



21<sup>st</sup> July 2023

## **37 Peter Street (Freetrade Exchange), Manchester – Heritage Statement: Lower ground floor unit**

### **1. Introduction**

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

SLHA have been commissioned by Blacklock Newco Limited to prepare a Heritage Statement to accompany the Listed Building Consent and Planning Permission applications for the proposed refurbishment/conversion of the lower ground floor level (including ground floor entrance) of the Grade II listed 37 Peter Street, also commonly known as Freetrade Exchange/Harvester House (The Site – see **Figure 1 & 2, below**).

A refurbishment of the building has been recently completed by the landlord, including, enabling shell works to the lower ground floor for conversion into a Sui Generis Bar and minor external alterations to the Peter Street and Bootle Street entrances, installation of modern partitions and doors to new riser cupboards to the lower ground floor level, and the removal of a non-original concrete floor slab within the glazed brick area beneath the original covered cartway hovel.

37 Peter Street was originally built as a packing warehouse for prominent merchants the Ralli Brothers in 1868 and was designed by notable local architects Clegg and Knowles in an Italian Palazzo style, utilising a buff sandstone to the primary elevations and red brick to the secondary, rear elevation.



**Figure 1:** 37 Peter Street as seen looking north across Peter Street towards the building's principal two elevations in June 2023. (Source: June 2023 SLHA)

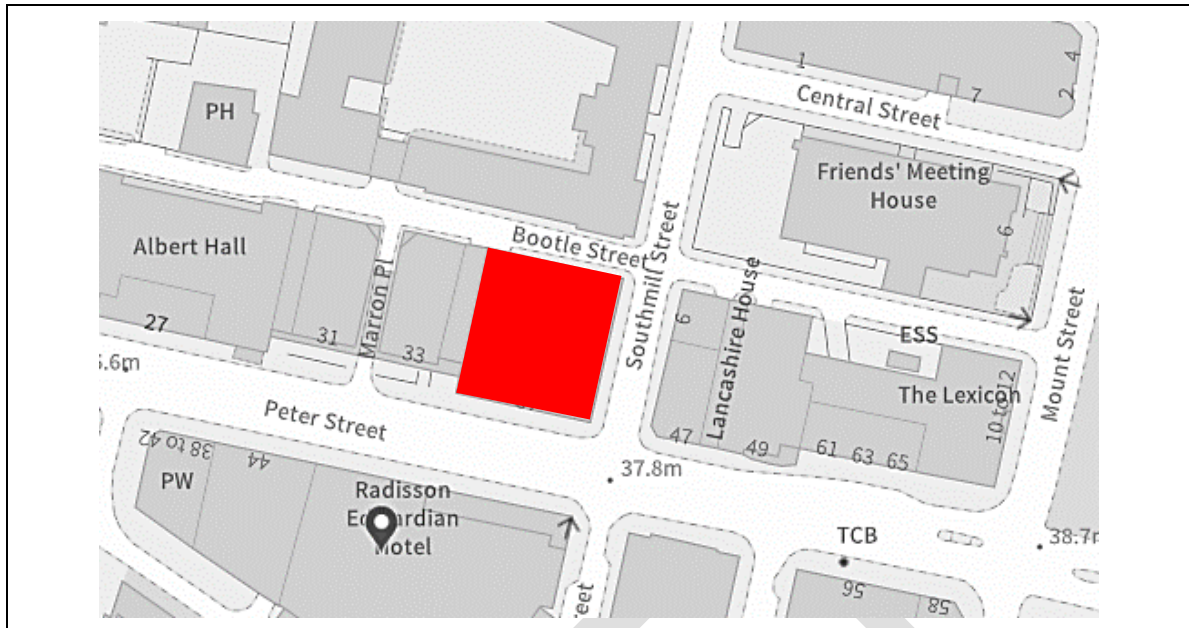


**Figure 2 – Map showing the location of 37 Peter Street shaded red (Source: Historic England).**

## 2. The Site & Heritage Context

The Site is located on the northern side of Peter Street, and is bounded by Bootle Street to the north, by Southmill Street to the east, by Peter Street to the south and by 35 Peter Street to the west.

## 3. Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of Listed Buildings reflects their architectural and historic interest; grade I buildings are of exceptional interest; grade II\* buildings are particularly important buildings of more than special interest; and grade II buildings are of special interest.

37 Peter Street listed at Grade II in 1982, being described as Harvester House under Historic England listing reference 1246664, please refer to **Appendix I** for the full list description.

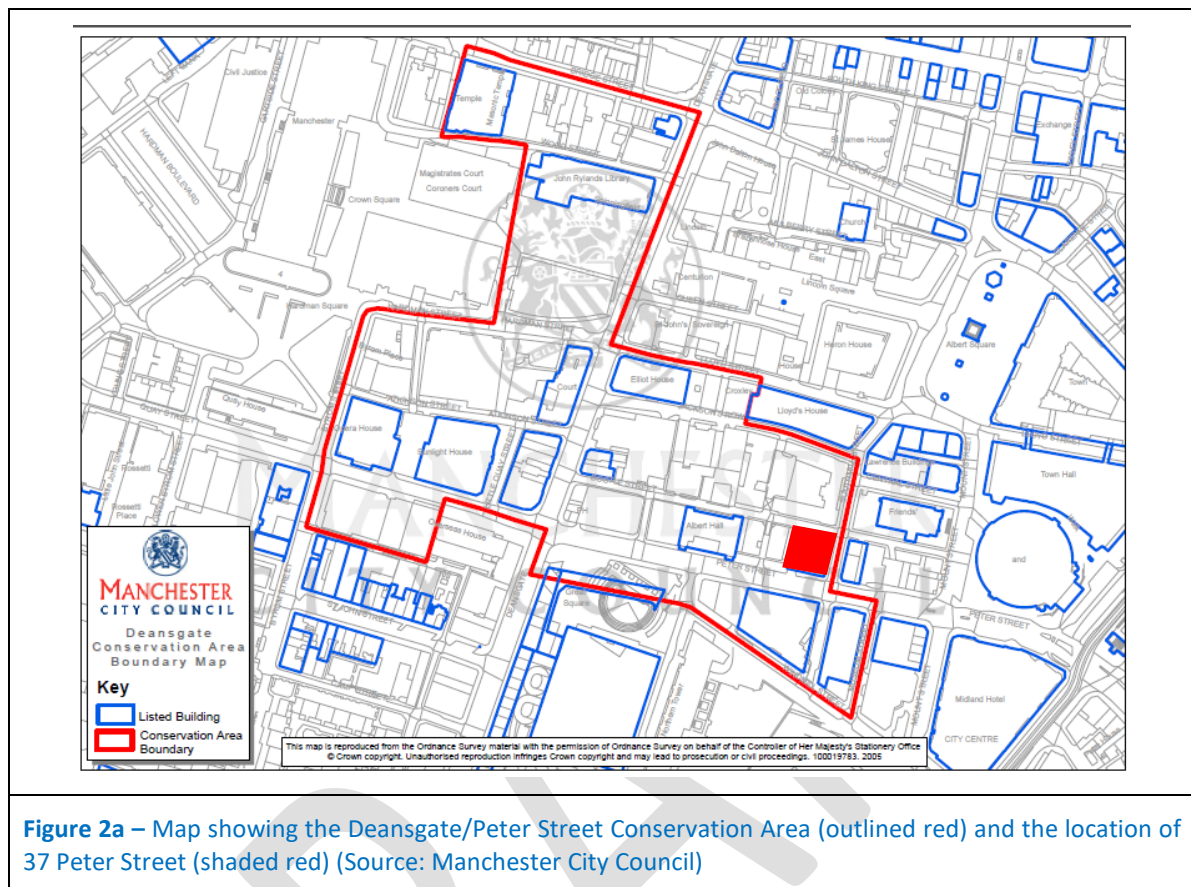
## 4. Conservation Areas

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The Site is located within the Deansgate / Peter Street Conservation Area (**see Figure 2a**), which was designated in 1985. The traditional buildings of the Conservation Area are typically constructed from stone, red-orange brick, terracotta and terracotta. Stone buildings are fenestrated predominantly with vertically proportioned openings and sliding sash windows. There are a number of former warehouse buildings within the area that include 37 Peter Street.

Manchester City Council state *“Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles but retain a positive relationship with one another. Where redevelopment*

proposals are put forward, the City Council will seek designs which are consistent with the character of surrounding buildings”.



## 5. Archaeological potential

Due to the nature of the proposed works, a desk based archaeological assessment will not be required, however if the proposed works change to include excavation works, the requirements for this will change.

## 6. Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2021 (NPPF), and Manchester City Council’s Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

**Section 72** of the Act must also be recognised in line with the proposals, as it embodies the “*general duty as respects conservation areas in exercise of planning functions.*” As the Site is situated within the Deansgate / Peter Street Conservation Area, any proposed alteration or demolition of the building may have an impact, therefore this part of the legislation is considered to be of relevance.

A key phrase in this regard within Section 72 states that local authorities should ensure while carrying out their planning function that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.”* This duty is therefore applicable to the present proposals.

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. Of particular relevance is **paragraph 194 (NPPF, 2021)**, which states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”* The following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

## **7. History and Description of the Site**

37 Peter Street was designed by prominent local architects, Clegg & Knowles, in 1868 for use as a shipping warehouse for the shipping merchant company, Ralli Brothers.

The Ralli Brothers comprised five brothers, Zannis (1785–1859), Augustus (1792–1878), Pandia (1793–1865), Toumazis (1799–1858), and Eustratios (1800–84). The brothers founded Ralli Brothers, which became one of the most successful expatriate Greek merchant business of the 19<sup>th</sup> century.

The company was formed by John, who started trading in oriental silk and Russian grain in exchange for British textiles. John brought his brothers over from Greece to help, incorporating as Ralli Brothers in London. His brother Eustratios ran the textile export operations from Manchester; Toumazis sourced raw materials and grain from Odessa and Constantinople; Pandia financed it from the Baltic Exchange in London; and Augustus oversaw the Mediterranean operations from Marseille.

Previous to the present 1868 building at 37 Peter Street being constructed (**see Figure 3**) the site had formed a number of various buildings, including No. 35-37, which were both ran by Thomas Hurd with No. 35 being a refreshment house, and No. 37 as a saloon and refreshment house called “Hurd’s Pearl Pavilion” (**See Figure 4**). These along with other various buildings across the site were demolished in 1867 to make way for the new warehouse.



**Figure 3: 1851 OS Map.** This mid-19<sup>th</sup> century map illustrates the early street pattern and buildings/structures which originally occupied the Site area. The Site is shown at this time as being occupied by a number of smaller industrial and commercial/public buildings (outlined in red).

By this date Peter Street is already an old and established street running east from Deansgate with a mix of commercial, light industrial and residential buildings lining both sides of the street.

Southmill Street can be seen to have originally been called South Street, originally terminating at a tan yard to its northern end. (Source: University of Manchester)

By 1867 it appears that the earlier buildings upon the site had been carefully demolished, and a number of auctions had been held to sell the building materials from the demolished buildings across the site. The materials included floorboards, flag stones, windows, slate and brick, and from the Pearl Pavilion a mahogany vault counter and panelled front (See Figures 5 & 6).



**Figure 4 – Newspaper advert from 1864 advertising “Hurd’s Pearl Pavilion”,** which formed a refreshment room that held performances (Source: The Manchester Guardian, 29<sup>th</sup> April 1864).

Wednesday next, at eleven.  
**Valuable Building Materials and Effects, at No. 37, Peter-street, Manchester.**  
**MR. MAPLESTON** will **SELL BY AUCTION**,  
 on Wednesday next, the 13th September, 1867, at eleven, at No. 37, Peter-street, Manchester, the Valuable **BUILDING MATERIALS** and **EFFECTS**; including flooring boards, flags, capital shop front, mahogany vault counter, panelled front, roofing felt, sign-boards, timber, and other effects.

Figure 5 – Newspaper article advertising the auction of building materials from the site in 1867 (Source: The Manchester Guardian, 07<sup>th</sup> September 1867)

To Building Material Dealers, and others.  
**MR. MARSHALL** is instructed to **SELL BY AUCTION**, on Wednesday the 11th September, 1867, on the premises, corner of South-street, Peter-street, Manchester, the Whole of the **BUILDING MATERIALS** contained in the shops and various other erections; consisting of doors, windows, flooring boards, slate roof, and roof timber, bricks, &c.—On view morning of sale.—Sale to commence at ten for eleven o'clock.—For any further information, apply to Messrs. Clegg and Knowles, architects, 40, Brown-street; or the Auctioneer, 7, John Dalton-street, Manchester.

Figure 6 – Newspaper article advertising the sale of building materials from the site, and to apply to the architects for the new building at 37 Peter Street, Clegg & Knowles, for further information (Source: The Manchester Guardian, 14<sup>th</sup> September 1867)

The new 1868 Clegg and Knowles warehouse was designed in the typical “Manchester warehouse” style/planform, which saw the two basement levels (basement/lower ground floor) to be used for packing and storage, connected to a ground floor loading hovel, which allowed carts to deliver and take away goods through a covered, integral loading bay stretching from Peter Street to Bootle Street. This also allowed for better access for carts, ensuring an entry/exit approach to avoid congestion.

The building’s main entrance was located on the corner of Peter Street and South Street (now Southmill Street) and would have given access to the main entrance hall with a wide principal staircase leading from ground floor to the first floor showroom, but not the rest of the building. A second staircase was located to the centre of the plan. And unusually this took the form of a cast iron circular staircase, giving access to all floor levels.

A third, service staircase, which still survives to the north-west corner of the building, was accessed from Bootle Street and used for warehouse workers (See Figure 6a).

Adjacent to this staircase were two steam powered hoists enclosed within brick enclosers, which gave access to each of the warehouse floors, the basement packing room and the ground floor loading bay/hovel (See Figure 6a).

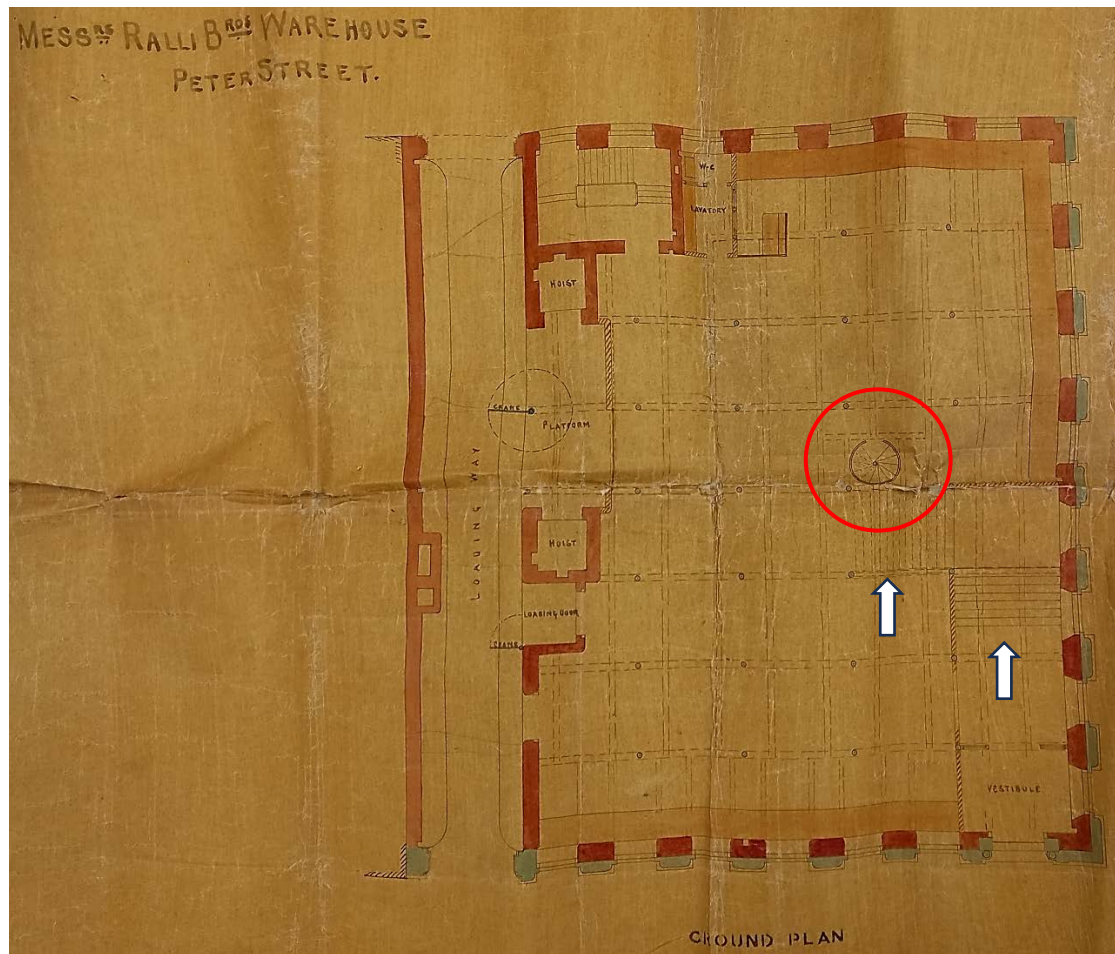


**Figure 6a** – The original 1868 ground floor plan, drawn by Clegg & Knowles, showing the original location of the building’s entrance from Peter Street (far right corner), which now partially forms the Site’s ground floor demise and proposed main restaurant entrance.

The original plan shows the location of a wide staircase (denoted by arrows) which would have given primary access to the first floor showroom; although the stairs were removed in the c1920s, their original cast iron support brackets can still be seen in two original columns at lower ground level (see Figure 21). Note the original cast iron circular staircase outlined red. (Source: Manchester Archives)

An article in *The Architect* dated the 17<sup>th</sup> March 1871, gives a description of the new building:

*“The next building by Messrs. Clegg & Knowles which I will remark upon is an immense warehouse for Messrs. Ralli Brothers, in Peter Street, at the corner of South Street. It is faced entirely with ashlar, absence of the smallness of the detail, dots, granite balls etc, found in them. There is considerable dignity obtained by the plain wall surface being nowhere interrupted but by the windows and cornices. The building may, however, be described as of one of the stock-in-trade designs. The ground floor is rusticated and arcaded, and in itself looks extremely well, but is entirely inconsistent with the superstructure.*

*The windows have, on the first floor, pediments, each forming a segment of a circle, supported by carved trusses; on the second floor, pediments alternatively segmental and angular: and, on the third and fourth floors, short detached pieces of a cornice placed over each. The last three would be improved if, like the first, they were supported by trusses.*

*The principal cornice is, as is so frequently the case, utterly inadequate to the height and size of the building. Its projection is apparently under two feet, whereas there height from ground is apparently between sixty and seventy feet. The chimneys are of good design. The most obvious reflection from a professional man on observing the building is – what a small amount of labour in drawings is involved in the exterior; a strip from top to bottom, showing a window on each floor, would give everything.”*

As is clear from the article, the author considered the new building to be successful in terms of plainness and clarity of the design, however, unsuccessful in terms of the lack of some architectural embellishments, primarily the lack of carved stone corbels supporting the upper floor window corning.

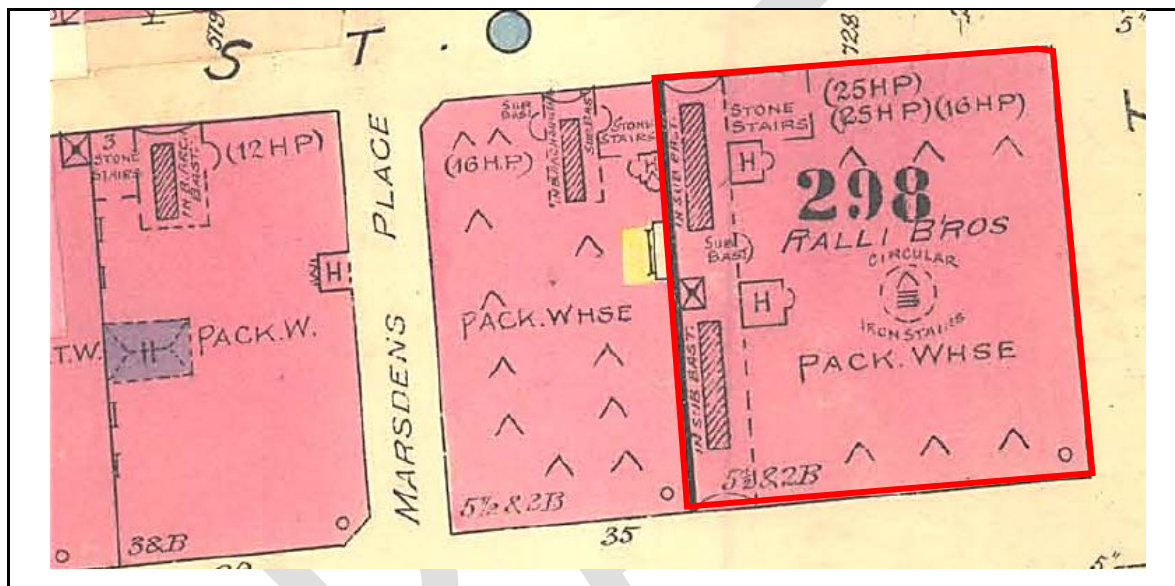


**Figure 7: 1886 Goad map** – This detailed map shows the first detailed map and plan we have of the Site. The plan indicates that the building was brick and stone construction with multiple pitched slate roofs concealed behind the parapet. The plan shows that there was a loading bay/hovel running the full depth of the building (left) with two hoists to load and unload goods to the warehouse floors and loading bay/hovel powered by three steam engines at “sub-basement” level.

To the centre of the building was originally a circular, iron staircase, which was replaced in the c1920s with the current square staircase, whilst to the north-west corner of the building is the surviving stone service stairs (Source: University of Manchester)

The warehouse continued in its original use until the Ralli Brothers expanded their business and constructed a much larger warehouse on the bank of the River Medlock in Salford in 1913, resulting in the building being put up for sale by the Ralli Brothers in February 1913 (See Figures 8-9).

FOR SALE BY PRIVATE TREATY.

**THE** Stone-built Well-lighted Sprinklered  
Modern WAREHOUSE and OFFICES  
owned and occupied by Messrs. Ralli Brothers,  
and situated at No. 37, Peter-street. In the City of Manchester.  
Within a few yards of the Theatre Royal, Midland Hotel,  
Central Station, and the Town Hall.  
For full particulars apply to the above-mentioned firm, or to  
Messrs. C. W. PROVIS & SONS, 40, Brazennose Street.

Figure 8 – Advert for the auction of 37 Peter Street (Source: The Manchester Guardian, 27th February 1913)

**FOR SALE** **PRICE, £49,750.**

No. 37, PETER STREET.  
(opposite the Free Trade Hall).

The Magnificent Modern OFFICES and WAREHOUSE, now  
owned and occupied by Messrs. Ralli Brothers.

Contents of site 840 square yards. Freehold. Chief rent  
£85 per annum.

The premises are most substantially built, the rooms being  
spacious and enjoying splendid light.

The Building is admirably adapted for conversion into  
suites of Offices and would easily accommodate from 400  
to 500 clerks. It contains also large basement and sub-  
basement, suitable for storage and strong rooms.

Figure 9 – A further advert for the sale of the building from 1913, explaining that the warehouse was suitable for conversion to suites of offices and could accommodate 400-500 clerks. (Source: Manchester Guardian, 02<sup>nd</sup> September 1913)

However, the building did not sell, and instead on the outbreak of the First World War (1914-18) Ralli Brothers lent the building free of charge for important war uses in 1915, including to the Red Cross Committee and the Lancashire County War Comforts Association, whose purpose was “to provide comforts for Lancashire soldiers in active service, abroad and in military hospitals, and also to provide necessary food and comforts for Lancashire soldiers who are prisoners of war in Germany” (Source: The Manchester Guardian, 01<sup>st</sup> May 1916)



**Figure 10**– A photograph looking east along Peter Street towards 37 Peter Street in c1914, showing the now demolished 35 Peter Street to the left, which was also designed by Clegg & Knowles in a matching style to 37. Note the use of a projecting canopy from a ground floor window by this date (Source: Manchester Archives)

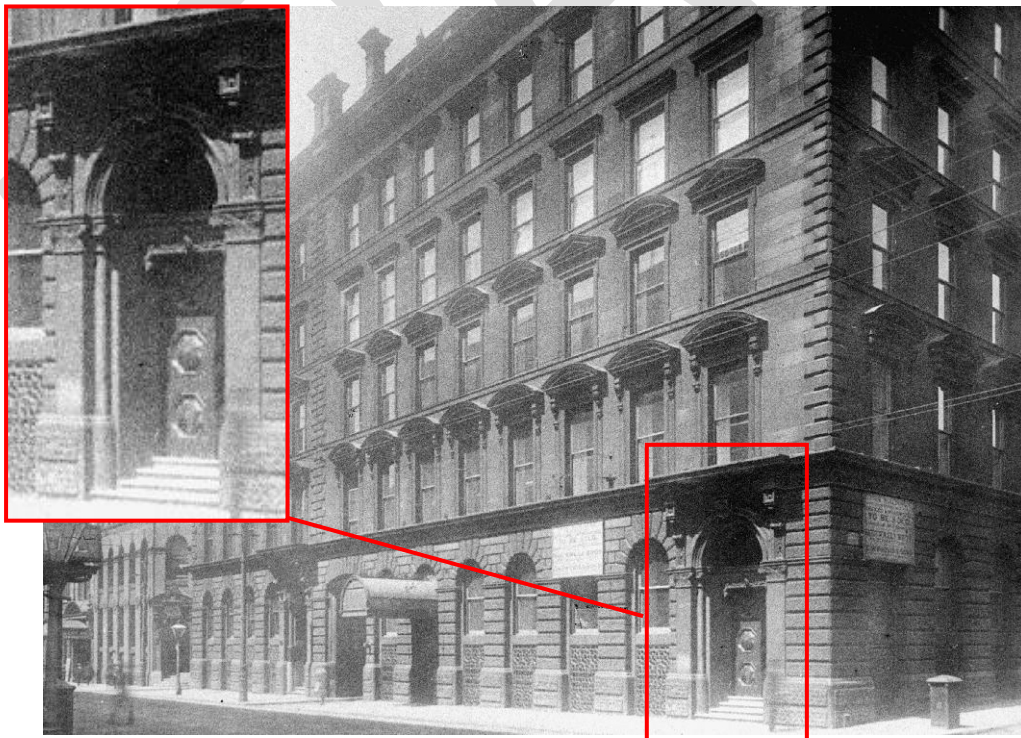


**Figure 11** – A photograph looking at 37 Peter Street in c1914, showing the original the original octagonal panelled doors that formed the main entrance into the building (Source: Manchester Archives)

**H.M. STATIONERY OFFICE**

Among the recent interesting Publications of the Department may be mentioned the following:

**The Teaching of English in England**  
Being the Report of the Departmental Committee appointed by the President of the Board of Education to inquire into the position of English in the Educational System of England. First edition exhausted. Second edition now ready.  
Crown 8vo. 394 pp. Price 1s. 6d.  
Post free 1s. 9d.  
"Every page will repay reading."  
—**THE TIMES**  
"EDUCATIONAL SUPPLEMENT."  
"No practical educationalist can afford to pass by so valuable a document."  
—**SPECTATOR**  
"Idealistic and practical."

**The Physics and Chemistry of Colloids and their bearing on Industrial Questions.**  
Being the Report of a General Discussion held jointly by the Faraday Society and the Physical Society of London on Oct. 25, 1920.  
Roy. 8vo. 196 pp. Price 2s. 6d.  
Post free 2s. 9d.

**General Review of the Conditions and Prospects of British Trade in India.**  
Dealing with the fiscal years 1919-20 and 1920-21. By H.M. Senior Trade Commissioner in India and Ceylon.  
Roy. 8vo. 362 pp. Price 5s.  
Post free 5s. 6d.

**H.M. STATIONERY OFFICE**  
**37, PETER STREET**  
**MANCHESTER**  
Also at LONDON, CARDIFF & EDINBURGH

**Figure 12 – Advertisement for H.M. Stationery Office at 37 Peter Street in 1921 (Source: The Manchester Guardian, 08<sup>th</sup> December 1921)**

(See Figure 13).

In 1916 the building was also used by the Government as a branch of his Majesty's Stationery Office (See Figure 12):

*"The premises at the corner of Peter Street and South Street, opposite the Free Trade Hall, formally occupied by Messrs. Ralli Brothers, have been acquired by the Government as a branch of his Majesty's Stationery Office. For some time past the Controller, Mr. F. Atterbury, has had under consideration the question of the establishment of a northern branch and distributing centre on account of the large sums spent annually on the carriage of paper and stores for the use of the public services in the North of England."* (Source: The Manchester Guardian, 12th August 1916)

Aswell as general stationary printed and distributed from 37 Peter Street, including government guidance and notices etc, its war work included distributing over 650,000 bibles, hymn books and prayer books to soldiers on the front line. The ground floor level of 37 Peter Street was used to sell books and guidance to the public, including regulations for factories, munitions, mines, totalling over 30,000 different publications that were available.

By 1917 the Stationery Office had outgrown 37 Peter Street, and other warehouses were in the process of being secured and left the building in June 1923. Previous to this, the building was again put up for sale in August 1922, and presumably sold soon after the Stationery Office left in 1923

## TO BANKS, INSURANCE COMPANIES, SHIPPERS, AND OTHERS.

**FOR SALE BY PRIVATE TREATY,**  
the Fine BUILDING No. 37, Peter Street, Manchester,  
with frontages to Peter Street, South Street, and Bootle  
Street, stone and brick built, five storeys in height, with  
attics, basement, and sub-basement. Well equipped for  
all office and warehouse requirements, or readily adapt-  
able for suites of offices or other purposes. Installed with  
electric light, steam heating, and a modern sprinkler  
system. Contents of land 843 square yards. Approximate  
floor space 5,035 square yards.

The property is freehold and is subject to a yearly rent  
of £84, 14s 2d per annum.

Vacant possession can be given in June, 1923.

For further particulars and orders to view apply to  
**RISQUE & ROBSON, solicitors, 16, John Dalton Street,  
Manchester**

**Figure 13** – Advertisement for the auction of the building in 1922, which is advertised as being “well equipped for all office and warehouse requirements, or readily adaptable for suites of offices” (Source: The Manchester Guardian, 01<sup>st</sup> August 1922)

Following the sale of the building it was converted into lettable office suites. Externally, alterations at ground floor level included the conversion of the original entrance doors into a window, the widening of the original hovel entrance and the introduction of a new primary entrance within a window opening to the centre of the Peter Street elevation. At roof level a new floor level was constructed, resulting in the original pitched roof structure being removed (See Figure 14).

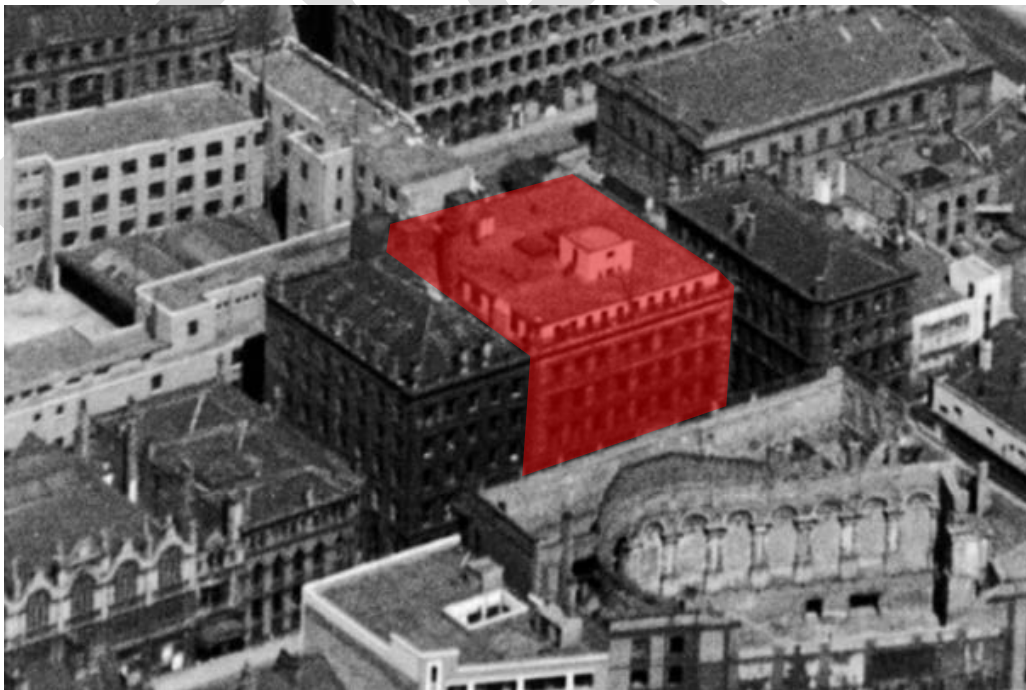


**Figure 14** – 1946 Aerial view looking north-east across Peter Street, showing 37 Peter Street (shaded) and c1920s inserted roof level. (Source: Historic England Aerial Images)

Internally, the original primary staircase was removed and a new stair/lift core constructed to the centre of the plan.

By the mid-1940s the building had been named “Harvester House”, and continued to be used as offices until a major refurbishment scheme was undertaken in 2007 when the building was re-branded from Harvester House to Freetrade Exchange.

The building was subsequently granted consent for a further refurbishment scheme for a continued office use in 2022.

8. Building Description

The following section provides an objective description of the areas of 37 Peter Street that form part of the Site as existing, using images from the non-intrusive visual survey undertaken in June 2023.

| Table 1: Building Description (SLHA June 2023) |                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior – Lower Ground Floor                  |                                                                                                                                                                                                                                                                                                                                   |
| Looking north                                  | <div></div> <p>Figure 15: A view looking north across the centre of the main room, illustrating the original cast iron columns, and their recently consented underdrawing/boxing-in – which also extends across the flat areas of ceiling.</p> |



**Figure 16:** A view looking northwards along the east elevation of the main room



**Figure 17:** An example of a recently restored original column and moulded timber beam on the ground floor level.



**Figure 18:** This photo shows the column immediately beneath that shown at ground floor level in Figure 17 above, showing the recently completed fire protection works to the column and beam at lower ground floor level, which has concealed the column capital and moulded beam from view.

Looking south –



**Figure 19:** A view looking south through the main room.



**Figure 20:** A view looking south-west across the main room.



**Figure 21:** Two columns to the south-east corner of the main room that contain decorative brackets that originals supported the principal staircase.

Looking east -



**Figure 22:** An example of the recent intrusive survey of the tanking system/stud wall to the external walls of the lower ground floor level unit, showing the original brickwork behind.



**Figure 23:** A view looking up into the north-eastern most window opening, showing the original painted brickwork to the top, modern tanking render beneath and modern studwork wall to the left.

Looking west –



Figure 24: A view looking across the proposed kitchen area.

Back of house -



Figure 25: A view of the southern part of the unit, showing the proposed area for customer toilets.



**Figure 26:** A view looking west across the southern part of the unit, showing the back of house, toilet and kitchen areas.

Current ground to lower  
ground entrance/access

-



**Figure 27:** The current, existing modern stairs leading from lower ground floor to ground floor street entrance.



Figure 28: The ground floor level of the modern existing stairs access.

## Exterior

### North elevation –



Figure 17: The Bootle Street (north) elevation.



**Figure 18:** A view of one of the existing basement windows on Bootle Street, illustrating the poor visibility into the lower ground floor unit from street level resulting from the lowering of the dropped ceilings.

**South elevation –**



**Figure 19:** The original 1868 entrance into the building on Peter Street (right), which now forms the main entrance into the proposed Blacklock unit.

## 9. Significance Appraisal – Methodology

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2019) and uses Historic England’s methodology outlined in its 2019 document, “Statements of Heritage Significance”. Historic England’s “Conservation Principles. Policies and Guidance,” 2008, has also been utilised as part of the following assessment.

The following coloured levels of significance is used to visually illustrate the differing levels of significance in the lower ground floor and ground floor plans in Section 10 below.

**High significance** relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

**Medium significance** relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

**Low significance** relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

**No significance/Detrimental** features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

## 10. Significance Plans

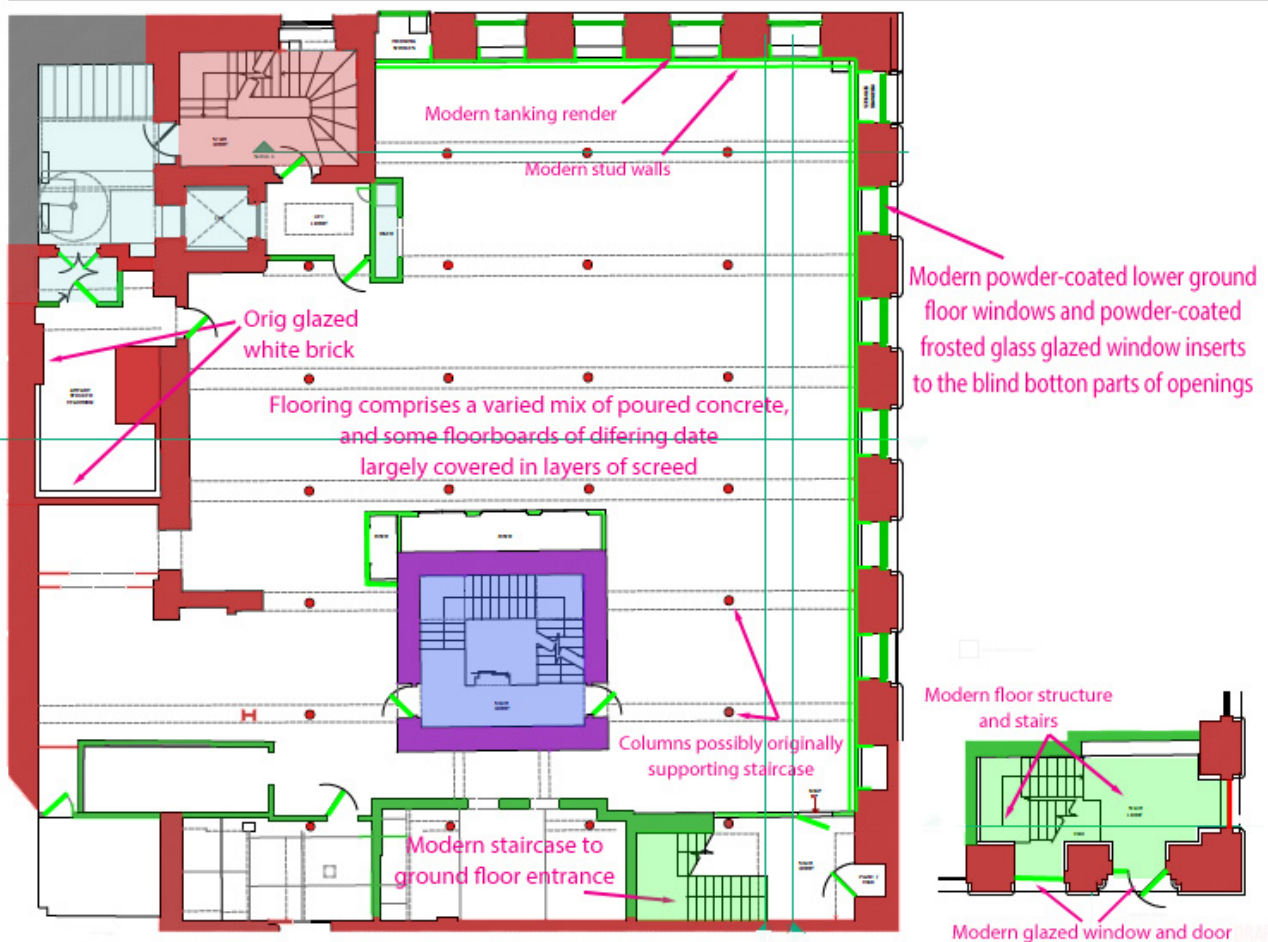


Figure 20- Lower ground floor (left) and ground floor (right) significance plans.

## 11. Statement of Significance

This section provides further details and a summary of the Site's relative architectural and historic interest. Outlining the significant features of the Site, summarising the relative significance of individual components of historic fabric and the significance of the Site on the wider built environment.

37 Peter Street yields **high historic and architectural/artistic interest** through its high quality Palazzo design by prominent local architects Clegg and Knowles, and its original and intended use as a shipping warehouse for one of the most famous merchants of the 19<sup>th</sup> century, Ralli Brothers.

The building yields **low/no archaeological interest** due to the current building comprising two basement floor levels and the current proposals only affecting the lower ground floor level.

The **Deansgate / Peter Street Conservation Area** is of **high historic and architectural/artistic interest** - 37 Peter Street is a key building to the Conservation Area and thus makes a positive contribution. The building's location on the edge of the adjacent St. Peter's Square Conservation Area makes a positive contribution to the Conservation Area's wider setting. The building makes a positive contribution to the setting of all surrounding heritage assets within a 100m vicinity, in particular to those along Peter Street and Southmill Street.

The components of the building determined to be of **high significance** include:

- The primary elevations to Peter Street and Southmill Street, including all original timber sash windows and decorative stone carved elements.
- All cast iron columns, moulded timber beams and surviving original floor structure.
- Internal brick walls that are original to the building's construction, such as former hoist enclosures, secondary stairwells.
- The surviving secondary stair core.
- Stone paving slabs at basement level
- Internal glazed brickwork at lower ground floor level (beneath the ground floor loading hovel).

The surviving components that are determined to be of **medium significance** include:

- Rear (north) loading bay and iron carriage bollards.
- North elevation of plain brickwork.
- The c1920s central (principal) staircase.

The surviving components that are determined to be of **low significance** include:

- The flat roof structure to the perimeter of the 4<sup>th</sup> floor, which was inserted in the c1920s.
- Non-original lead flashings over the external masonry.
- Non-original sash windows.

The components of the building that are either of **no significance or detrimental** to the buildings understanding as a heritage asset include:

- Modern double glazed window and door units (principally to the ground floor, lower ground floor and north elevation.
- Modern painted steel railings to lower ground floor windows.
- Modern external lighting units.
- All building signage.
- Painted render to the north, Bootle Street elevation.
- Modern rooftop extension including all structure, roof coverings, external wall treatments.
- Modern floating floor structure and staircase/glass & chrome balustrading to the inside of original entrance from Peter Street from Peter Street from ground to lower ground floor level.
- Modern stud walls/plaster finishes to the inside of original entrance from Peter Street from ground to lower ground floor level.
- Modern internal floor finishes including floor paint, carpets, vinyl, tile and timber boards.
- Internal partitions of blockwork and non-original brick.
- Internal wall finishes including plasterboard, paint and wallpaper.
- Modern dropped plasterboard ceilings to ceilings and original beams to lower ground floor level.
- Modern tanking system and stud walls around external elevations of the lower ground floor level.
- Modern powder coated glazed windows to each blind opening around perimeter of lower ground floor level.
- 20<sup>th</sup> century screed applied to floors of lower ground floor level.
- All mechanical and electrical plant and equipment.
- All modern fixtures and fittings.

## **12. The Proposals**

The proposals seek to facilitate a change in use at lower ground floor/ground floor entrance, from sui generis bar to restaurant to accommodate the restaurant operator 'Blacklock'.

Blacklock have strived to reverse some of the previous, unsympathetic changes the unit, with the aim of revealing as much historic fabric and features as is possible. The general proposals for the layout of the unit are for an open plan restaurant seating area to fill the bulk of the existing open space within the floor. The restaurant layout will be a mixture between free standing tables, banquettes and booth seating.

*Please refer to the accompanying drawings and Design and Access Statement for full details.*

### 13. Heritage Impact Assessment - Methodology

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised’*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive *‘heritage benefits’*, by avoiding or minimising ‘harm’ to the: fabric, character, and experience of the designated heritage asset.

The required tests as outlined in NPPF (2021) paragraphs 196 and 199, require that the level of “harm” is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest of the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

### 14. Heritage Impact Assessment - Direct heritage impact (physical and character change)

#### Entrance, lobby stairs from Peter Street entrance

The current entrance from Peter Street comprises of a modern, full-height glass door/margin light, which replaced a sash window installed in the 1920s, which in turn replaced the original panelled double timber doors. It is proposed to remove the modern glass door/frame and reintroduce a pair of solid timber panelled doors, which will be salvaged from elsewhere. The chosen doors will be sympathetic to the building’s mid-19<sup>th</sup> century age, design and original warehouse use, and will partially restore the intended original design intent of the principal elevation.

New traditional styled lighting units will replace the two current wall lights either side of the external entrance and will aim to utilise existing fixing locations. To the western side of the entrance, the original 1868 location for signage will be utilised for the new location of a simple menu board.

The new entrance foyer will have its modern plastered walls covered with a rough plastered finish, which will then be expertly painted by a scenic artist, along with deep new timber skirting and panelled alcove cupboards to the ground floor level. The existing modern stairs will remain and will be refurbished with the glass balustrade panels and chrome fixings replaced with simple metal spindles and timber handrail.

The modern, c1990s/2000s timber flooring will be overlaid with reclaimed floorboards. The modern stud wall and door to the foot of the stairs will be removed and opened out into the wider restaurant area, with two new fitted timber cloak cupboards fitted.

### Bar/restaurant area

The current lower ground floor level of the Site retains only the original cast iron columns exposed, with all walls, ceilings and some areas of flooring having been previously covered and concealed.

In order to create an atmospheric restaurant/ bar environment for customers that utilises the history and features of the original warehouse, the inappropriate and uncharacteristic previous alterations to these primary front of house spaces are proposed to either be reversed or improved by the addition of new features.

The internal face of the external walls within the main restaurant area have been previously coated in a cementitious layer to prevent damp, with a second studwork wall constructed immediately in front. It is proposed to remove this modern studwork wall, and remove the cementitious layer from the original brickwork original brickwork, and retain the brickwork exposed following cleaning and any necessary repair (extent subject to intrusive investigation by damp proofing specialists).

The existing false PVC false glazed windows to the lightwells to the exterior walls are proposed to be clad and finished in rough plaster finish with the addition of low-level café curtains installed on fixed rails.

Simple spot lights will be fitted within the reclaimed ceiling boards and warehouse style industrial lighting using surface-mounted galvanised conduits will be fitted to each of the exposed brick wall piers. Bespoke timber and upholstered fixed seating will extend along the east and north elevations, along with deep projecting timber skirting to other exposed areas of walls, which together will conceal services.

The existing ceiling has unfortunately had to recently be concealed by a second ceiling level in order to improve its fire rating to 90 minutes, consequently the original moulded timber beams, tongue and groove ceiling boards and tops of cast iron capitals are unable to be exposed. It is therefore proposed to install reclaimed timber boards to replicate the original design of the ceilings.

A new bar using a reclaimed bar counter will be constructed around the existing central stair core, with risers and a chilled wine store around the core (which will act as a secondary means of escape). The rear of the bar will have the plaster removed from the 1920s stair core wall and left exposed as a feature, with a series of shelves, drawers and bottle blocks fitted. High quality full-height panelling will be fitted around the north-west corner to conceal the dry riser and services.

New partitions will be formed to separate the restaurant area from the back of house, with an open pass area to the kitchen. The current flooring, which ranges from 20<sup>th</sup> century screed, concrete and some small areas of c1920s floorboards, will be overlaid with reclaimed floorboards.

### Back of House

The back of house areas will accommodate the kitchen, stores, washing facilities office and staff welfare room etc, and will be formed from new partitions. The existing door opening between proposed kitchen and bin store to be blocked with cementitious board to maintain 90mins fire

separation, whilst the existing original glazed brick walls to the west and north of the proposed bin store is required to be protected behind new lining clad in whiterock finish. Flooring will comprise of vinyl.

Suspended grid ceilings are proposed to be installed within the kitchen and store areas, and MF ceilings to corridors will ensure protection to the current ceiling fabric and which will also conceal all ventilation and ducting.

Extract and condensers connected to the restaurant/bar/WC's and kitchen will be located on the 1920s roof level adjacent to existing roof structures and M&E, and positioned away from the principal elevations to the rear (north) of the roof which will ensure views of the units will be imperceptible from ground level.

#### WCs

The customer WCs are to be formed within the existing room to the Peter Street side of the building adjacent to the staircase, which is to be split with a new partition into two blocks. New partitions will be formed within the two blocks to form cubicles required and MF ceilings will be installed. Flooring will comprise of vinyl.

An accessible WC cubicle will be also be formed in close proximity. Additional staff WCs are to provided within the staff welfare area. Toilets will be tiled to dado level with painted plaster above, and all sanitary wear will be white.

### **15. Heritage Impact Assessment – Conclusions**

This assessment of the Grade II Listed 37 Peter Street, Manchester, accompanies the Listed Building Consent and Planning application for the alteration and refurbishment of the part lower ground floor and ground floor to enable its viable, long term use as a high quality restaurant and bar offering.

The significance assessment above has established a baseline from which the potential impact of the Proposals have been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the Site as a whole.

The sensitive proposals reflect the realistic level of works necessary to reverse a number of inappropriate previous alterations, whilst introducing an array of new building elements and features that accord with the date and type of this building in order to create a traditional and characterful space for customers that will allow a better understanding and appreciation of the space and wider building.

Where examples of alteration are proposed, these interventions are reversible with no areas of historic building fabric proposed to be removed as part of this scheme. The high quality and sensitive restaurant/bar fit-out is essential to allow for the successful, viable reuse of the Site in the most sympathetic and carefully considered manner, whilst retaining and celebrating all remaining elements and features of significance, which together enhance the building's character, and the ability for its full successful use.

The above elements of the scheme constitute heritage benefits for the listed building by enhancing its special character and the ability to appreciate its use, as well as enhancing the character and appearance of the Peter Street/Deansgate Conservation Area by the replacement of the inappropriate modern glass and chrome entrance doors on Peter Street with a pair of deeply panelled, solid timber doors with clear glass upper panels/fanlight, which are of an appropriate and complementary type and design for the 1860s date of the building.

Therefore, when weighing up both the beneficial and adverse impacts of the overall scheme, it is considered that overall the Proposed Development will result in a minor beneficial direct impact on the historic fabric of the Grade II listed 37 Peter Street, and a negligible beneficial visual impact on the Peter Street/Deansgate Conservation Area, and that consequently “no harm” to the special interest of the Grade II listed 37 Peter Street will occur in NPPF terms.

## **Appendix I - List Description**

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1246664*

*Date first listed: 30-Apr-1982*

*List Entry Name: HARVESTER HOUSE*

*Statutory Address 1: HARVESTER HOUSE, 37, PETER STREET*

*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.*

*Understanding list entries*

*Corrections and minor amendments*

*Location*

*Statutory Address:*

*HARVESTER HOUSE, 37, PETER STREET*

*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 83715 97966*

*Details*

*MANCHESTER*

GV II

Probably merchant's warehouse, now office. 1868, by Clegg and Knowles; altered. Sandstone ashlar (roof concealed but probably slate). Square plan on corner site. Italian palazzo style. Five storeys and basement, 8 bays, with vermiculated plinth, channelled rustication to ground floor and cornice over this, rusticated quoins, moulded sill-bands to all floors, plain frieze, modillioned cornice and balustraded parapet. The ground floor has a round-headed doorway to the right (altered as window), with enrichment including shafts and a cornice on elaborate consoles, an inserted C20 garage entrance to the left, and between these 2 pairs of round-headed windows with stepped voussoirs flanking a square-headed doorway (perhaps inserted) with moulded architrave and cornice. The fenestration of the upper floors is very regular, all the windows having moulded architraves, those at 1st floor with segmental pediments on consoles, those at 2nd floor with shouldered architraves and alternately triangular and segmental pediments, and those to the top 2 floors with cornices, and all these windows sashed without glazing bars. The 8-bay return to Southmill Street has a continuous arcade of round-headed windows at ground floor with linking impost bands, and is otherwise in matching style. Interior not inspected.

Listing NGR: SJ8371597966

## Appendix II – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

| Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Definition of magnitude and nature of heritage impact.                                                                                                                                                                | Direct heritage impacts<br>(physical alteration or change to the site's character)                                                                                                                 | Indirect heritage impact<br>(visual change to the experience or setting of the site and its context).                                                                                                                                                                                                                                                             |
| <b>Major adverse Impact.</b><br><i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i> | Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset. | Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.<br><br>Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance. |
| <b>Moderate Adverse Impact.</b><br><i>Less-than-substantial harm will need to be demonstrably mitigated</i>                                                                                                           | Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.                                                                   | Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.<br><br>Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the                                                                                       |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>and justified by clear public benefits.</i>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                           | view, or the ability to appreciate those values.                                                                                                                                                                                                                                                                                                                            |
| <b>Minor Adverse Impact.</b><br><br><i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>                                                                                                                                       | Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.                                                                                                           | <p>Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.</p>                                                                          |
| <b>Negligible adverse impact.</b><br><br><i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i> | Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.             | <p>Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.</p> <p>The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.</p> |
| <b>Neutral Impact.</b><br><br><i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>                                                                                           | Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.                                    | <p>Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.</p>                                                      |
| <b>Negligible beneficial impact.</b><br><br><i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>                                                                                                             | Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest. | Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.                                            |
| <b>Minor Beneficial Impact.</b><br><br><i>The proposed change would result in a demonstrable improvement to the overall</i>                                                                                                                                                                          | Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.                                                                                            | <p>Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development enhances to a minor extent the values of the heritage</p>                                                                                                                                        |

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| <i>character or setting of a heritage asset.</i>                                                                                                                                                                                                        |                                                                                                                                                                                                                       | assets in the view, or the ability to appreciate its significance.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Moderate Beneficial Impact.</b><br><br><i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>               | Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.                                                           | <p>Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest.</p> <p>Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.</p>                         |
| <b>Major beneficial Impact.</b><br><br><i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i> | Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest. | <p>Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest.</p> <p>Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.</p> |