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Bruntwood Estates Ltd

113-119 Portland Street, Manchester

Heritage Statement

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of Bruntwood Estates Ltd. The Statement has been provided in support of a development at 113-115 Portland Street, Manchester, M1 6DW (hereafter referred to as 'the site' or 'building'). The site forms part of a Grade II Listed Building (113 – 119 Portland Street) and is located within the Whitworth Street Conservation Area.



Image 1.1: 113-119 Portland Street

1.2 The proposed development relates to a small section of the lower ground floor which is currently in use as toilets and storage associated with the former café-bar 'Leaf' which previously occupied the site. The proposals are for the change of use of this floorspace to shower and change facilities associated with the office use (Class E) on the upper floors.

1.3 This Heritage Statement has been prepared to consider the potential impact of the proposed internal alterations on the significance of the Listed Building.

1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of

the site (undertaken on 17 June 2021 and 20 July 2022), in addition to an examination, analysis and assessment of available historic records and cartographic sources.

1.5 This statement includes:

- A description of the application site's location.
- A summary of the proposed scheme.
- A summary of the heritage planning policy guidance context.
- A review of the relative historical and architectural significance of the application site.
- An assessment of the impact of the proposed scheme on the significance of the listed building.

1.6 This statement is not intended to be a full or complete record of the site. The proposed scheme is supported by a series of drawings and the Design and Access Statement prepared by Axi.

2. The Site and Surroundings

The Site

2.1 The site is located at 113-115 Portland Street Manchester. The site is located on the south side of Portland Street at the eastern side of the junction with Dickinson Street. The National Grid Reference of the property is SJ 84097 97807 and the HER No. is 12108.1.0. The building is nationally listed as Grade II meaning it is of special national interest, and it also contributes positively to the character of the Whitworth Street Conservation Area.



Image 2.1: Aerial View of the Application Site. Red edge = approximate site boundary and listed building extent.

2.2 The building is currently vacant at ground and lower ground floor level, but benefits from extant consents for conversion to a restaurant, bar and karaoke facility (135243/FO/2022 & 135244/LO/2022). The upper floors are in use as office accommodation accessed via the centrally located door facing Portland Street. The unit was most recently occupied by 'Leaf' as a café / bar which closed in Spring 2020. The unit has two dedicated accesses to Portland Street at either end of the building.

2.3 The site is within a highly accessible location within the City Centre. Within a few minutes' walk is a wide range of local shops, amenities and services, and leisure facilities. In terms of access by public transport, the site is located within close proximity to a high number of bus stops, tram stops located at St Peter's Square and Piccadilly gardens, and within walking distance of Oxford Road and Manchester Piccadilly Railway Stations.

2.4 A detailed photographic record of the building is set out within Appendix 1.

The Surrounding Area

2.5 The building lies inside the north western boundary of the Whitworth Street Conservation Area, which runs along Portland Street. By the middle of the 19th century Manchester had become the largest textile centre in the world. As a result the need for warehousing grew and it is these buildings, larger than before and built with considerable architectural characteristics, that form the conservation area (GMAAS 2014).

2.6 As such there are several warehouses in the area, many of which are listed buildings. Most notable are 109 – 111 Portland Street (HER No. 12107.1.0), Basil House (HER No. 12106.1.0) and Portland House (HER No. 12105.1.0), which form a complete block of former warehouses with 113 – 119 Portland Street. Directly adjacent to Behrens Warehouse on Oxford Street is St James's Buildings (HER No. 8526.1.0). Further warehouses lie directly opposite Behrens Warehouse, at 116 – 118 Portland Street (HER No. 8561.1.0) and 110 – 114 Portland Street (HER No. 8562.1.0), although within the George Street Conservation Area.

2.7 The Whitworth Street Conservation Area was designated in 1974 and is described as *'uniquely Mancunian in its character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920'*. The character of the conservation area derives from the number of large warehouse buildings which were built to meet the increasing demand for this type of building form, associated with the growth of the textile industry in Manchester. The appearance of these warehouses was often used as an expression of the owner's wealth, with deeply modelled front facades in brick and/or terracotta a distinctive feature.

2.8 Following the cotton slump in the 1920s, many of the buildings became vacant. In more recent years there has been significant investment, with many of the warehouses being given a new lease of life and converted into offices and apartments.

Planning History

2.9 The site has a relatively extensive planning history, mostly relating to signage, lighting, alterations and other refurbishment works. Applications of relevance to this proposal include:

Application Reference and Address	Proposal	Decision and Date
135244/LO/2022 113-15 Portland Street Manchester M1 6DW	Listed Building Consent for the refurbishment of upper and lower ground floor levels and external courtyard in association with the creation of restaurant, bar and karaoke facility	Approved 09 March 2023
135243/FO/2022 113-15 Portland Street Manchester M1 6DW	Creation of a bar and restaurant on the upper ground floor with Karaoke rooms at the Lower ground level (Sui Generis) and alterations to external courtyard	Approved 09 March 2023
107739/FO/2014/C2 113-15 Portland Street Manchester M1 6DW	Change of use of basement and ground floor to Class A3 / Class A4 Use (Sui Generis) and creation of 2No. new pedestrian access points into ground and basement storeys of 113-115 Portland Street by the removal of existing window glazing and insertion of new glazed doors and screens. Provision of new internal stairs to gain access to the ground floor and basement.	Approved 24 Sept 2015
107740/LO/2014/C2 113-15 Portland Street Manchester M1 6DW	LISTED BUILDING CONSENT for internal works associated with a change of use of basement and ground floor to Class A3 / Class A4 Use (Sui Generis, the creation of 2No. new pedestrian access points into ground and basement storeys of 113-115 Portland Street by the removal of existing window glazing and insertion of new glazed doors and screens. Provision of new internal stairs to gain access to the ground floor and basement.	Approved 24 Sept 2015

2.10 Applications 107739/FO/2014/C2 and 107740/LO/2014/C2 granted consent for the former use of the application floorspace as a café-bar (former 'Leaf) which fell under Sui Generis use. The application proposals therefore require a change of use to use within Class E.

2.11 Applications 135244/LO/2022 and 135243/FO/2022 granted consent for the creation of a bar and restaurant with karaoke rooms on the upper and lower ground floor of the building. The shower and change facility proposed under this application would sit adjacent to the consented restaurant and karaoke use on the lower ground floor.

3. The Proposed Development

3.1 The proposed development relates to the "*Change of use of part of the lower ground floor to shower and change facilities associated with the office use (Class E) on the upper floors. Listed building consent for internal alterations associated with the works*".

3.2 The proposed development relates to a small section of the lower ground floor which is currently in use as toilets and storage associated with the former café-bar 'Leaf' (sui generis) which previously occupied the site. The proposals are for the change of use of this floorspace to shower and change facilities associated with the office use (Class E) on the upper floors. The works involve internal alterations to the existing listed building to enable to provision of the shower and change facility.

3.3 In summary the works for which Listed Building Consent is required comprises:

- Removal of non-original partition walls and plasterboard ceiling, and WCs.
- Insertion of partitions / doors to create the shower and change facility to include shower cubicles, a toiler, dryer, locker and vanity area. The proposed structure will be installed independently of the existing building fabric; the partition walls will be set off of the original internal masonry walls and a service void will be maintained between the ceiling of the new shower block and the historic timber ceiling beams above.

3.4 The proposals do not require any new extraction or M&E, the existing extraction system serving the toilet block will be adapted and attached to. As such, no external alterations are required. Internally, any surviving historic features are to be retained.

3.5 The shower block will be accessed utilising existing access routes from the ground floor to the lower ground floor of the building, including via the existing stair set or lift.

3.6 The proposed shower and change facility will occupy the same area and space currently occupied by the toilet block. The new shower and change block will be installed independently of the original walls and ceiling, therefore minimising any impact upon the historic fabric of the building.

4. Heritage Policy Context

4.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.

4.3 In this instance the development plan currently comprises the Manchester Core Strategy (Adopted July 2012), saved policies of the Manchester Unitary Development Plan (Adopted July 1995) along with associated guidance. The provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.4 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its special interest.

4.5 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

4.6 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

4.7 The NPPF which was most recently updated in December 2023, sets out the Government's planning policies regarding the conservation of the historic environment.

4.8 Section 16 'Conserving and Enhancing the Historic Environment' sets out the heritage context. The NPPF states that Heritage Assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

4.9 Paragraphs 200 and 201 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; sets out that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; and, states that local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.10 Paragraph 203 sets out three considerations which local planning authorities should take account of in determining applications.

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.11 Paragraph 205 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.12 Paragraph 207 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset, or that it can be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

4.13 Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.14 Paragraph 213 advises 'Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole'.

4.15 'Significance' is defined by Annex 2: 'Glossary of NPPF' as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4.16 'Setting of a heritage asset' is also defined by Annex 2 as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings 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.'

National Planning Practice Guidance (NPPG)

4.17 The NPPG was published in March 2014 (and updated regularly since). The Guidance includes a section on 'historic environment'. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 205-208) apply.
- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

4.18 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The

harm may arise from works to the asset or from development within its setting.' (Paragraph: 017 Reference ID: 18a-017-20140306)

Historic England Guidance

4.19 Historic England (HE) has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following HE Guidance.

Historic England Advice Note 2: Making Changes to Heritage Assets

4.20 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

4.21 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

4.22 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

4.23 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Historic England: Conservation Principles Policies and Guidance

4.24 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Local Planning Policy Guidance

Development Plan for Manchester

4.25 The Development Plan for Manchester comprises the following documents:

- Manchester Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
- Whitworth Street Conservation Area Appraisal.

Manchester Core Strategy Development Plan Document (July 2012)

4.26 The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Heritage-related core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment.

- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.

- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to contribute to the experience at street level.

- Policy EN 3 'Heritage' 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.

- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.

4.27 The detailed assessment of the scheme within Sections 7 and 8 of this Statement confirms that the proposal accords with the above Core Strategy policies.

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

4.28 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved', including Policy DC18 'Conservation Areas' which advises that 'The Council will seek to preserve and enhance the character of its designated conservation areas'.

4.29 UDP Policy DC19.1 states that in determining applications for listed building consent, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Other Relevant Policy Documents

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

4.30 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 within the City Centre, and that the need for old buildings to have an economic use is recognised.

Places for Everyone

4.31 Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. The PfE Plan took effect and became part of the statutory development plan for Manchester and the eight other PfE authorities on 21 March 2024.

4.32 PfE Policy JP-P2 'Heritage' is relevant to the proposals. This policy states 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.

5. Archaeological and Historical Background

Prehistoric Period

5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.

Roman Period

5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of cl.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant et al 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st century and continuing into the 3rd century. Less is known

of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the north bank of the River Medlock, which was discovered in the 1770s and a temple of Mithras (OAN 2005).

5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site.

5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).

Georgian Period

5.5 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map, it shows that the surrounding area was agricultural land.

5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading

goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). Rochdale Canal was originally conceived in 1776, and opened officially in 1804, although construction work continued for another few years. The width of the canal made it more successful than the Huddersfield Narrow Canal and it became the main highway of commerce between Lancashire and Yorkshire (Hadfield and Biddle 1970). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.

5.7 Greens map of the late 18th century (Appendix 1, Figure 2) shows the area to still be agricultural land at this time, although with the Rochdale Canal lying directly to the south of it. The land on which 127 – 133 Portland Street now lies was owned by 'Salford Poor', possibly left to them by Humphrey Booth (Farrer and Brownbill 1911). Philips, Tate and Co. owned the neighbouring land where 113 – 119 Portland Street would later be, and they built a private canal branch through their land between Oxford Street and David Street in 1817. One of the partners in this venture stated that 'the full value would never be obtained for the land unless the canal was cut' and that 'the remaining land would be so abundantly increased in value thereby as to do far more than compensate the sacrifice of land it would require' (Maw et.al 2011, 6). This certainly would have also helped the land owned by the Salford Poor. Swire's map of 1824 shows that the land surrounding the site had begun to be built upon, although the subject sites were, for the most part, empty, cut through by the canal.

Victorian Period

5.8 The 1850 OS town plan (Appendix 1, figure 4) shows the effect that the private canal branch had on the development of the site. At the corner of Oxford Street and the Rochdale Canal were the Esdaile's Buildings, with a coach manufactory behind, backing onto Britannia Wharf. North of this was a timber yard and Atlas Saw Mills (both backing onto the canal branch) with a Coal Wharf to the north and Oxford Street Saw Mills beyond. The canal wharf and the southern end of the saw mills is where 127 – 133 Portland Street would later be erected. Further mills lay around the site, surrounding the canal, including Globe Iron Works on the site of 113 – 119 Portland Street. By this time Manchester was the largest textile centre

in the world and the need for warehouses grew. The Whitworth Street area saw a great number of warehouses built at this time and the distinctive architecture was both functional and expressive of the wealth of the owners (GMAAS 2014). Portland Street appears to have been extended a little after this time and the area had already begun to see the construction of several shipping merchants' warehouses, including 109 Princess Street (Taylor 2000a).

5.9 Behrens Warehouse was erected in 1860 by the architect Phillip Nunn. Nunn took over the practice of Charles Lee in 1850 and enjoyed a high reputation, attending the meeting of Manchester's leading architects and being one of the founding members of the Manchester Society of Architects. References to his architectural work are elusive however, with 127–133 Portland Street and 61 Oxford Street being his only known commission (Darlington 2019). Slaters 1861 directory records that Heugh, Balfour & Co., merchants were at the property, along with James & Chabot, merchants and Collie, Alexander & Co., merchants.

5.10 That Portland Street was still being developed in the 1860s is shown in the 1869 trade directory (Slater). Here the numbers jump from 79 to 103 to 109 and to 123. This suggests that 113 – 119 Portland Street was not yet built. 127 Portland Street was still occupied by Heugh, Balfour & Co., merchants, with Chabot, James & Co. Merchants listed at 129 and Siltzer, John & Co., merchants at 131. By 1876 113 – 119 Portland Street was built, with 115 Portland Street occupied by James and Co, manufacturers and with Schwann, Modera & Co, merchants at 117. Only 127 and 129 are listed for the remainder of Portland Street, with Heugh, Balfour & Co., merchants at the former and Chabot, James & Co. Merchants at the latter.

5.11 The area quickly grew into a warehouse district, with 36 Princess Street being built in 1880-2 (Taylor 2000b), around the same time as 38 Whitworth Street (Taylor 2001). In 1881 St James's Hall was erected adjacent to 61 Oxford Road. By 1882 113 Portland Street was occupied by William Williams, packer as well as Whitehead & Sandbach, manufacturers. At 115 James & Co. were still present, along with Schwann, Modera & Co, merchants at 117. To the south, at 127 was Sydney Hudson, merchants. At 129, James Chabot & Co, merchants were still present, with Clegg, MacFadyen & Co., merchants at 131 and James Hilton, sculptor at 133.

5.12 Goads Fire Insurance plans from 1886 (Appendix 1, figure 5) provides a detailed view of the building. On Portland Street, 115 and 117 were occupied by Schill, Modera & Co., as a

shipping warehouse. The building is shown to be 4 and half storeys over a basement. 117 is shown to be accessible from Dickenson Street rather than Portland Street. At 127 was the shipping warehouse of Sydney Hudson, which also extended to the rear (east) side of 129. The west side was occupied by James Chabot & Co., also as a shipping warehouse. 131 belonged to Louis Behrens & Sons, shipping warehouse, as well as Beaver Packing Co.

5.13 By 1895 the owners of 113 Portland Street were shown to be Smith J.T. & J.E. Janes, manufacturers with Schill, Modera & Co still at 115 – 117. The 1896 OS map (Appendix 1, figure 6) shows the site again, although in less detail.

Twentieth Century

5.14 Little changed over the turn of the century, with Smith and Jones continuing to operate at 113 Portland Street by 1907 (Slater). 115 – 117 was occupied by Schill, Seebohm & Co. Ltd., merchants as well as Erico & Co., merchants. 115A – 117A is also listed, with Schill, Pearson & Co. Ltd., merchants. To the south, many of the former occupants had left.

5.15 By the time of Slaters 1928 directory Smith and Jones were occupying 113 – 115 Portland Street. 117 & 119 were occupied by Delany Wm. & Co., packers. 119 itself however was also occupied by a further 3 companies; Wolstenholme T. & Co. Ltd, cotton manufacturers; Merttens & Co. Ltd, shipping merchants, and; Lavy Charles & Co. Ltd., shipping merchants.

5.16 Kelly's Directory of 1935 does not contain any listings for number 113, although 3 companies are listed at 115; Harrop G. A. & Co., calico printers, Plant E. J. & Co., roasted & salted nut specialists, and Rhodes E. C. C. Ltd., textiles for waterproofing. No listings are given for 117 or 119.

6. Physical Description of the Listed Building

6.1 This section provides a description of the application site and should be read alongside the photographic plates in Appendix 2. In order to gain a greater understanding of the significance of the building's fabric, a site visit was carried out to inspect the buildings on 20 July 2022.



Image 6.1: 113-119 Portland Street

6.2 The Listed building description describes it as follows:

> *Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled*

(b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.

6.3 Hartwell (2001, 194) notes this about the building:

Nos. 113 – 115 were converted by Hodder Associates, 1998, for CUBE (Centre for Understanding the Built Environment); exhibition galleries with a bookshop and lecture theatre. Everything was stripped back to bare brick, timber beams and cast-iron columns, used as a backdrop for white screens and panels of opaque glass which admit diffused light. Generous stair to the lower left, set beneath an existing light-well bringing light down to the basement.

External Description

North Elevation

6.4 This elevation faces onto Portland Street and is 11 bays long. The second to fourth floors contain timber framed sash windows in each of the bays. At second floor level these windows have a cill formed of a continuous sandstone string course, with a flat sandstone lintel with brick dog tooth decoration above. At third floor level the cills are likewise formed of a continuous sandstone string course although the lintels are of depressed arch sandstone with dog tooth decoration above.

6.5 The fourth floor windows again have a matching cill although the lintels are depressed arch brick with sandstone string course around. Bays 2, 5, 8, 9 and 10 each contains a pair of windows, rather than the single window found in the other bays. These are identical to the others although are separated by a sandstone mullion. At ground floor level in Bay 1 a loading doorway is located, fitted with modern glazing and a personnel doorway. Bay 2 contains a coupled window at first floor level, matching that of the second floor although

the dog tooth decoration is of sandstone. Below this is a further, simpler, couple window at ground floor.

6.6 Bay 3 contains a tall arched doorway set in a decorative sandstone surround. Bay 4 contains a loading doorway similar to that in bay 1 and likewise fitted with modern glazing and a personnel doorway. Bay 5 matches bay 2. Bays 6 and 7 each contain a tall arched opening in a decorative sandstone surround. Both are glazed although that to bay 7 has a sandstone cross beam at the level of the first floor. Bay 8 contains a tall doorway with rounded lintel set in a decorative sandstone surround. This matches the other doorways, although has a pediment over, reaching up to the string course of the second floor cills. Bays 9 – 11 each contain windows matching bay 2.

West elevation

6.7 This faces onto Dickenson Street and is 10 bays across. The single and coupled windows lie at each floor of the building, matching those on the north elevation. Only bay 1 has single windows, the rest are coupled, with the exception of bay 6; this contains triple windows at each floor except for ground/first where a large loading doorway is located. This has a simple depressed arch lintel of brick and is fitted with a modern roller shutter door. The jambs are sandstone at ground floor level with plain brick above. An iron hoist is located adjacent to the ground and first floor windows of bay 9.

Interior Description

Ground Floor

6.8 The doorway in bay 4 leads to a small entrance lobby with a set of modern steps up to the ground floor level. The ceiling, as with the rest of the floor, is open to the timber joists of the floor above, with the chamfered and stopped timber beams also visible. The ground floor proper comprises a series of open spaces, the walls stripped back to the bare brick and the floor showing the original timber boards. At the western end the western wall shows the series of large timber framed portrait windows along the external wall, looking out over the lightwell. Opposite this, the brick walls have been painted, and a blocked fireplace is visible. Timber stud walls have been inserted to the southern side, forming toilet and kitchen areas.

6.9 To the east is a further open area, accessed through openings in the party wall. Again, the walls are bare brick, with a scar visible in the eastern wall of a removed wall. At the southern end evidence of a large blocked opening is present. Adjacent to this is an inserted staircase along the east wall to the lower ground floor. This area is shown as a part of a lightwell on Goad's plan and has a sandstone plinth, suggesting it was an exterior wall at some point. At the southern end are a further set of inserted toilets as well as the former lift. The kitchen has modern fixtures and fittings, although one of the windows looking onto the rear loading bay retains its original glass. Throughout the whole floor the cast iron stanchions are visible.

Lower Ground Floor

6.10 The lower ground floor is accessed via the inserted staircase along the east wall. Where the staircase has been inserted, the timber beams supported on the stanchions have been cut off, and some of the timber joists and floorboards for the ground floor are shown to be modern replacements. The basement is similar to the ground floor, comprising two open spaces separated by a party wall, with openings within. The walls are again bare brick for the most part. At the southern end further stud walls have been inserted, to create toilets and kitchen areas once again. Along the western wall is the light well, with a modern glass roof over the bay, allowing light in. The stanchions show that the timber beams have been cut off. To the north of this a modern staircase has been inserted to the ground floor entrance of bay 8.

7. Heritage Significance

7.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** - if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest** - which 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 skills, like sculpture.

- **Historic Interest** - which is 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.

7.2 These areas of interest are reviewed within the table below. Only those areas within the scope of the application have been reviewed.

Archaeological interest	Although substantially altered internally the building does still retain evidence of past human activity, worthy of archaeological investigation. Surviving internal features include ceilings, floors, columns, beams, and bricked up fireplaces and openings. Evidence of the building's historic sprinkler system has also been retained. The building is therefore of **medium archaeological interest**.

Architectural and artistic interest	Although modified, the building retains a high level of architectural and artistic interest, particularly in relation to its north façade. From Portland Street, the building can clearly still be read as a former warehouse and it is externally at least, well-preserved. In artistic terms, although of a 'utilitarian' appearance, as the Listing notes, Italian Gothic features survive. The simpler treatment of its rear (south) elevation although of less interest is of interest in itself in terms of how these building were designed very much to address the street. Internally however, there are limited features of note, with the exception of columns and the internal parts of surviving historic windows. As such the building is of **medium architectural and artistic interest**, mainly relating to the exterior.
Historic interest	The building was erected by 1876 and carried through architectural elements of adjacent warehouse buildings which also survive. The building provides evidence of past human activity in terms of the construction and use of warehouse in the area in the mid to late 19th Century. Therefore, whilst the building has been substantially altered throughout its life and little remains internally of historical interest, its value as part of a group means that it is of **high historic interest**.

Table 6.1: Heritage Value Criteria

7.3 It is known that the criteria set out in Annex 1 of 'Scheduled Monuments' (DCMS 2010) for assessing the national importance of an ancient monument have been drawn upon by Archaeological Curators when considering the significance of non-designated heritage assets. These are also useful here for considering the site as a whole.

Period	The building was erected in the mid-to-late 19th century at a time of rapid rebuilding and expansion of Manchester. It remains distinctively representative of this period, in this location. The significance is therefore high.
Rarity	Multiple buildings were built during this period within and just outside of the city centre. Whilst many warehouses have been lost, many have survived therefore the rarity is medium.
Documentation	This part of the City Centre has been well documented and detailed descriptions of the building are present within its Listing and the HER. The significance is therefore medium.

Group value	Although it has been extensively modified internally, the building forms part of an entire City block of surviving warehouse. It is built in a similar architectural style to nearby warehouses on Portland Street and is a key element of the Whitworth Street Conservation Area which has been designated on the specific basis of the surviving industrial buildings. The group significance is therefore high.
Survival/Condition	The building has been extensively modified since it was originally built, with the loss of most original internal features. Otherwise, the building broadly retains its historic fenestration and decorative features. The surviving part of the building is in good condition. The significance is therefore medium.
Fragility/Vulnerability	The building is in good condition and is in no danger of collapsing. It will also shortly be fully occupied and is within a conservation area. It is not considered to be vulnerable to vandalism or detrimental conditions.

Table 6.2: Significance Assessment Criteria

Analysis

7.4 113 – 119 Portland Street was erected c.1870 and was home to Schill, Modera & Co. who took over most of the building. It has undergone some minor modifications externally throughout its life. These are mainly in terms of the ground floor, with doors replaced for modern ones and the loading doors being fitted with glazed doors. Internally, most of the original plan form remains, although several areas of the original flooring have been removed through the insertion of staircase. Most of the ceiling beams are original, with small areas in the basement which have been replaced, or modern beams inserted for support. Other features of interest include blocked fireplaces, blocked doorways, as well as the cast iron sprinkler system.

Heritage Value

7.5 113 – 119 Portland Street has a high historic value, through its age and group value to the conservation area, and in relation to the other warehouses in the immediate vicinity. It is a typical example of a warehouse of the period which was used as such well into the 20th century. It has a medium archaeological interest, providing evidence of the construction, use and alteration of the warehouses. It also has a medium architectural value, mainly through the external appearance, but still retains some interesting features internally.

8. Impact on Heritage Significance

8.1 This section appraises the proposals against the heritage significance of the building. No external alterations are proposed and therefore no consideration of impact on the Conservation Area or surrounding heritage assets is required. It should be highlighted that from the outset, the architect has sought to design a solution which does not adversely impact upon the building's heritage significance.

8.2 Section 7 of this Heritage Statement provides an analysis of the heritage significance of the application site. Whilst the building has lost much of its original internal fabric and features, it holds a high level of heritage value, forming part of a group of similar buildings of a similar period in and around Portland Street, Oxford Street, and Princess Street.

8.3 The building is considered to be of medium architectural, artistic and archaeological interest, and high historic interest. The majority of the building's heritage value denotes from its external appearance and as a result of its group value with other adjacent and nearby buildings, as noted above there will be no impact upon the external appearance of the building.

8.4 Alterations to the interior of the building are not considered likely to have a significant effect on its heritage interest, due to the extent of loss throughout, and the proposed retention of what historic features do survive.

Assessment of Impact

8.5 The building is nationally Listed and is therefore a 'designated heritage asset'. It is also located within a Conservation Area, meaning it effectively also forms part of a designated heritage asset. The table below considers the proposed works and subsequent impact upon the significance of the building.

Proposed Works	Impact / Mitigation
Removal of existing modern partitions forming the existing toilet block.	Minor Positive These fixtures are non-historic and their removal should not negatively impact upon any historic or original fabric. Where any items do affix to historic fabric, their removal should be undertaken in such a way as to ensure that no original fabric is adversely affected.
Installation of new partitions to form new shower and change facility	Minor Negative These works will result in a minor negative impact as the subdividing walls will impact on the original plan form of the room. However, this harm is mitigated by the design of the shower block structure which will be free standing with a service zone maintained between the shower block and the ceiling, and a 10mm shadow gap between the shower block wall and the existing masonry wall. Mechanical fixings into the brick are required in two places, thereby minimising any impact on the fabric of the building. The proposed works will expose the easternmost column, which currently is partially enclosed by the partition wall of the existing toilet block. The column will be exposed and fully decorated. The new self-supported ceiling will sit aside the shaft of the column beneath the decorative capital detail, so whilst this won't be visible it will be preserved. The westernmost column currently abuts a modern partition wall forming the existing toilet block. The column head is visible, however the proposed new internal arrangement will see the partition wall moved away from this column. The proposals are considered to better expose these columns, and enable this historic feature to be more readily appreciated, helping to mitigate the impact. The central column will no longer be visible from within the main floor area of the lower ground floor, however it will be partially visible within the proposed shower block, with the capital located above the self-supported ceiling. The capital may be visible above the ceiling from the adjacent circulation space / proposed cellar associated with the restaurant use, however views may be partially obscured. This is considered to result in some limited harm since the capital is currently visible, however this is mitigated through the proposals which better reveal the other two columns. Furthermore, it's worth

Proposed Works	Impact / Mitigation
	highlighting that existing views of the column are restricted from many locations on the lower ground floor due to the existing arrangement internal subdividing walls. The service void has been designed to ensure that the proposals accommodate the historic features of the building. The capitals will be retained above the suspended ceiling and there will be no impact on the original timber ceiling beams.
Adaption and installation of mechanical, electrical and plumbing services	Minor Negative The proposed new shower block will largely utilise the existing MEP installations serving the toilet block, which will be re-used and adapted. However, the historic floorboards will be lifted to enable installation of below ground drainage – please refer to the submitted Cubic Works H&P Layout drawing for details. This may require cutting historic floorboards which would damage historic fabric, however it is not unusual for a hatch to be cut in floorboards for access and maintenance reasons. In any event, any cut floorboards will be concealed by the new shower trays / tiled floor finish.
Installation of lighting / feature lighting (including downlights and wall lights) and other M&E to ceilings.	Neutral Installation of this equipment could adversely impact upon the Listed Building, however no new mechanical and electrical installations are required as the existing M&E serving the toilet block will be re-used and adapted. There will be no impact upon the historic fabric of the building.
Decoration and finishes	Neutral The new partition walls will be finished in plasterboard and to receive full decoration. The existing modern floor finish will be removed and a new finish applied. All decoration and internal fittings will be of a high specification.

Table 8.1: Assessment of Impact on Listed Building

8.6 As demonstrated in the table above, the majority of the interventions will have a neutral impact on the heritage significance of the building. Where limited harm has been identified

(i.e installation of modern partition walls and obscuring views of the central column capital), appropriate mitigation has been proposed in the design which involves a free-standing structure which minimises impact on existing masonry walls and does not result in any impact on the historic timber ceiling beams. Whilst the head of the central column will likely be partially obscured, this is mitigated by better exposing the eastern and western column. Any decorative finishes will be of a high specification and applied to the modern subdividing structure, with the exception of any floor finishes. Overall, it is judged that the proposals would result in a neutral impact on the heritage significance of the building.

Summary of Impact

8.7 An assessment of the impact of the proposed scheme has been undertaken. The potentially affected heritage assets are limited to the building itself. The assessment of significance found that internally, significance was broadly limited to the surviving historic columns, beams, brickwork, and the internal parts of historic / original windows. The assessment has found that the proposed scheme may result in some minor negative heritage impact resulting from installation of modern subdividing walls and partially obscuring views of a decorative column head, however this has been appropriately mitigated through the proposed design.

8.8 No external alterations are proposed, and therefore there will be no impact upon the elements of the building which are considered to be of the highest significance (the principal elevation to Portland Street).

8.9 The proposals is judged to have a neutral impact on the heritage significance of the heritage significance of the building, however should the works be perceived to result in harm this would be 'less than substantial' and fully justified within the application submission. This level of harm can be weighed against the public benefits associated with the proposals. These include:

- Making efficient use of an existing building
- Provision of shower and change facilities for use by office staff at the building, thereby enabling and encouraging people to cycle to work which will contribute to a reduction

in trips made to the site via private car, and therefore help to reduce carbon emissions and the impacts of climate change.

- Help to reduce the number of cars on the road, thereby making a contribution towards tackling air quality issues.
- Encouraging healthier and more active lifestyles for employees of the office accommodation.
- Creating temporary employment during fit out works.
- Investing in a building which is within a highly accessible location, therefore encouraging the use of sustainable modes of transport.

8.10 Public benefits also include heritage benefits which include enabling full re-occupation of this part vacant building, thereby assisting in securing the future of this designated heritage asset.

8.11 It is also noted that the proposed scheme fully accords with the aims and objectives as set out within Policy CC9 of the Core Strategy in terms of preserving and enhancing heritage assets including listed buildings and conservation areas.

9. Conclusion

9.1 This Heritage Statement provides detailed analysis of the heritage significance of 113-115 Portland Street, Manchester, and sets out an assessment of the impact of the proposed scheme upon that significance.

9.2 The proposed development involves internal works to remove an existing toilet block, and install a shower and change facility for use by staff of the office accommodation on the upper floors of the building. Whilst surviving internal elements of heritage significance are limited, the design of the proposed scheme has sought to be respectful of this Listed Building's special interest. The assessment of impact has found that overall there would be a neutral impact on the heritage significance of the building, but that any perceived harm would be outweighed by public benefits in accordance with paragraph 202 of the NPPF.

9.3 This Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to a positive determination.

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GMAAS – Greater Manchester Archaeological Advisory Service

GMAU Greater Manchester Archaeology Unit

HER – Historic Environment Record

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Trade Directories

Slater's Directory of Manchester 1861

Slater's Directory of Manchester 1869

Slater's Directory of Manchester 1876

Slater's Directory of Manchester 1879

Slater's Directory of Manchester 1882

Appendix 1: Figures



Figure 1: Location Plan



Figure 2: 1794 Green's map of Manchester and Salford



Figure 3: 1824 Swire's map of Manchester



Figure 4: 1850 OS 1:500 town plan sheet 33

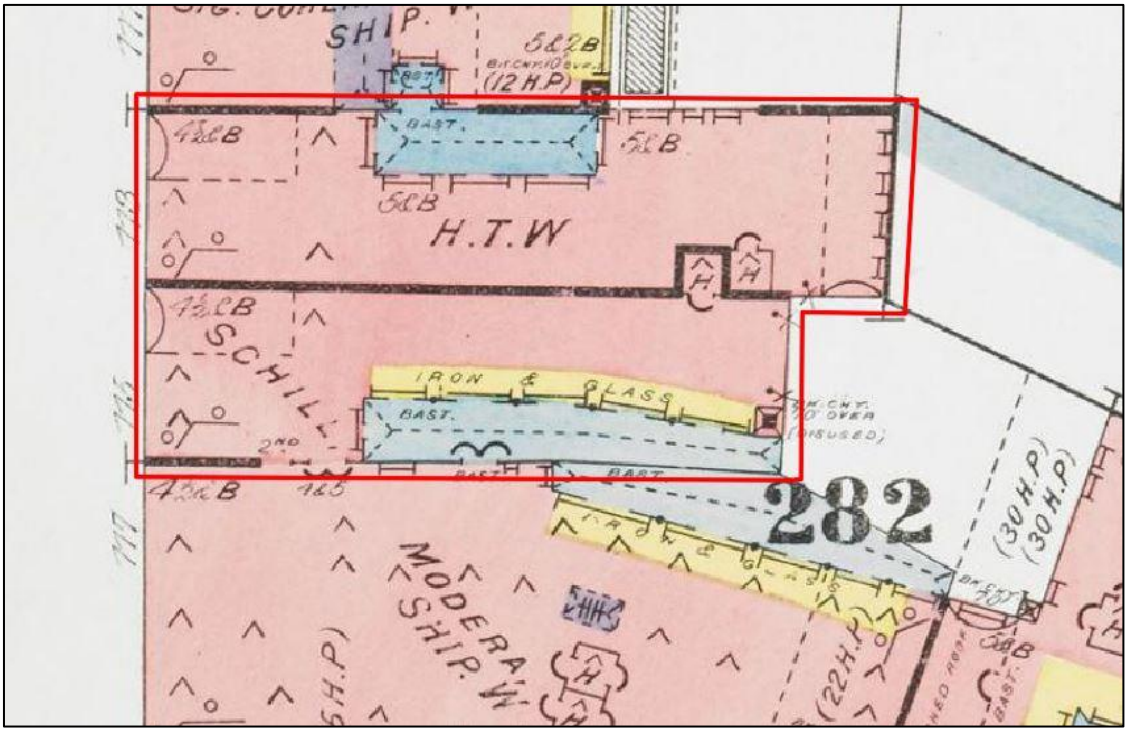


Figure 5: Goads plan of 1886 showing 113 – 115 Portland Street. Sheet 22



Figure 6: 1896 OS map Lancashire sheet CIV.10



Figure 7: 1908 OS map Lancashire sheet CIV.10



Figure 8: 1922 OS map Lancashire sheet CIV.10



Figure 9: 1932 OS map Lancashire sheet CIV.10



Figure 10: 1941 OS map Lancashire sheet CIV.10 showing bomb damage

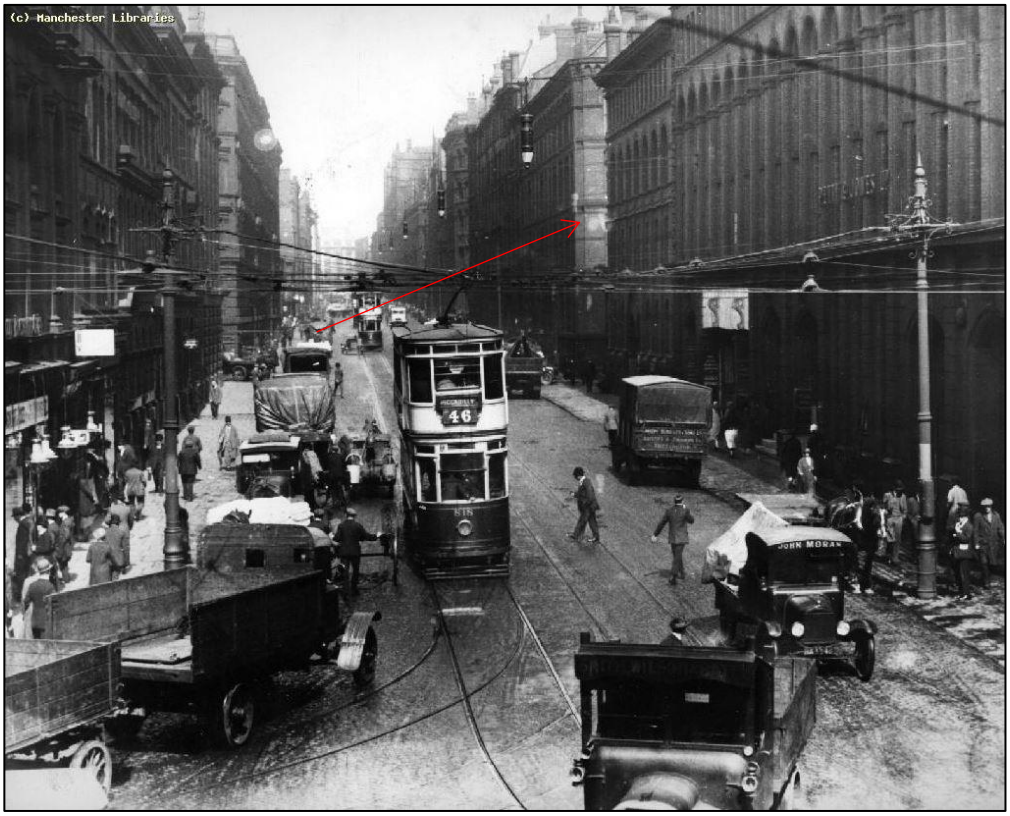


Figure 11: Photograph taken c. 1920 looking down Portland Street with 113 – 115 in the background (Manchester Image Collection Ref: m04863)

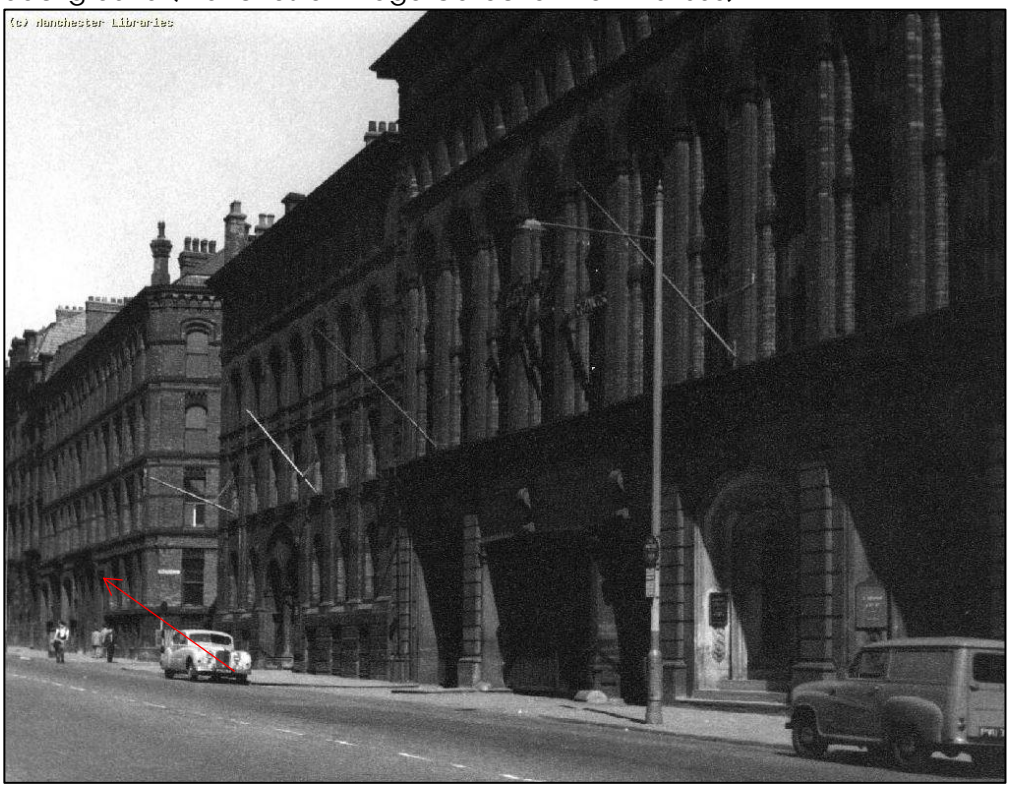


Figure 12: Photograph of Behrens Warehouse showing and 113 – 119 Portland Street (left) 1957 (Manchester Image Collection Ref: m04886)