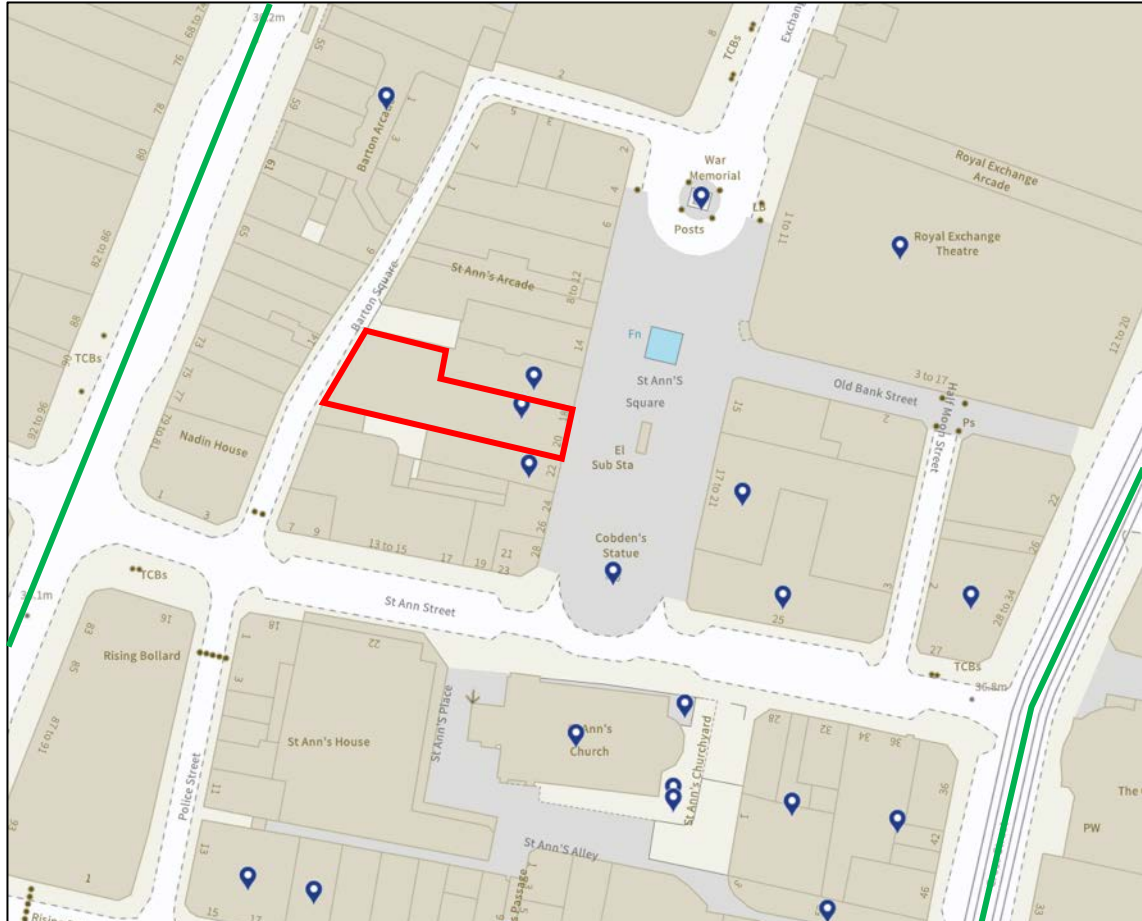
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Appendix 2: Site location and statutory designations plan



Ordnance Survey / Historic England baseline map (2024)

Key:

- Site outlined in red
- St Ann's Square Conservation Area boundary in green
- Listed Buildings identified by blue pins

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Appendix 3: Historic map extracts

Approximate site of No. 20 St Anns Square outlined in red. Not reproduced to scale.



1750: This extract from an untitled map of Manchester and Salford of 1750 shows the original layout of St Anns Square in the mid-18th century, with the site in residential use (Manchester City Archives).



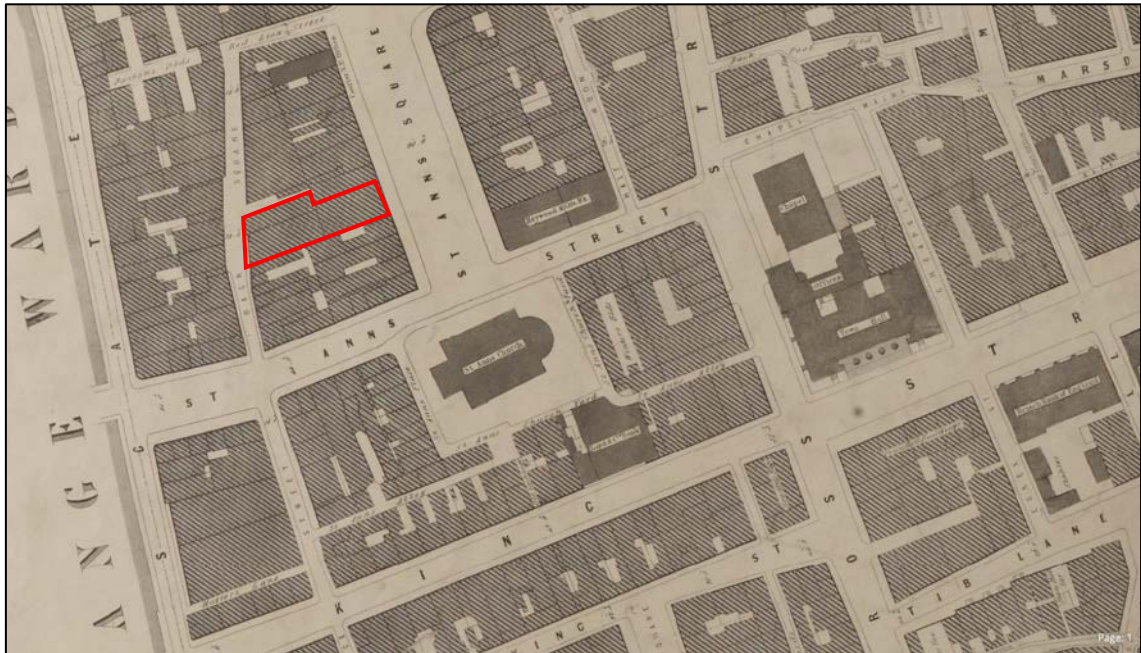
1794: Extract from William Green's Plan of Manchester and Salford. The site had been largely redeveloped since the earlier map. (University of Manchester Special Collections).

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1851: Extract from Joseph Adshead's Plan of Manchester. The heavy diagonal shading used indicates that No. 20 St Anns Square was in commercial rather than residential use by this time, in common with the majority of the surrounding buildings. (University of Manchester Special Collections).



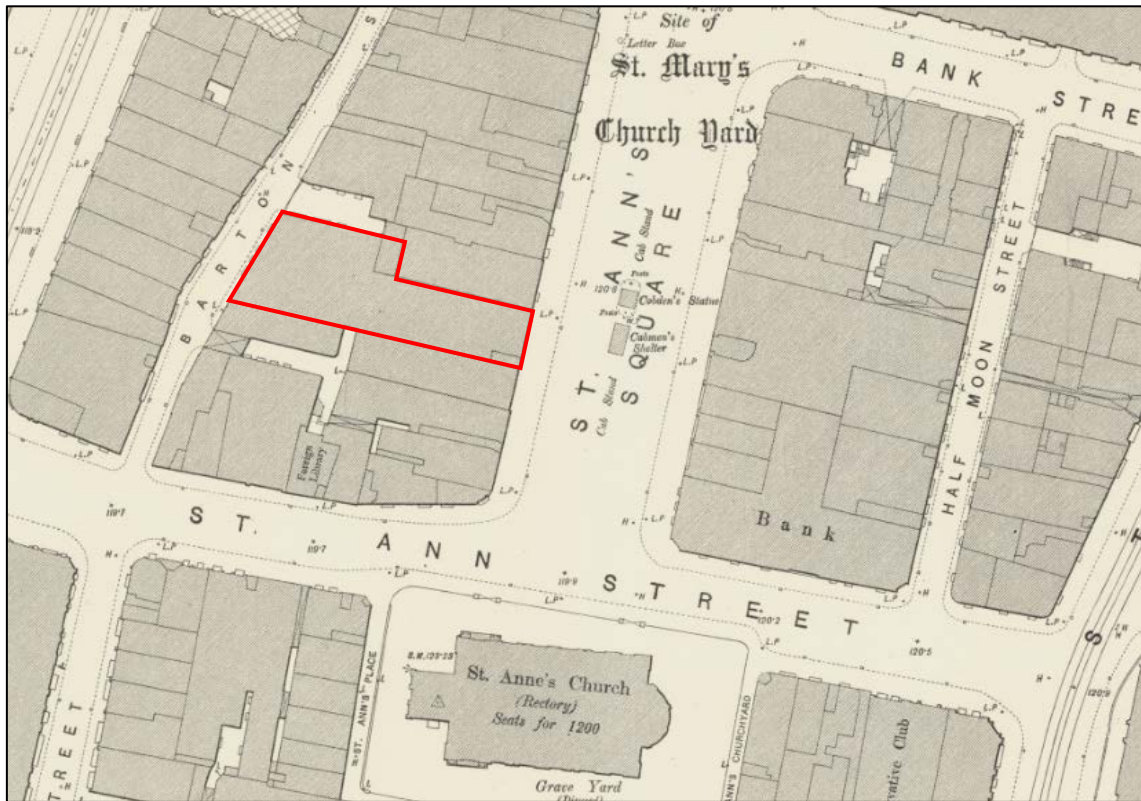
c. 1850: Extract from early Ordnance Survey Town Plan series map of Manchester showing the extensive rebuilding of the rear of the site along Back Square. (National Library of Scotland).

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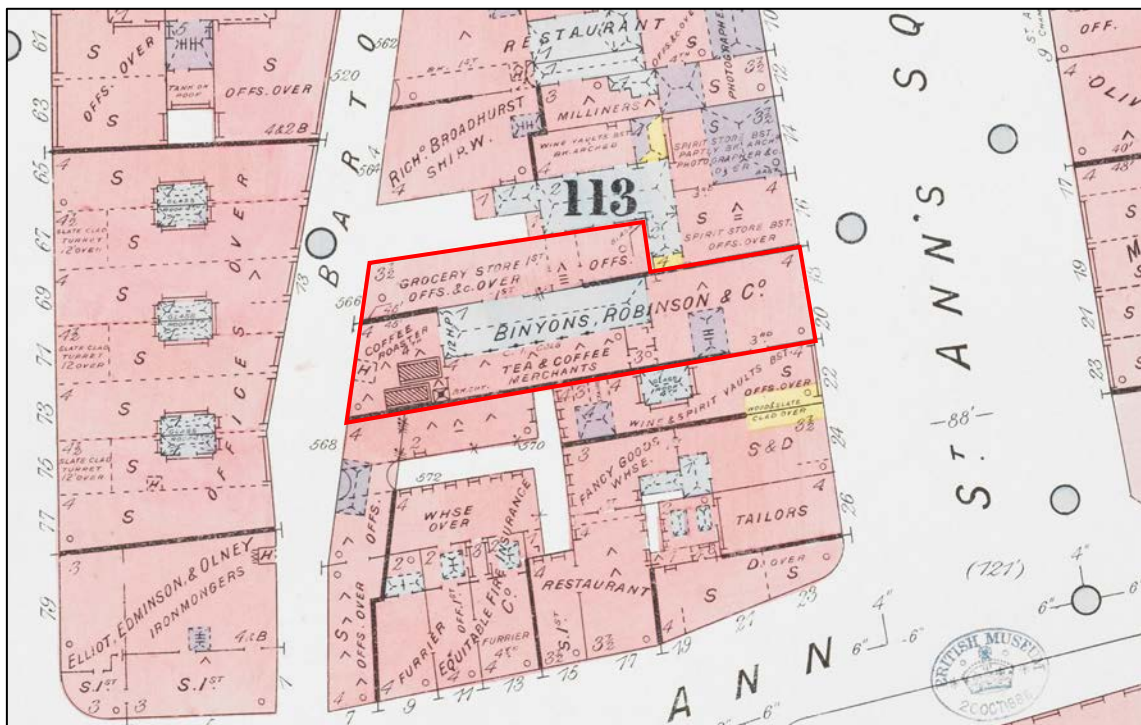
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Undated, later 19th century: Later edition OS town plan map (National Library of Scotland).



1886: Chas. E. Goad's Insurance Plan of Manchester. Note the details of building uses including a coffee roaster, grocery store, tea and coffee merchants. (British Library / Wikimedia Commons).

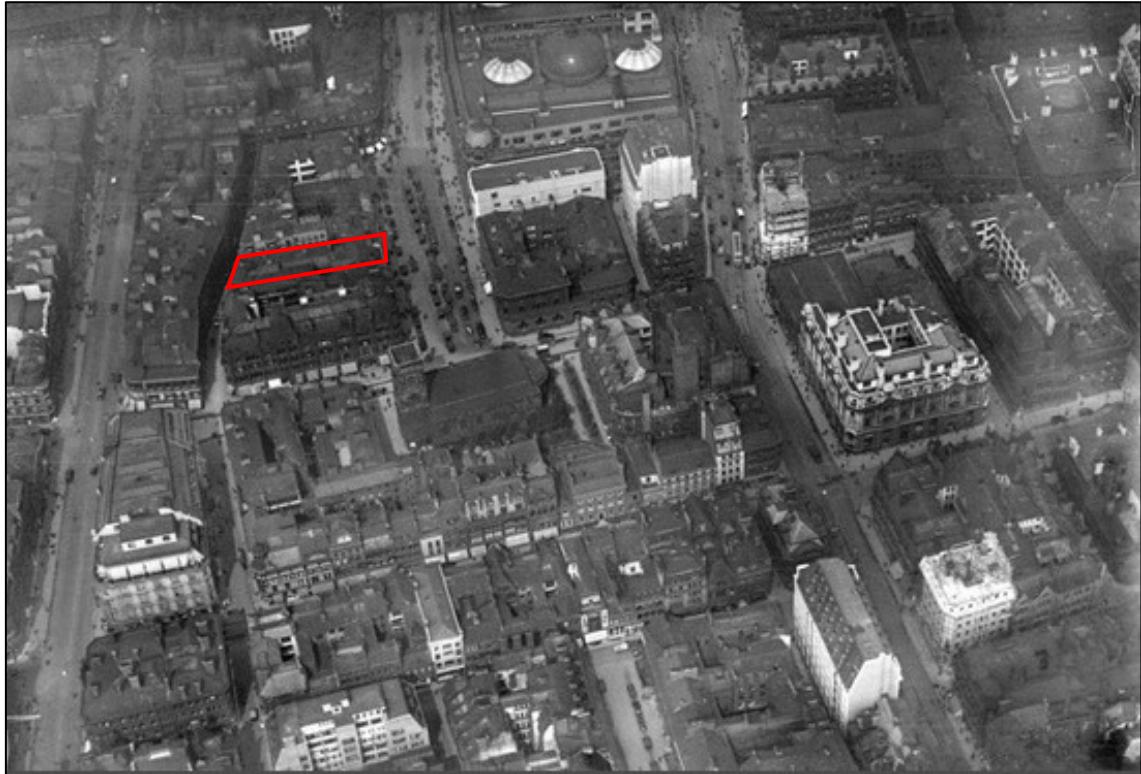
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Appendix 4: Historic and aerial photographs



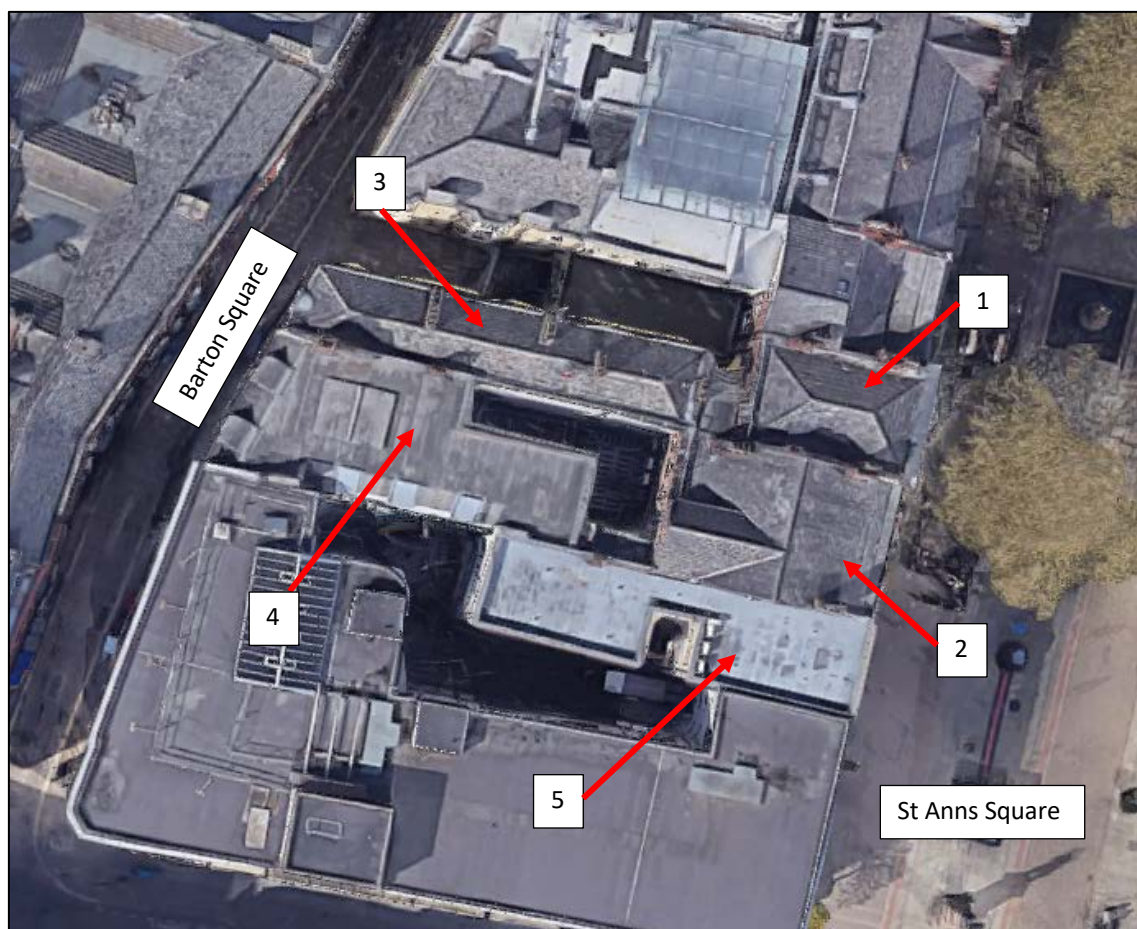
1927: Aerial view looking north-east across Manchester City Centre. No. 20 St Anns Square outlined in red. (Historic England).

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2023: A modern aerial view of the site shows a clear distinction between the roof plans of the various components of the buildings associated with the application, comprising the distinctive hipped roof of the late 18th century town house at No. 16 St Anns Square (1), the double pitched roof of the early 19th century townhouse at Nos. 18-20 St Anns Square (2), the hipped roof of the mid-19th century former Grocery store and offices visible on Goad's plan of 1886 (3) and the flat roof of the late 19th or early 20th century display warehouse to the southern portion of the site (4). To the south is a further modern flat roof (5).

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Appendix 5: Site photographs (2024)

Externals



1. No. 20 St Anns Square, east elevation facing St Anns Square. Note the Greek Revival scheme of decoration to the upper floors, indicating an early 19th century date for the original townhouse.



2. Rear of No. 20 St Anns Square, west elevation facing Barton Square as seen from Suite 3F. Original hand-made red facing brickwork is visible to the rear of the former townhouse.



3. South elevation of the early 20th century warehouse to the rear of 20 St Anns Square, containing part of Suite 3F.

The painted black elements appear to conceal an early steel or reinforced concrete frame.

Note the vitrified white brickwork laid in English Garden Wall Bond to the infill panels of the structural frame, indicating no cavity is present.



4. West elevation of the early 20th century warehouse, facing Barton Square.

Note the use of decorative structural polychromy within the vitrified brickwork panels and the minimal Classical decoration to the piers to each side of the windows.

To the rear of the image is the attached mid-19th century former grocery store and offices.

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5. Oblique view of the west elevation of the early 20th century warehouse facing Barton Square.



6. The mid- to late- 19th century former grocery store and offices forming the northern portion of the site and containing part of Suites 2F and 3F.

Internals: Suite 3F



7. Interior of the former grocery store and offices, forming the northern section of the floorplate of Suite 3F, looking east. Note the timber boarding which forms part of the skylight above.



8. General view of the easternmost section of the former grocery store and offices, looking eastwards towards the emergency fire escape.



9. View looking westwards across the floor plate of the former grocery store and offices.



10. Westernmost portion of the former grocery store and offices.



11. Timber framed former skylight within the former grocery store and offices. Proposed to be concealed and retained.



12. Detail of timber ceiling beam. Note the traditional chamfer and stop detail.



13. Retained section of lath and plaster ceiling (1).



14. Retained section of lath and plaster ceiling (2).



15. General view across the floorplate of the early 20th century warehouse, looking west.



16. General view across the floorplate of the early 20th century warehouse, looking east.

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17. Three former timber framed skylights to the Mansard roof of the early 20th century warehouse. Proposed to be concealed and retained.



18. Detail of former timber framed skylight, closed during subsequent re-roofing works. Proposed to be concealed and retained.



19. General view across the floorplate of the warehouse with cast iron columns to the left.



20. Series of three cast iron columns (1).



21. Series of cast iron columns (2).



22. Detail of typical cast iron column capital.

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23. Detail of truncated column capital to westernmost column adjacent to Barton Square.



24. Later 20th century former skylight of no heritage significance. Proposed to be removed.



25. Detail of retained chimneybreast (1).



26. Detail of retained chimneybreast (2).



27. Detail of retained chimneybreast (3).



28. Later 20th century steel structural columns of no heritage interest.

Internals: Suite 2F



29. Pair of original mid-19th century one over one timber framed sliding sash windows to corridor.



30. Detail of original sash catch ironmongery to timber framed sliding sashes.



31. Reception area to Suite 2F.



32. Reception and corridor next to lightwell.



33. Original timber floorboards visible within former early 20th century warehouse.



34. Original corner bead and plastered wall visible within former early 20th century warehouse.

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35. Structural elements enclosed between windows to former warehouse building.



36. Structural element enclosure, assumed to be early steel frame or reinforced concrete frame.



37. Cast iron columns enclosed within plasterboard.



38. Original masonry chimneybreast retained.



39. Original masonry chimneybreast looking northwards toward the former grocery store.



40. Original door frame and surround into former grocery store and offices.

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41. Partial survival of original lath and plaster ceilings within former grocery store.



42. Partial survival of original plaster run decorative cornice.



43. Original mid-19th century one over one sliding sash windows to older section of floor plate.



43. Single one over one sliding sash window example.



45. Detail of original sash pulls.



46. Example of slightly later replacement timber framed sliding sash window with horns.

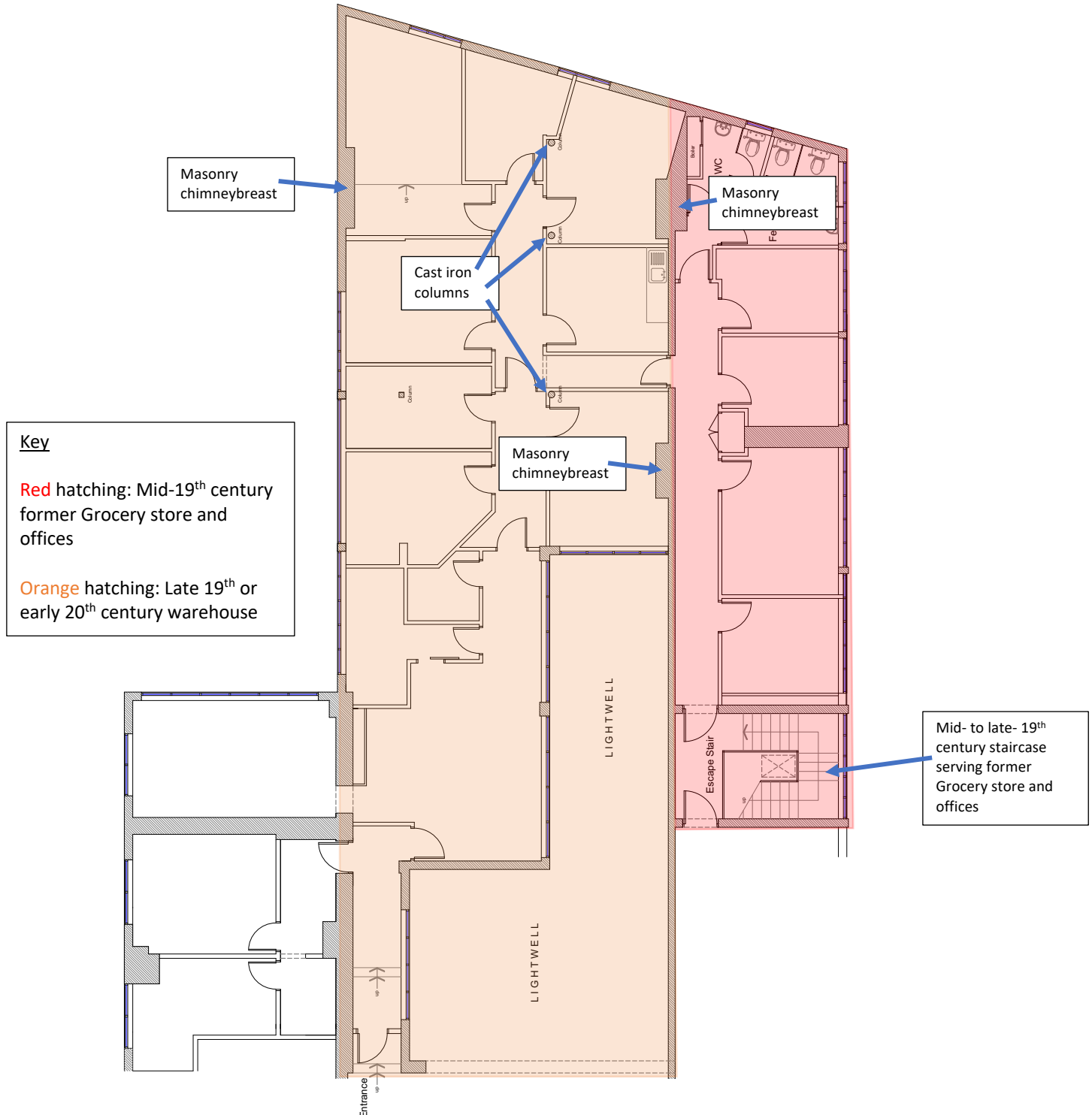


47. Typical surviving original section of timber skirting.



48. Corridor within former grocery store and offices, all visible elements modern.

Appendix 6: Significance and Phasing Plans



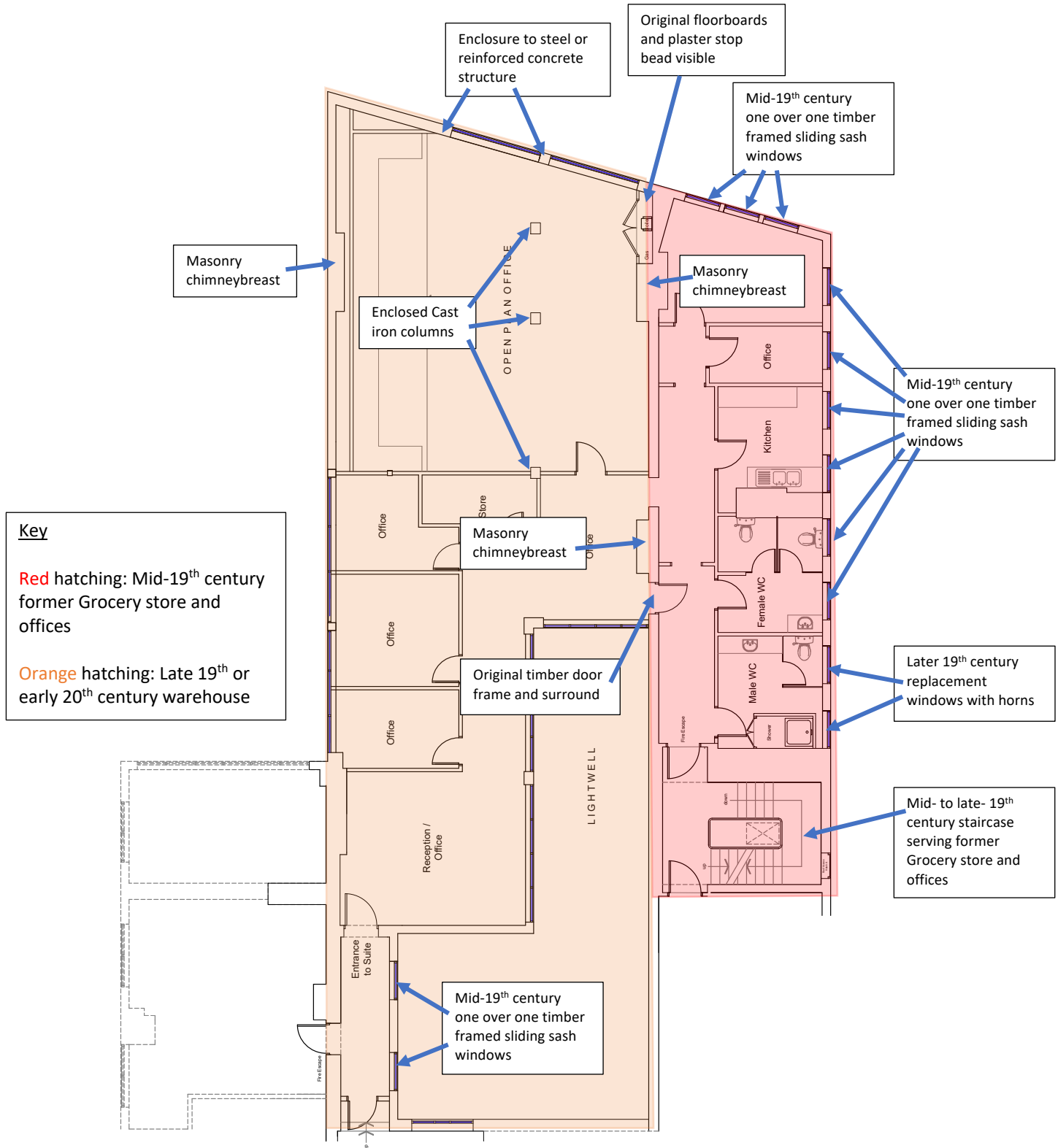
1. Suite 3F Significance and Phasing Plan. Base drawing: Cushman & Wakefield, Annotations: WCS. Drawing includes partitions removed under the authorised soft strip works. Not to Scale.

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2. Suite 2F Significance and Phasing Plan. Base drawing: Cushman & Wakefield, Annotations: WCS. Not to scale.

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