

Sthan, M1 Restaurant, 50 Princess Street, Manchester Heritage Impact Assessment

Sthan-M1 Ltd

26 February 2024

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LICHFIELDS

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1.0 Introduction

1.1 This Heritage Impact Assessment [HIA] has been prepared by Lichfields on behalf of STHAN M1 LTD. It assesses the effect of the proposal at Sthan M1 Restaurant, 50 Princess Street [the Site] on the entrance and surrounding frontage of Transact House.

1.2 The Site forms one of the secondary entrances of the Grade II listed building Transact House (List Entry Number 1247386), located in the Whitworth Street/ Princess Street Conservation area). The entrance is located at ground floor and provides access to the basement, in which the restaurant is located. The applicant intends to reverse previous unauthorised works, and seeks listed building consent application for the erection of a new timber-framed glazed doorway at ground floor (the proposal). The proposals are intended to increase the visibility and appeal of the restaurant. Our client considers that this is very important in the context of the difficult economic environment which faces the hospitality sector at present.

1.3 In accordance with paragraph 200 of the National Planning Policy Framework (2023), this HIA establishes the significance of the heritage assets to be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.

2.0 Methodology and Scope

Methodology

- 2.1 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CIFA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 2.2 The NPPF defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- 2.3 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study, archival research and fieldwork undertaken on 16th January 2024. Desk-based research has drawn upon the National Heritage List for England.
- 2.4 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A19 that the relative importance of an asset should be identified and scaled. A *Classification of Importance of Heritage Assets* table prepared by Lichfields is included at Appendix 2. This assigns levels of importance to the various types of designated and non-designated heritage assets, drawing from relevant national and international guidance. It should be seen as a starting point as there may be instances where the particular characteristics of a specific asset merit a different category.
- 2.5 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017.

Scope

- 2.6 Transact House and the Whitworth Street/ Princess Street Conservation Area are considered to be the only heritage assets that could potentially be directly affected by the proposal.
- 2.7 There are several heritage assets in the wider surroundings of the Site which could be indirectly affected, most notably the 9 Grade II listed buildings that front this section of Princess Street, south of Portland Street and north of Rochdale Canal. These are as follows:
- Eastern House/ Portland House (NHLE: 1247058)
 - Rhodesia House (NHLE: 1270911)
 - Lionesse House (NHLE: 1247387)
 - Former Pickles Building (NHLE: 1246955)
 - 101, Princess Street (NHLE: 1270899)
 - 103, Princess Street (NHLE: 1247391)
 - Brazil House (NHLE: 1270871)
 - 109, Princess Street (NHLE: 1270914)

- New Union Public House (NHLE: 1247444)

2.8 For the purposes of this assessment, the forementioned listed buildings have been grouped together for assessment as part of the consideration of the Conservation Area, given the interrelated nature of their significance. This approach is considered to be proportionate given the nature of the proposal, in accordance with Paragraph 200 of the NPPF.

Consultation

- 2.9 The proposal hereby assessed in this HIA form a revised scheme, following the refusal of the previous applications by Manchester City Council [MCC]. A meeting was held at the site on Tuesday 16th January 2024 with the Applicant, Manchester City Council, Lichfields, and Muse Architects.
- 2.10 This meeting was used to discuss the concerns with the previous proposal and consider what potential amendments could be made to make the development acceptable. Minutes of this meeting were prepared by Muse architects and circulated to all attendees on the 17th January 2024.
- 2.11 In summary, it was agreed that all unauthorised works would be reversed and Listed Building Consent [LBC] would be sought for a revised timber-framed glazed shop front / entrance. These discussions have informed the revised proposal, considered by this HIA.
- 2.12 MCC has also requested that the unauthorised works are addressed through this HIA, and the methods of removing the concrete from the stone plinth is secured by way of method statement.

3.0 **Heritage statute and policy**

Statute and policy context

- 3.1 The relevant statutory development plan for the Site comprises the Manchester Core Strategy [MCS] (2012), Extant Unitary Development Policies [UDP] (1995), the Greater Manchester Joint Waste DPD (2012) and the Greater Manchester Joint Minerals DPD (2013).
- 3.2 MCS Policy CC 9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings. MCS Policy EN 3 (Heritage) states that the Council will encourage development that compliments and takes advantage of the distinct historic features in the city.
- 3.3 UDP Policy DC 19.1 (Listed Buildings) 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. Policy DC 19.1 states that the Council will not permit any external or internal alteration or addition to a listed building where there would be an adverse effect on its architectural or historic character.
- 3.4 The heritage statutory considerations for the proposal are s.16(2), s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act").
- 3.5 Material considerations include:
- 1 National Planning Policy Framework (NPPF) (December 2023);
 - 2 National Planning Practice Guidance: Historic Environment (July 2019);
 - 3 National Design Guidance (January 2021);
 - 4 National Model Design Code (July 2021); and
 - 5 Relevant Historic England guidance.

Application of statute and policy

- 3.6 The following are the key heritage policies and statutory considerations the proposal will be assessed against:
- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.16(2) and s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; Policies CC9 and EN3, MCS.
 - 2 Does the proposal preserve or enhance the character, appearance, significance of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; Policies CC9 and EN3, MCS.

4.0 **Baseline Conditions**

Site and surroundings

- 4.1 The Site comprises the ground floor entrance to the basement of 50 Princess Street, within the Grade II Listed Transact House, located in the Whitworth Street/ Princess Street Conservation Area.

Transact House

- 4.2 Transact House is a former warehouse building now predominantly used as offices located on Princess Street, Manchester. Transact House is a Grade II listed building (Historic England ref. 1247386).
- 4.3 Transact House is located in the centre of Manchester and occupies an island block which is bound as follows:
- To the northwest by Harter Street, adjacent to Eastern House/Portland House;
 - To the northeast by Princess Street, adjacent to 103 Princess Street;
 - To the southeast by Waterloo Street, adjacent to Rhodesia House; and
 - To the southwest by Harter Street.
- 4.4 The Transact House building is four storeys tall with an attic and basement. The building features a 9-bay principal façade including curved corners. The plan form is trapeziform and the building occupies the full block, with the external walls fronting the rear line of the pavement.
- 4.5 The building is constructed from red brick with sandstone dressings and a slate roof. The style of the building is eclectic. The frontage comprises rows of transom windows, interspersed with two projecting two-storey oriel windows at the first and second floor. Above these windows are two pedimented attic dormers, which also sit on the corners of the building.
- 4.6 There is a stone plinth course at street level. Primary entrances are present on the third and ninth corner bays. The basement entrance is present on the fifth bay. Its single height reflects the less important role this entrance plays in the building's hierarchy. Above the entrance is a sandstone lintel (albeit this is currently concealed by the unauthorised box sign).

Whitworth Street/ Princess Street Conservation Area

- 4.7 The Whitworth Street/ Princess Street Conservation Area comprises a number of buildings related to Manchester's textile industry including former cotton warehouses. The Rochdale Canal traverses the conservation area from north-east to south-west.
- 4.8 Princess Street features a row of former textile warehouses. These warehouses are relatively early in date, and for the most part are relatively plain and simplified developments of the Italian palazzo style. A number of the cotton warehouses were converted into flats in the 80s and 90s.
- 4.9 Although streets in the area are arranged on a rectilinear grid, so that sites are more or less rectangular, no street runs straight for any great distance before changing direction.

- 4.10 The roads were originally paved with stone or timber setts. These have either been replaced by or covered with tarmacadam, but in some minor streets the setts are still exposed. Most footpaths have been repaved in tarmacadam but some, notably on Princess Street, have been reinstated with new stone paving flags.

Historic Context

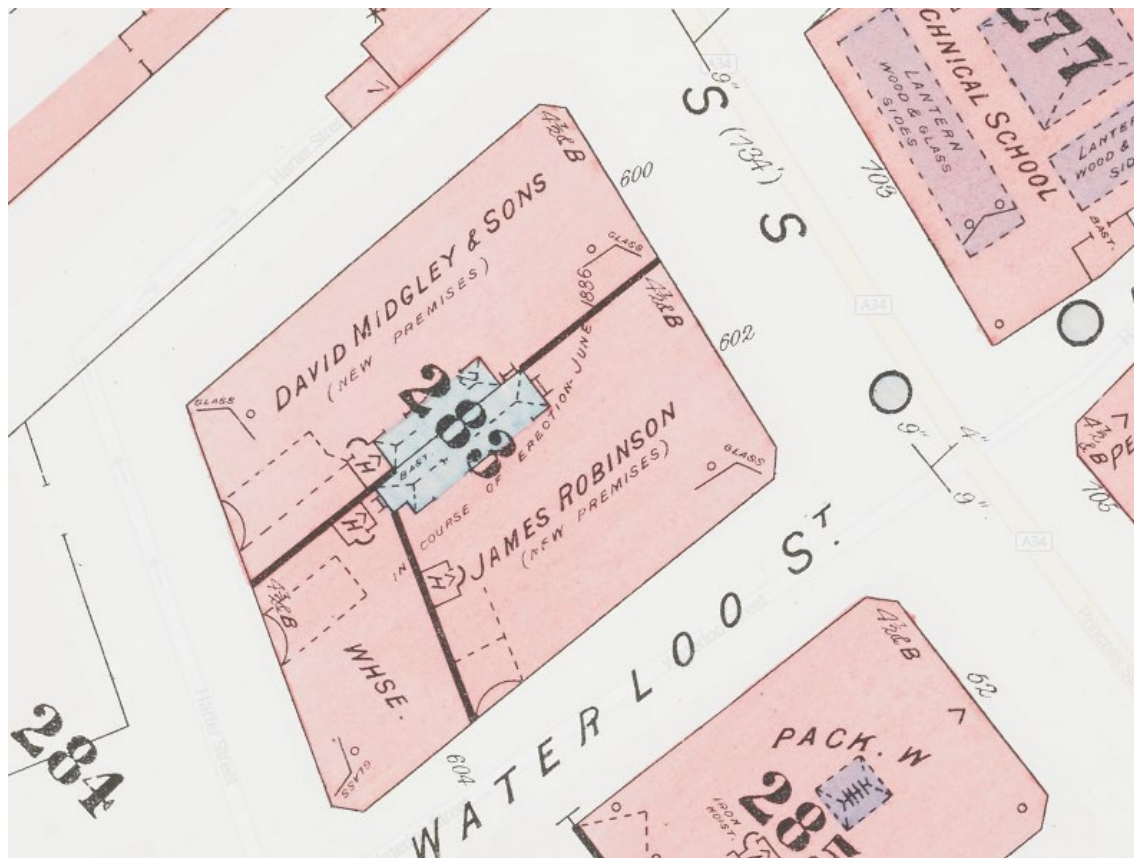
The Industrialisation of Manchester and its Warehouse Legacy

- 4.11 Mediaeval Manchester was a relatively insignificant town, but by the 16th century a prosperous class of clothiers and merchants had developed. Two hundred years later, Manchester was the regional centre for textile manufacturing and its commercial sector was second only to that of London. By the 19th century Manchester had earned the nickname 'Cottonopolis', or the city of cotton.
- 4.1 Manchester played a key part in the international cotton trade, which grew through the 19th century with a penultimate boom in the early 20th century. This economic growth was driven by a series of technological improvements in cotton production as well as improvements in river travel, the advent of canals, and the introduction of the passenger railway circa from circa 1830.
- 4.2 Manchester had been a significant producer of cotton yarn and cloth in the 19th century. However, it was the marketing of textile production that began to dominate Manchester's economy post-1840. Along with this came the need for warehouses, needed to store (among other things) imported raw materials for the textile industry, and the finished products which were to be exported.
- 4.3 The commercial warehouses, including those that feature in the Whitworth Street/ Princess Street Conservation Area, became a symbol of the city's economic success during the period. This status was displayed through the development of warehouses that featured a mixture of bold architectural expression and functional pragmatism.
- 4.4 Export warehouses were large and often architecturally impressive warehouses that were used as vast wholesale showrooms in the commercial area of Manchester. There were significant clusters of these warehouses on Princess Street including Transact House. These warehouses contained not only storage space, but also offices, rooms for entertaining clients, making-up areas, inspection and packing facilities, and showrooms.
- 4.5 Manchester's domination of the world textile market suffered from the First World War and began to decline further due to competition from Asian countries, who began to process their own textiles. This decline of the industry began in the 1920s and continued through the middle of the 20th century. These warehouses have since been adapted for the present day for a mixture of uses including flats, offices and bars/eateries.

Transact House

- 4.6 The listing description identifies that Transact House was constructed c. 1880-90 as a shipping warehouse. A review of the 1886 Insurance Plan of the City of Manchester (Vol. I: sheet 19) shows that the present building had been constructed by this stage. The building shown in 1886 very much reflects the current building's external plan form, occupying the full island block with a mansard roof as it does today.

Figure 4.1 1886 Insurance Plan Extract



- 4.7 As with many warehouses on Princess Street, whilst the building was designed to look like a single uniform building, internally the building is divided into three smaller units. Two units are identified as being occupied by 'David Midgley & Sons' (a knife maker), 'James Robinson', both labelled as 'new premises'. The occupier of the smallest element, specifically identified as a warehouse, of the three units is not specified on the plan.
- 4.8 Its design reflects the standard for warehouses and offices of the time; a high proportion of windows to aid clerical work and the inspection or production of goods, and tall chimneys along the frontage to comply with insurance requirements. The 1886 Insurance Plan also shows a central lightwell with a glazed roof at 2nd floor level to illuminate internal spaces which was another common feature.
- 4.9 The 1886 Insurance Plan indicates that each of the units had an internal loading bay and internal fire-proofed hoists for the lifting and lowering of goods.

5.0 **Significance of heritage assets**

Transact House (Grade II Listed)

5.1 Transact House is a Grade II listed building. The building is shown below in Figure 5.1.

Figure 5.1 Transact House from Princess Street



5.2 This sub-section summarises the aspects which contribute to the significance of Transact House as a heritage asset.

Historic Value

5.3 As set out in Section 4.0 of this Statement, the building has historic significance as a former shipping and packing warehouse. These warehouses were erected in response to a surge in demand to store materials and goods, most being linked to the textile industry.

5.4 Taken in isolation, the building is a small symbol of Manchester's economic success and its key role in the international cotton trade through the 19th Century, as well as the wider industrial revolution.

5.5 The historic value of the building is assessed to be low/ medium.

Architectural Value

- 5.6 Transact House has some moderate architectural value in its own right, being a representative example of a warehouse built in Manchester in the late 19th century. The style of the building is eclectic, and is a derivative of the slightly more elaborate Italian Palazzo style which had been particularly popular in Manchester's warehouse buildings from earlier in the century (circa 1840's to 1870's).
- 5.7 The architectural treatment of the building is relatively simple when compared with some of the more articulated or larger warehouses in Manchester, but features such as the projecting bays, curved corners and pedimented gables add some interest, as do the arched doorways and sandstone dressings.
- 5.8 The architectural treatment to the basement entrance is deliberately more understated, and was designed to read as a secondary entrance.
- 5.9 The building's interior has not been inspected as it is not relevant to the proposal, but it is assumed that various internal alterations will have taken place to facilitate modern uses.
- 5.10 The architectural value of the building, taken in isolation, is assessed to be low/medium.

Group Value and Setting

- 5.11 The listing description identifies that Transact House is listed on the basis of its group value. The building forms part of an uninterrupted linear group of former warehouse buildings on Princess Street, with these buildings all sharing historic associations and a similar architectural palette.
- 5.12 The buildings are all of a similar architectural style, with many drawing on variations of the Italian Palazzo style. Each building takes up a full block on Princess Street. The frontages are all of a similar architectural style and the windows are predominantly a vertical sliding-sash type. The height of the buildings along Princess Street create a dramatic 'canyon-like atmosphere'.
- 5.13 When considered together, the buildings culminate to provide a dramatic townscape and serve as a strong physical demonstration of the wealth of the city during the 19th century, and Manchester's dominance of the cotton trade at the time.
- 5.14 The overall significance of Transact House as a heritage asset, when grouped with the buildings along Princess Street as a whole, is considered to be high.

Whitworth Street/Princess Street Conservation Area

- 5.15 This sub-section summarises the aspects which contribute to the significance of the Conservation Area as a heritage asset.

Historic Value

- 5.16 The Conservation Area contains many of Manchester's most important buildings. In particular, the commercial warehouses that feature in the Whitworth Street / Princess Street Conservation Area became a symbol of the city's economic success as a result of the cotton trade during the 19th century. As set out earlier in this HIA, Manchester had become the largest textile centre in the world by the middle of the 19th century, and the need for warehousing in the city grew. A high number of these former warehouse buildings survive in the Conservation Area today, together with the historic street layout, Rochdale Canal, and the River Medlock, allowing the history of the area to be readily interpreted.

- 5.17 The historic value of the Conservation Area is considered to be high.

Architectural Value

- 5.18 The architecture of the warehouse buildings in the Conservation Area are both functional for their original uses as warehouses and expressive of the wealth of the owners at the time.
- 5.19 The architecture of textile marketing remains largely intact in the area around Princess Street, though it's association with the industry has decreased since the cotton slumps of the 1920s.
- 5.20 The height of the warehouses along Princess Street gives the area an obvious physical character, and creates a canyon-like atmosphere. The Princess Street warehouses are relatively early in date, and for the most part are relatively plain and simplified developments of the Italian palazzo style. Certain examples are particularly impressive, such as Lancaster House and India House both Grade II* Listed and located on Whitworth Street.
- 5.21 Slate is generally used for the roofs and the windows are predominantly of the vertical sliding-sash type. Buildings generally cover the entire site and streets are arranged on a rectilinear grid creating subtle changes and interest.
- 5.22 Emphasis is given to the corners of buildings in the Conservation Area. Entrance doors are frequently located on the corners of buildings and feature elaborate detailing.
- 5.23 Historically, the roads were either paved with stone or timber setts. These have either been replaced by or covered with tarmacadam, but in some minor street the setts are still exposed. Manchester was famed for the quality of its setts and the care with which they were laid. The footpath on Princess Street has been reinstated with new stone paving flags.
- 5.24 The architectural value of the Conservation Area is considered to be high.

6.0 **Proposals effect on significance**

Description of proposal

6.1 The details of the proposal is set out below. A combination of fieldwork, photographs and application drawings has been used to predict and evaluate the change.

6.2 The following features are key aspects of the proposal relevant to this assessment:

Reversal of Unauthorised Works

6.3 The following unauthorised works will be reversed. These do not form part of the LBC application but as requested by MCC, they are described as part of this assessment.

- 1 The removal of the box signage to the stone lintel;
- 2 The removal of the CCTV camera and bracket; and
- 3 The removal of the concrete applied to the stone plinth (details to be agreed by a method statement).

Revised Shop Front Proposal

6.4 The following item represents the revised proposal for which LBC is sought:

- The erection of a replacement timber frame glazed shop front/ entrance.

6.5 In addition, it should be noted that the applicant is proposing new signage behind the glazed shop front. It has been confirmed by MCC that this falls outside of the remit of the advertisement consent and the LBC, and as agreed, is discounted from further consideration in this Statement.

Assessment of effects

Transact House

6.6 The removal of the box signage to the stone lintel and the CCTV camera and bracket will have a positive effect on the significance of Transact House, and will reveal the lintel feature which was obscured by the sign. This will improve the appearance of the entrance as it will look closer to its original form and be more sympathetic to the architectural style of the building.

6.7 The removal of the concrete on the stone plinth on the façade of Transact House is required in order to prevent further decay of the stone plinth. The work will need to be undertaken in a sensitive manner to minimise any damage; the Council has requested that further detail on the methods of removing the concrete is to be provided in an agreed method statement.

6.8 The removal of unauthorised works described above will lead to a positive effect on the significance of the building, provided they are implemented sensitively.

6.9 The erection of a replacement timber frame and glazed shopfront will result in a relatively small change to the character of Transact House, when compared with the previous modern timber door. The use of glazing will provide a minimalist appearance, and the proposed replacement timber frame is considered to be more sympathetic to the architectural style of the building than the current unauthorised aluminium frame. The proposed entrance will continue to read as a secondary entrance on the principal façade, subservient to the larger

ground floor entrances. Overall, it is considered that the proposed shop front will lead to a neutral effect on the significance of Transact House.

Whitworth Street/Princess Street Conservation Area

- 6.10 Stone plinths feature on many of the buildings located in the Conservation Area. The removal of the concrete on the stone plinth on the façade of Transact House will be beneficial, provided it is undertaken in a sensitive manner. The removal of the box signage to the stone lintel and the CCTV camera and bracket will also have a positive effect on the significance of the Conservation Area.
- 6.11 The erection of a replacement timber frame and glazed shopfront will result in an almost imperceptible change to Princess Street and the character of the Conservation Area. When taking into consideration similar glazed entrances erected to facilitate the commercial ground floor commercial uses of other listed buildings that front Princess Street, the proposals are not out of context with the surrounding buildings along this frontage.

7.0 Conclusion

7.1 This assessment has established the significance of the Grade II listed Transact House and Whitworth Street / Princess Street Conservation Area and has assessed the potential effects of the proposal on their significance. It is recognised that recent works to the building are not authorised and therefore that this assessment addresses whether the latest proposals are acceptable in themselves, not whether they represent an improvement on the unauthorised works.

7.2 It has been identified that the proposal would meet the heritage policy tests outlined in Section 3.0, and the legal requirement can be carried out, as follows:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.16(2) and s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; Policies CC9 and EN3, MCS.

Yes – The new shopfront has been designed to have a minimalist appearance which does not obscure historic features or compete with the larger entrances or other notable features on the façade. It can be read as a modern addition, but the materials used will be sympathetic to the architectural style of Transact House. The significance of the building will be preserved.

- 2 Does the proposal preserve or enhance the character, appearance, significance of the Conservation Area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; Policies CC9 and EN3, MCS.

7.3 *Yes – The new shopfront will result in a very low level of visual change within the Conservation Area. It will be in keeping with similar glazed shopfronts which have been installed to facilitate other commercial uses in the Conservation Area, and will not appear out of context. The proposal would preserve the significance of the Whitworth Street / Princess Street Conservation Area.*

Appendix 1 Heritage assets for assessment

Transact House - Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1247386

Date first listed: 05-Jun-1994

List Entry Name: TRANSACT HOUSE

Statutory Address 1: TRANSACT HOUSE, 2, WATERLOO STREET

Statutory Address 2: TRANSACT HOUSE, 48 AND 50, PRINCESS STREET

<https://historicengland.org.uk/listing/the-list/list-entry/1247386?section=official-list-entry>

Whitworth Street/Princess Street Conservation Area

LPA Summary:

The Whitworth Street/Princess Street conservation area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city.

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

https://www.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area#:~:text=Improvement%20and%20enhancement-Introduction,textile%20industry%20in%20the%20city

Appendix 2 Classification of Importance of Heritage Assets, Lichfields

Importance	Designation types
Very High	World Heritage Sites
High	Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally Listed heritage assets Non-designated heritage assets
Negligible or nil	Heritage assets with little or no surviving heritage significance

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