

Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA
September 2024

HERITAGE STATEMENT TO ACCOMPANY AN APPLICATION FOR CHANGE OF USE OF THE FIRST AND SECOND FLOORS TO CLASS F1 EDUCATIONAL USE

First and Second floors, 12-14 Lever Street, Manchester, M1 1LN

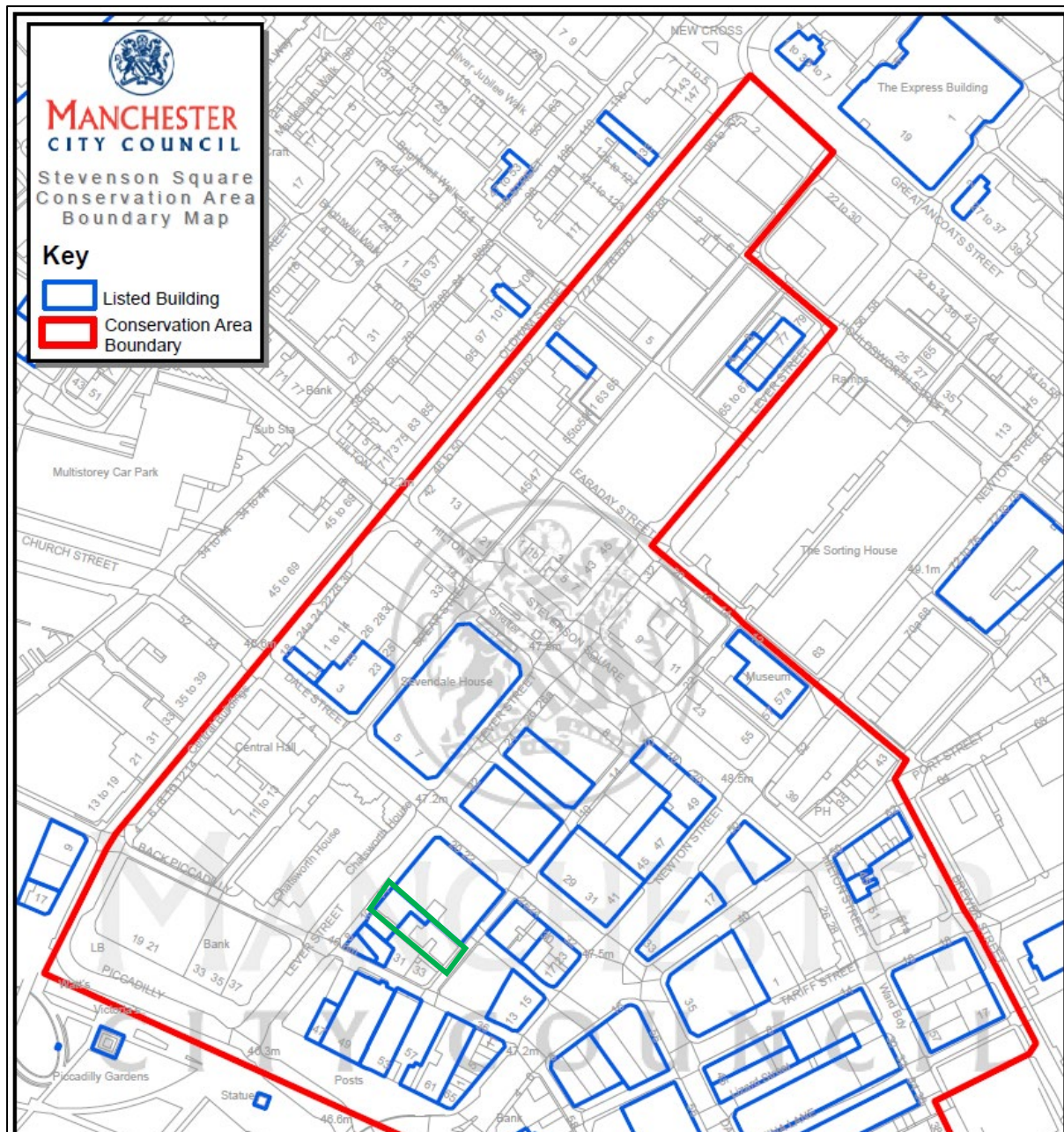
Introduction

This Heritage Statement has been prepared by EA Town Planning to support a Change of Use application at First and Second floor of 12-14 Lever Street, Manchester. The application proposal is for the Change of Use of the premises known as 'First and Second floors, 12-14 Lever Street, Manchester, M1 1LN' from offices, Class E (g), to Educational Class F1(a) Use in the form of a Language School.

12 -14 Lever Street comprises a three storey building with a basement below. The premises is currently vacant but was most recently occupied by Safety Culture as high-quality office space across the ground, first and second floors of the building. The property has been refurbished and fitted out to a high standard by the previous tenants with an emphasis on the retention and celebration of the existing character and historic features of the property throughout.

This proposal seeks planning permission for the Change of use of the former office space to allow for it use as a Language School, and ultimately facilitate the continued use / reoccupation of the premises. The subject property is located in the Northern Quarter of Manchester City Centre and is Grade II listed. No internal or external alterations are proposed as part of the proposed Change of Use.

The front section of the building was registered as Grade II listed on 28-May-2001. The property lies within the Stevenson Square Conservation Area which was designated in February 1987 and extended in December 1987 to include houses on Lever Street and Bradley Street. These designations require that Manchester City Council carefully consider any development proposal in terms of their heritage impact.



Manchester City Council Stevenson Square Conservation Area Boundary Map. Application site is outlined in green. The front section of the building is shown as listed. Source:

https://www.manchester.gov.uk/downloads/file/12695/stevenson_square_conservation_area_map

The purpose of this statement is to assist planning officers at Manchester City Council with their assessment of the proposal in respect of the impact of the proposal on the Grade II Listed Building and the surrounding Conservation Area. The Statement should be read in conjunction with the architectural drawings package produced by Sheila Bird Studios and other supporting documents which have been submitted to support this change of use application.

Local Planning Policy Guidance in relation to Heritage

Places for Everyone Plan (March 2024)

The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Manchester Core Strategy Development Plan Document (July 2012)

Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage

development. The proposed development is therefore supported in principle by these strategic development plan policies.

Specific heritage policies of the core strategy of relevance to the proposed scheme include:

- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.
- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

Saved UDP Policies of relevance to the development proposal:

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

Site and Surrounding Area

The application site is a three storey building with a basement below, known as 12-14 Lever Street, Manchester. The property is located in between Lever Street to the West and Little Lever Street to the East within the Northern Quarter of Manchester City Centre. The property fronts directly onto Lever street and extends to the rear of the site with a second frontage on Little Lever Street at the rear. The building has undergone refurbishment sometime in 2018 however the floors which are the subject of this application have remained vacant since early 2023 following Safety Cultures term of occupation.



Google Aerial View map showing application site outlined in red.

Historic Mapping

The application property appears on OS Maps dating back to 1851 at which point the site was occupied as two independent buildings. As indicated on the Historic England listing of the property, the front of the site was occupied as 2no town houses fronting onto Lever Street with independent warehouses/offices at the rear fronting Little Lever Street. By 1880, it is clear from the OS mapping that the building had undergone some changes to its footprint with the rear alleyway separating between the front and rear of the site now removed, and the expansion of the developed form at the rear of the site.



OS Map, Manchester and Salford Sheet 29 Surveyed 1849, Published 1851 Source: National Library of Scotland, <https://maps.nls.uk/view/231273891>



OS Map, Manchester - Lancashire CIV.7.21 Surveyed 1888, Published 1891 Source: National Library of Scotland, <https://maps.nls.uk/view/231274284>

Site and Planning History

As indicated on the Historic England List Entry for the building, the property was originally occupied as a pair of town houses with warehouses and offices to the rear of the town houses. At some point in

the 1900's it is clear that the property was converted into commercial use with site being referenced in the Manchester Commercial Lists as a clothing wholesalers.

The site is also referenced as being host to the World Distributors (Manchester) Ltd later known as World International Ltd. World Distributors was an English Publishers. The company was known for repackaging American comics and producing comic book annuals based on licensed properties. For a period, the company was the lone distributor of American comics in the UK. Pembertons was owned and operated by the brothers Alfred, John, and Sydney Pemberton, originally based in Manchester. Please see Appendix 2 for excerpts from the Historic Manchester Commercial Lists.

Planning History of the site reveals very few applications at this address,

1. Planning Application (Application Reference: F16830) for the 'Formation of a new entrance to wholesale premises from Lever Street'.

Decision issued: 28 April 1982.

Application was refused by Manchester City Council, however the application description identifies that the premises was occupied as a wholesale premises.

The applicant was a Mr Shad, Address: 'Top Gear' 14 Lever Street, Manchester.

We understand that 'Top Gear' was a clothing wholesaler and distributor.

2. Planning Application (Application Reference: 39256) for the 'Change of use to two self-contained flats'.

Decision issued: 28 November 1991.

Location: 12/14, Lever Street, City, Central

Planning Permission was granted for the Change of Use.

Manchester City Council Stevenson Square Conservation Area Appraisal and online Guidance

The Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. The Conservation Area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. The conservation area was designated in February 1987 and was subsequently extended in December 1987 to include houses on Lever Street and Bradley Street.

Many of the building within the conservation area are listed as being of special architectural or historic interest. Very few buildings from the 18th century remain. The earliest examples include a few groups of houses and two public houses.

The Character Area Appraisal of Stevenson Square Conservation Area from Manchester City Council's website notes that *"During the latter half of the 19th century most properties in and around the present day conservation area were replaced by solely commercial buildings. Oldham Street, with its millinery and clothing-related shops was a favourite shopping district with Manchester's fashion-conscious residents up to the last quarter of the 20th century.*

A sudden decline of the shops coincided with the opening of the Manchester Arndale Centre in 1975, which changed the focus of retailing in the city centre.

The conservation area still has a high proportion of under-utilised floorspace, reflecting a lack of investment, partly because it is no longer fashionable for shopping."

"The main characteristic of the Stevenson Square conservation area is one of a closely woven network of narrow streets intersecting at right angles. An exception to this occurs in the Port Street area and in Stevenson Square itself, where there is a change in spatial quality. Moderately tall buildings, creating a varied and interesting tapestry of built form are located hard up to the back of pavement."

The application property is identified within the Conservation Area Appraisal as being part of a group of Georgian houses. *"Numbers 8-14 Lever Street also form a group of Georgian houses, larger and more elaborate than 69-77, with two having acanthus leaf capitals and fluted entablature on the Tuscan pilaster door cases."*

The Conservation Area Appraisal notes that *"The majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. Towards the end of this period terracotta became popular and was extensively used either in conjunction with brick or on its own."*

Notably *"Development control in Stevenson Square is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities."* The development proposal will support this objective by ensuring increased activity within the area whilst retaining the historic fabric and unique architectural character and significance of the application property.

Heritage Significance of 12-14 Lever Street

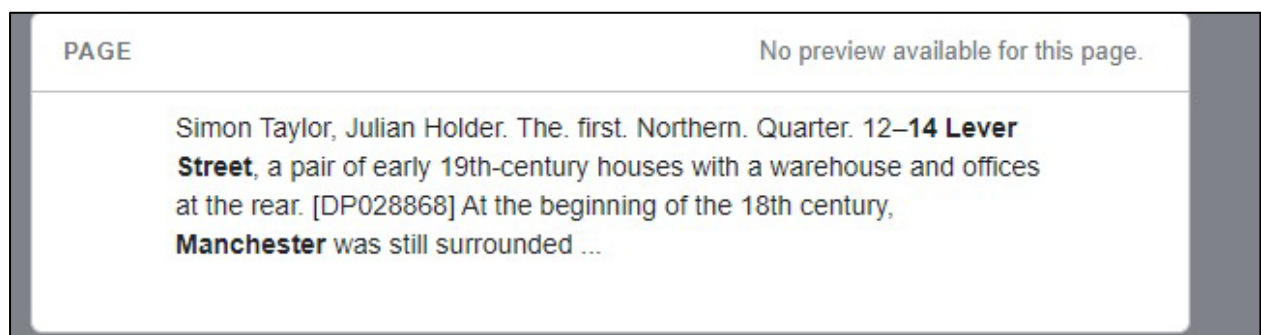
The application property is a Grade II listed building and is therefore deemed to be of special interest.

In appraising this proposal from a Heritage Perspective, it is necessary to view the listing in context and establish, using the listed building description and further analysis, what is significant about the building and what elements contribute towards its special interest.

Property History

The application site is referenced in the book titled 'Manchester's Northern Quarter (2015),' by Simon Taylor and Julian Holder, published by Historic England. This book raises awareness of the wide range and the varied character of the historic buildings which make up the Northern Quarter's townscape and the forces and trends which contributed to its appearance.

The book describes 12-14 Lever Street as, 'a pair of early 19th-century houses with a warehouse and offices at the rear.'



Excerpt from Manchester's Northern Quarter (2015)

The property was converted to commercial use at some point in the 20th Century and this remains its current use.

Historic England Records– 2001, Folia

Historic England has a List Entry for 12 - 14 Lever Street Manchester (see listing attached for your reference).

The listing description notes that the premises, originally a pair of town houses, (at the time the listing was made in 2001) was occupied as a shop. The Listing Entry picture shows that the ground floor of the building was occupied by FOLIA. The Manchester Directory identifies Folia as a clothing

wholesaler offering a large variety of clothes. Based in Lever Street, Manchester, Folia is a business. The use of the premises as a clothing wholesaler reflects the historical planning applications recorded at the site in which the premises was described as a Wholesale Warehouse.

The listing entry is dated 28-May-2001.

<https://historicengland.org.uk/images-books/photos/item/IOE01/03701/15>



Historic England Archive: DP028868

Uploaded by [Historic England Archive](#)

Images of England. Archive Image, does not represent current condition of site. Date: 2001-05-28. Exterior View of 12-14 Lever Street, Manchester, from the west.

Manchester Commercial List

The commercial use of the application site is further referenced in Historic Manchester Commercial Lists. The site is referenced several times as being a clothing wholesalers throughout the 19th Century.

The site is also referenced as being host to the World Distributors (Manchester) Ltd later known as World International Ltd. World Distributors was an English Publishers. The company was known for repackaging American comics and producing comic book annuals based on licensed properties. For a

period, the company was the lone distributor of American comics in the UK. Pembertons was owned and operated by the brothers Alfred, John, and Sydney Pemberton, originally based in Manchester.

Please see Appendix 1 for excerpts from the Historic Manchester Commercial Lists.

Heritage Impact Assessment

Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

The proposed is limited to the change of use of the existing premises at first and second floor of the building into Educational use. No internal changes or alterations are proposed to the existing space. The hypothetical tenants were eager to find a space which would cater for their requirements without significant alterations required to make the space suitable. The existing building will not therefore be impacted by any proposed physical alterations and the existing building fabric and its historic features will be preserved and maintained.

No external works are proposed as part of the proposed change of use and it is not necessary to consider the impact of the proposal on the external appearance of the building, the setting of nearby listed buildings or upon the wider Stevenson Square Conservation Area.

The property will continue to exist in its current form. This proposal is limited to a change of use in principle. The property will continue to exist in its current form, contributing and complementing the rich character of the street scene and the significance of the surrounding Conservation area.

Ground, First and Second floors

This application relates specifically to the first and second floor of the building which comprises vacant office space. As stated above, this space has undergone refurbishment and a modern fit out with a focus on the retention, exposure, and preservation of the unique character and historic features of the building.

The ground floor has been adapted for office use through the installation of glazed partition walls to create meeting rooms and smaller offices at ground floor level. The majority of the space has been kept open plan with the walls stripped back to their original brickwork in the primary open spaces. The first and second floors have been kept largely open plan with minimal partition walls inserted to

create smaller office spaces. See internal photographs of the existing space and retained features within Appendix 1.

The internal areas are mostly carpeted however the original ceiling heights have been retained throughout with electrical lighting and plant suspended from the ceiling. The original fire places and chimney breasts have been retained throughout and in various place the fire places have been reinstated. Original wall tile detailing has been preserved and retained in the corridors and hallways. The original timber stairwell and banister remains intact and has been repainted and varnished for protection. Original structural beams are visible throughout the building. The original timber sash windows have been retained throughout.

The previous tenants clearly adopted a light touch approach with their refurbishment of the property seeking to preserve and retain the building original features wherever possible. The existing premises now offers a high quality space suitable for educational use offering a conducive environment for the proposed use of this premises as a Language School and securing its optimum viable use.

This Heritage Statement has concluded that the scheme will not affect the heritage significance or historic character of this building. The proposal will allow for the premises to be brought back into productive and economic use providing high quality and attractive space for the college and thereby facilitating the attraction of students to the college. The proposed change of use will not result in any harm to the significance of the heritage asset.

Summary and Conclusion

This Heritage Statement has been prepared to consider the impact of the proposed change of use on the heritage significance of 12-14 Lever Street and specifically the first and second floors of the building. It has also considered the potential impact on the setting of nearby listed buildings and impact on the Stevenson Square Conservation Area.

The report has established that the proposed development is purely for the change of use of the premises into Educational Use. The premises is to be utilised in its existing form and no internal alterations are proposed as part of this proposal. The purpose of this change of use is to allow for the provision of high quality educational space within this highly sustainable city centre location and bring the premises back into active economic use, thereby securing the maintenance and viability of the building into the future.

The principle of the site's change of use in relation to the neighbouring properties and the surrounding context is insignificant. The development proposal will not harm the setting or significance of the nearby listed buildings or the character of the conservation area. The proposal will ensure the retention of the property's significance within the wider conservation area and should be granted accordingly.

We trust that you will find the information submitted herewith is sufficient to demonstrate that the proposal is appropriate for this location and grant approval accordingly. Should you require any information, please do not hesitate to contact us at zalman@eatownplanning.co.uk or 0330 221 0449.

Kind Regards

A handwritten signature in black ink, appearing to read 'Z. Hanovitch'.

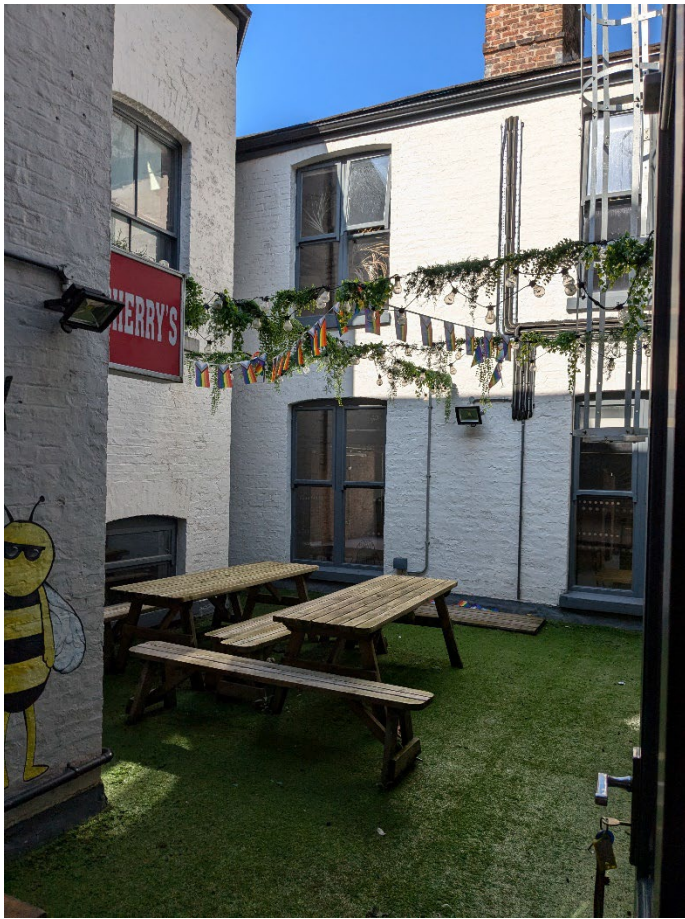
Zalman Hanovitch MSc

Town Planning Consultant

EA Town Planning LTD

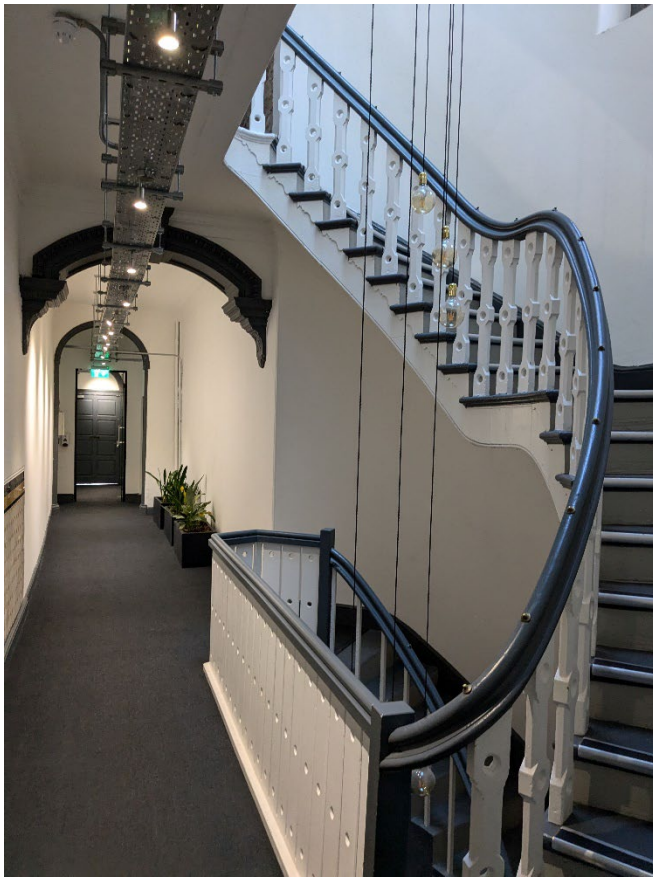
Appendix 1: Internal Photographs of the property showing some of the retained features









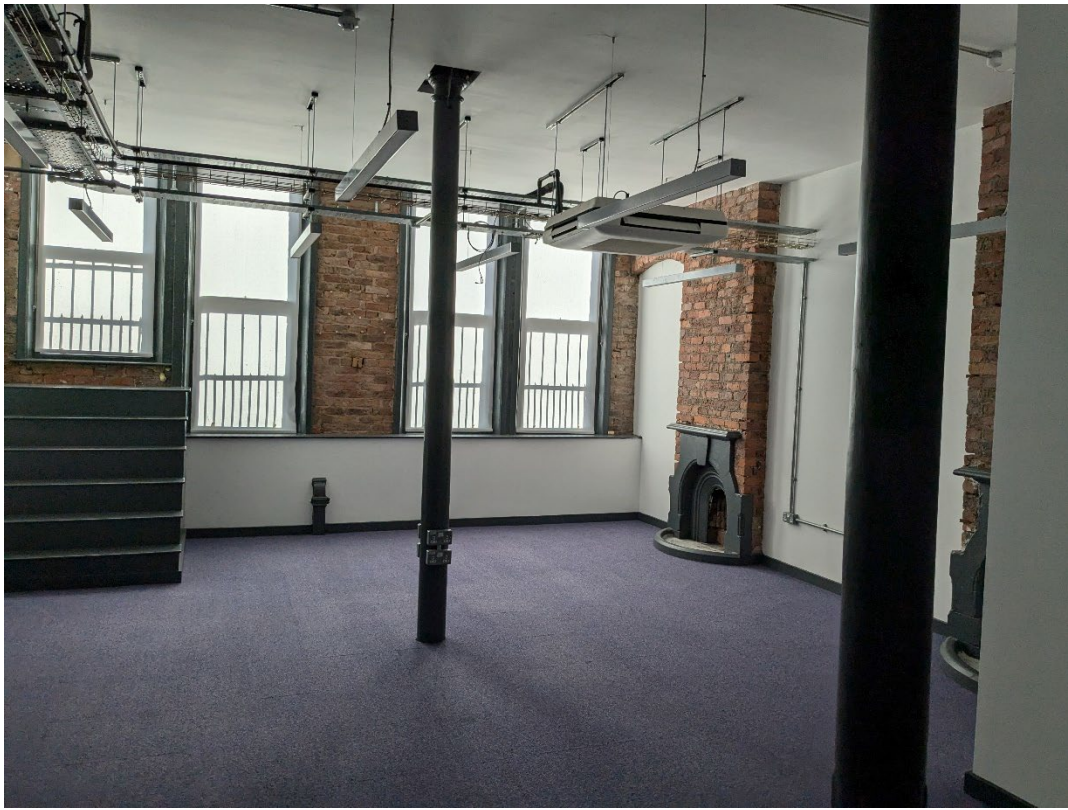












Appendix 2: Excerpts from Manchester Commercial List, referencing 12-14 Lever Street, Manchester

NOTICE is hereby given, that the Partnership heretofore subsisting between us the undersigned Charles Edwin Ashwell and Robert Poppleton carrying on business as Commission Agents at 14 Lever-street Manchester under the style or firm of Ashwell and Poppleton has been dissolved by mutual consent as and from the 31st day of December 1895. All debts due to and owing by the said late firm will be received and paid by the said Charles Edwin Ashwell.—Dated 13th day of January 1896,

CHARLES EDWIN ASHWELL.
ROBERT POPPLETON.

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13th	20th April 1866.	
Co.	Clancey William. —12 Lever-street, fancy dress commission agent. Composition of 2s 6d in the £. 22nd November 1867.	
2s in	Clarke Richard. —Newton-heath, manufacturer. Composition of 7s 6d in the £. 5th November 1867.	

Hyams Syckerman , butcher, 66 Middlesex street, Aldgate E	E
Hyams Thos. 'Crown & Leek' P.H. Deal st. Mile end New town E	E
Hyatt Arthur & William , successors to George Hyatt, sen. (established 1840), wholesale trimming manufacturers, smoking cap tassels, ottoman, blind & pillow tassels, 6 Hoxton square N; & 12 Lever street, Manchester	Y E
Hyatt Charles , builder, 18 Goldsmiths' row & 335 Hackney road E	E