Jackson's Warehouse, Manchester

Heritage Statement

savills

Project: Jackson's Warehouse, Manchester

File Origin: E:\London Jobs\Heritage team jobs\1. National\Greater Manchester\Jacksons Warehouse

Revision: 003

Document Checking:

Prepared by:	George Duffield Consultant Heritage, Townscape and Archaeology	**Signed:**	
	Alice Jones Senior Consultant Heritage, Townscape and Archaeology		

Contents

Executive summary **5**

1.0 Introduction **6**

1.1 Project background 6

1.2 Site context and proposals 6

1.3 Planning History 7

2.0 Methodology and sources **8**

2.1 Aims, objectives and scope 8

2.2 Heritage Statement 8

2.3 Legislative, planning policy and guidance framework 9

2.4 Assessing heritage significance 10

2.5 Assessing the contribution of setting 11

3.0 Historic environment baseline **13**

3.1 Introduction 13

3.2 Historic background of Manchester and the Northern Quarter 13

3.3 Historic development of Jackson's Warehouse 17

4.0 Statement of significance **22**

4.1 Introduction 22

4.2 Scoping 22

4.3 Heritage assets for assessment 22

4.4 Jackson's Warehouse (Former Rochdale Canal Warehouse) - Grade II* listed building 23

5.0 Assessment of impact **26**

5.1 Introduction 26

5.2 Outline of the proposals relevant to the assessment 26

5.3 Impact Assessment 28

5.4 Conclusions 29

6.0 Conclusion **30**

7.0 References **32**

7.1 Documentary sources 32

7.2 Cartographic sources 32

7.3 Online sources 32

Statutory protection 35

Tables

***Table 1**: Sources consulted* 9

Figures

Figure 1 - Aerial view of the listed building, outlined in red 6
Figure 2 - 1851 Ordnance Survey map, with Jackson's Warehouse outlined in blue 14
Figure 3 – 1949-1954 Ordnance Survey map, with Jackson's Warehouse outlined in blue 16
Figure 4 - 1968-1971 Ordnance Survey map, with Jackson's Warehouse outlined in blue 16
Figure 5 – Cross section of Jackson's Warehouse c.1896 17
Figure 6 –Pre-renovation images of Jackson's Warehouse. 18
Figure 7 - Canal facade of Jackson's Warehouse pre-2003 renovation 19
Figure 8 – An image dating to 1961 showing the canal façade of Jackson's Warehouse 20
Figure 9 - Existing floor plan prior to the implementation of the 2019 consented application 21
Figure 10 - Proposed floor plan implemented as part of the 2019 consent 21

Abbreviations and Conventions used in the text			
c.	circa	km	kilometres
CA	Conservation Area	LB	Listed Building
ha	hectares	LPA	Local Planning Authority
HA	Heritage Asset	m	metres
HE	Historic England	NGR	National Grid Reference
HER	Historic Environment Record	NHLE	National Heritage List for England
		NPPG	National Planning Practice Guidance
		NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared following the requirements stated within the National Planning Policy Framework (NPPF; (Department of Levelling Up, Housing and Communities, 2023) National Planning Practice Guidance (NPPG; (Department of Levelling Up and Communities 2023) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

Executive summary

Project background

Savills Heritage and Townscape has been instructed to provide a Heritage Statement in relation to a planning and listed building consent application for Jackson's Warehouse, Manchester.

Jackson's Warehouse is Grade II listed building, designated as "Former Rochdale Canal Warehouse". The significance of Jackson's Warehouse is derived primarily from its historic interest, being indicative of Manchester's historic development as part of the Industrial Revolution. This is further reflected in its utilitarian architecture, with a number of surviving features evidencing the building's former use as a warehouse. It was also one of the last warehouses built in this area, and is one of only two surviving from this period. Jackson's Warehouse therefore acts as an important example of this type of building, with strong associations with Rochdale Canal both historically and architecturally. Overall, the architectural and artistic interest of the listed building is considered to be **moderate**, the historic interest considered to be **moderate-high** and the archaeological interest considered to be **low-moderate**.*

The proposals comprise internal alterations to the ground floor to accommodate kitchen teaching space for the Vegetarian Society, with associated dining, socialising and office spaces. This will result in minimal changes to the overall layout and therefore material impact, retaining the majority of the existing floorplan.

The overall contribution that the ground floor makes to the significance of the Grade II listed building is predominantly derived from the two central rooms, punctuated by the original shipping holes, as well as the overall openness of the wider floorspace. Notable original features on this floor include exposed brickwork, iron columns, timber beams and trusses. The proposals have been designed to be sympathetic to such key features, retaining both these material elements and also the overall openness of the floorspace. This is achieved by the use of glazed materiality for new partitions and the minor nature of the alterations required, to minimise material impact on the listed building whilst making the space suitable for the client's needs.*

*The proposals are therefore considered to result in **no adverse impact** to either historic fabric or the floorplan/layout of the building. Overall, the proposals are judged to cause **no harm** to the Grade II* listed building.*

1.0 Introduction

1.1 Project background

1.1.1 Savills Heritage and Townscape has been instructed to provide a Heritage Statement in relation to a planning and listed building consent application for proposals at Jackson's Warehouse, 20 Tariff Street, Manchester M1 2FJ (hereafter 'the Site' as seen at **Figure 1** and centred on National Grid Reference 384805 398340).



Figure 1 - Aerial view of the listed building, outlined in red

1.2 Site context and proposals

1.2.1 The Site is located within Manchester's Northern Quarter and is bound by Tariff Street to the north and east, Brewer Street to the west and Piccadilly Marina to the south. The Site is a Grade II* listed building (NHLE ref: 1254689) and is not located within a conservation area. The proposals comprise internal alterations only, with therefore no potential impact on the setting of any heritage assets within the immediate or wider vicinity of the Site. The principal heritage consideration is therefore the

potential impact of the proposals on the significance of the Grade II* listed building.

1.2.2 The proposals comprise minimal internal alterations to the ground floor, to accommodate kitchen teaching space for the Vegetarian Society, with associated dining, socialising and office spaces.

1.2.3 An assessment of the significance of the Grade II* listed building is detailed in **Chapter 3**, with an assessment of impact of the proposals upon this significance detailed at **Chapter 4**.

1.3 Planning History

1.3.1 There are a number of previous planning applications relating to the Site; a full planning history is included at **Appendix 1** below.

2.0 Methodology and sources

2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

1) Provide a heritage baseline assessment to understand the historic background and development of the Site and the surrounding area;
2) Formulate an assessment of the heritage significance of the heritage assets within the vicinity of the Site and sensitive to the proposed development, considering their archaeological, historic, architectural and artistic interests, and;
3) Formulate an assessment of the impact of the proposed development on the sensitive heritage assets.

2.2 Heritage Statement

2.2.1 The Heritage Statement has been carried out in accordance with the requirements and guidance set out within the following:

- DLUHC 2023 [DLUHC], December 2023 National Planning Policy Framework.
- Historic England, 2017, The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.
- Historic England, 2019, Advice Note 12: Statements of significance.

2.2.1 A broad range of standard documentary and cartographic sources were examined in relation to the Site to determine the significance of the Grade II* listed Jackson's Warehouse. The table below provides a summary of the key data sources.

2.2.2 These data sources are referenced in the text and detailed in full in **Section 8**. The principal sources are tabulated below:

***Table 1**: Sources consulted*

Source	Data	Comment
Historic England	National Heritage List England (NHLE) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Internet	Web-published local history	Many key documentary sources, such as the local and specialist studies are now published on the web and can be used to inform the archaeological and historical background.
The client	Proposals	The documents from the client comprise: site plan, existing plans and elevations, proposed plans and elevation drawings, demolition plans and detailed elevations/sections of key features.

2.3 Legislative, planning policy and guidance framework

2.3.1 **Appendix 2** of this report sets out the full legislative, planning policy and guidance context relevant to the proposals, a summary of which is provided here:

Legislation

2.3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest that lie within a conservation area).

Planning framework

2.3.3 The Government issued a revised version of the NPPF in December 2023 (DLUHC 2023). The purpose of the planning system is to contribute to the achievement of sustainable development. **Section 16** of the NPPF deals with 'Conserving and Enhancing the Historic Environment'.

2.3.4 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. This report aims to fully understand the significance of the relevant assets and most importantly to discern the elements which contribute to their significance, as relevant to the consideration of the proposals. Relevant paragraphs of NPPF Section 16, along with relevant local planning policy are reproduced in **Appendix 2**.

2.4 Assessing heritage significance

2.4.1 The NPPF defines significance as "*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting. For World Heritage Sites, the cultural value described within each Site's Statement of Outstanding Universal Value forms part of its significance.*"

2.4.2 The determination of the significance of a heritage asset is based on its assessment in line with Historic England guidance and professional judgement against these interests. The definition of these interests is provided in the NPPF glossary and reproduced in full below:

> ***Historic interest**: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*
>
> ***Archaeological interest**: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
>
> ***Architectural and artistic interest**: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

2.4.1 In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building or conservation area (designated heritage assets) are used. In planning terms this is referred to as the identified heritage asset's significance (the sum of its heritage interest), and is a term used for describing the heritage interest of both designated and non-designated heritage assets. These interests are reflected and expanded upon in the Historic England guidance (Advice Note 12 Statements of Significance, 2019) and reproduced for information below:

> ***Historic interest**: the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.*

***Archaeological interest**: the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.*

***Architectural and artistic interest**: derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.*

2.5 Assessing the contribution of setting

2.5.1 Concerning heritage assets, the assessment takes into account the contribution that their setting makes to their significance.

2.5.2 Setting is defined in the NPPF 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"* (NPPF, Annex 2: Glossary).

2.5.3 Setting is how an asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

2.5.4 Guidance produced by Historic England (The Setting of Heritage Axssets. Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017) has been used to adopt a stepped approach for settings assessment. This sets out five steps, of which the first four are relevant:

***Step 1: asset identification**. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the Site.*

***Step 2: assess the contribution of setting**. This stage assesses how setting contributes to the overall significance of a designated asset.*

***Step 3: assess change**. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).*

***Step 4: mitigation**. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).*

***Step 5: reporting**. Making and documenting decisions and outcomes. This reports the assessment of effects.*

2.5.1 In accordance with Historic England guidance (GPA 3, 2017), this assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation.

2.5.2 It also considers how any heritage assets are currently experienced and understood through their setting, in particular views to and from the asset and the Site, along with views, and the extent to which setting may have already been compromised.

3.0 Historic environment baseline

3.1 Introduction

3.1.1 The following section provides a summary of the historic development of the Site and its environs, compiled from sources listed in **Section 8**. This report will only reference those heritage assets that are directly relevant to the discussion.

3.2 Historic background of Manchester and the Northern Quarter

3.2.1 After the Norman Conquest, Manchester was little more than a small town with a population of around 2,000 people. However, the town began to grow in importance in the 14th century as a centre for wool production and trade. By the 16th century, Manchester had become a thriving market town, with a population of over 5,000.

3.2.2 The 18th century brought about the Industrial Revolution, which would transform Manchester into a major manufacturing centre. The city's strategic location, proximity to raw materials, and abundant water supply made it an ideal location for the textile industry, which became the backbone of Manchester's economy.

3.2.3 The first cotton mill was established in Manchester in 1783, and over the next few decades, dozens more were built in and around the city. The mills were powered by water and steam, and they produced vast quantities of cotton goods that were exported all over the world. By the mid-19ths century, Manchester had become one of the wealthiest cities in the world, thanks to its booming textile industry.

3.2.4 The Northern Quarter of Manchester was a pivotal location for the textile industry, with a number of iron works, clothing factories, timber and textile mills and warehouses erected in the 19th century, coinciding with the decline of domestic weaving. Jackson's Warehouse was built in 1836 and can be seen on the first Ordnance Survey map of the Site dating to 1851 (**Figure 2**) surrounded by wharfs, mills, timber yards, buildings for manufacturing and other warehouses. There also appears to have originally been an associated structure attached to the principal warehouse to the north, which was demolished by the 1970's (**Figure 4**).

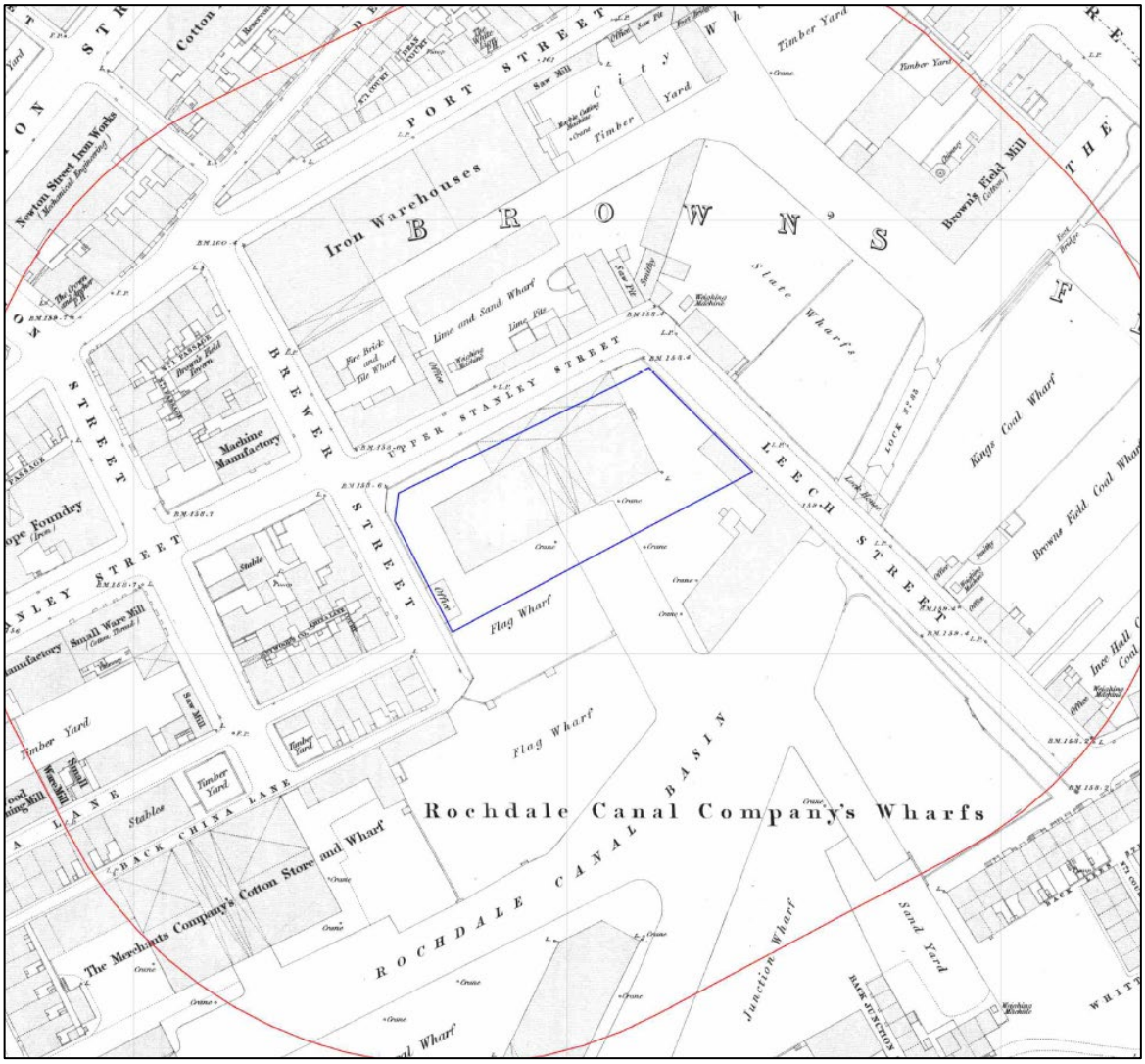


Figure 2 - 1851 Ordnance Survey map, with Jackson's Warehouse outlined in blue

3.2.5 One of the most iconic structures in the Northern Quarter is the Smithfield Market Hall located to the north of the Site, which was erected in 1868 to serve as a wholesale meat market. This building, designed by architect William Hayley, features an impressive cast iron and glass construction, and has been designated as a Grade II listed building. In recent times, the market hall has been transformed into a food hall and events space, whilst retaining its historic features.

3.2.6 The Northern Quarter also encompasses a plethora of Victorian and Edwardian architecture, including the iconic Affleck's Palace edifice on Church Street. This structure was constructed in 1867 as a department store, and boasts a striking facade with ornate stonework and arched windows. Other notable structures in the Northern Quarter include the former Mackie Mayor Market Hall, the Port Street Beer House, and the Band on the Wall music venue.

3.2.7 Throughout the 19th century, Manchester continued to grow and develop, with many grand public buildings and civic amenities being constructed. The Manchester Town Hall, completed in 1877, is a fine example of Victorian neo-gothic architecture, and remains one of the city's most iconic buildings.

3.2.8 In the 19th and early 20th centuries, Manchester's economy began to diversify, with the development of new industries such as engineering, chemicals, and electronics. The city's port on the Manchester Ship Canal, which opened in 1894, facilitated the growth of trade and commerce, making Manchester an even more important economic hub. The 20th century saw further changes in Manchester, with the decline of traditional manufacturing industries and the rise of service sector industries such as finance, media, and tourism. One building reflecting these changes is the former Daily Express Building on Great Ancoats Street, conceived by the celebrated architect Sir Owen Williams in 1939.

3.2.9 The changes in industry within the city in the early to mid-20th century are reflected on the Ordnance Survey map dating to 1949-54 (**Figure 3**), with a paint works and machine tool works located to the north of the Site and a post office and government offices situated on the northern side of Port Street. As many of the traditional industries began to decline, many of the warehouses were converted into garages by the late 20th century, with the wharf itself used as a builders yard as denoted in **Figure 4**.

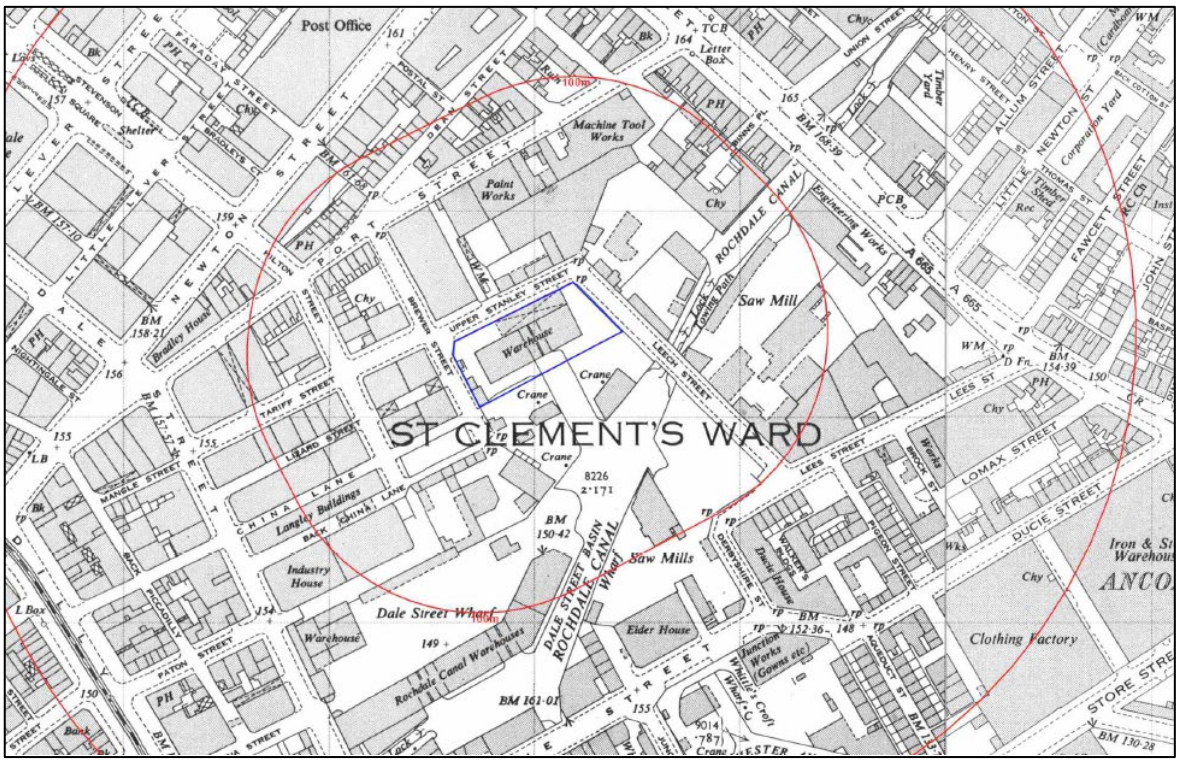


Figure 3 – 1949-1954 Ordnance Survey map, with Jackson's Warehouse outlined in blue

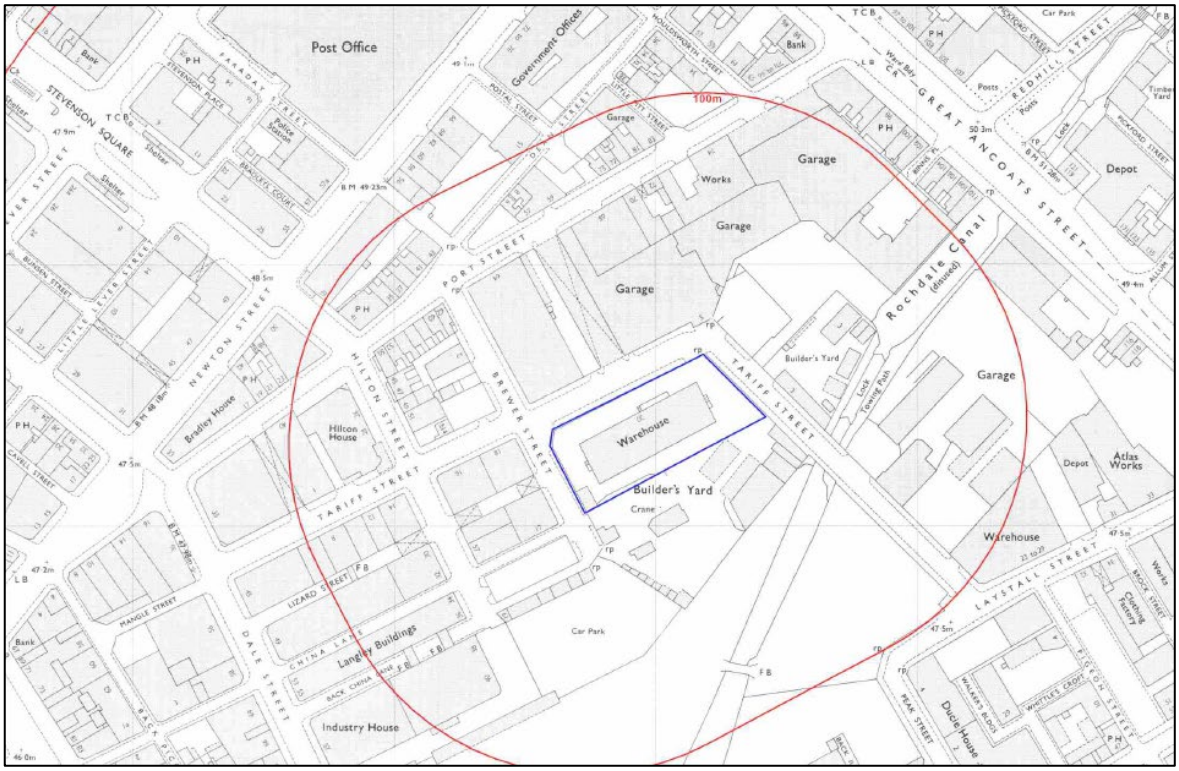


Figure 4 - 1968-1971 Ordnance Survey map, with Jackson's Warehouse outlined in blue

3.3 Historic development of Jackson's Warehouse

3.3.1 Jackson's Warehouse was constructed in 1836 and used for the storage and transportation of goods and materials associated with the textile industry. The Grade II* listed warehouse stands on an off-shoot canal basin of the Rochdale Canal in the Northern Quarter of Manchester. This area was a crucial hub for the city's textile trade during the Industrial Revolution. The building is constructed in red brick and is punctuated by numerous windows, with two semi-circular 'shipping holes' to the lower ground floor. These holes would have originally enabled canal boats to navigate inside the building, loading and unloading cargo in a sheltered environment. A visual representation of the building's operation is shown at **Figure 5**.

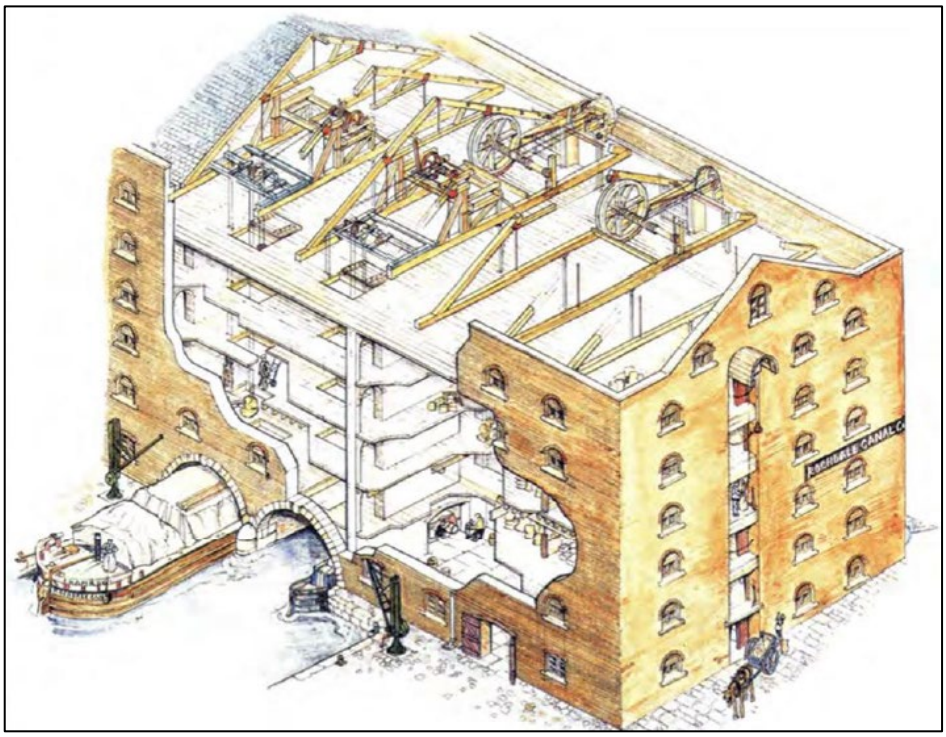


Figure 5 – Cross section of Jackson's Warehouse c.1896

3.3.2 The semi-circular arched shipping holes are supported by single rings of stone voussoirs and lintels. These openings now house doors, with the section of the basin which once ran underneath the building having been infilled. The original interior of the building included a central spine wall, featuring a series of cast iron columns on either side to uphold the timber flowing across each storey. On the upper floors, each face of the cast-iron columns had a slot into which boards could be inserted to divide the space into bins for grain storage. Although the building has been subject to alteration,

the ground floor area has managed to retain historic features such as exposed brickwork, iron columns, timber beams and trusses.

3.3.3 The two larger openings that flank the shipping holes were originally used as wagon entrances. There were also tiered goods doors in the middle of the gable ends and rear elevation. The hand-powered hoists for the doors to the rear elevation had large timber capstans and wheels located in the roof space (**Figure 6**). The cable passed to an external pulley mounted under an arched hoist cover over each tier of doors. The tiered openings for goods are still extant to the rear elevation and are now glazed, with some Juliette balconies. The original pulleys above appear to have been restored. The tiered goods openings to the side elevations are covered by the glass lift/stair towers that were built as part of the 2003 renovation.



Figure 6 – Left image: top floor of Jackson's Warehouse showing the capstan, wheel and pulleys that would have operated the hoists outside. Right image: second floor of the warehouse showing the central spine wall to the right and sack drops in the floor to the left, as well as the slotted columns (right). Both images date to before the 2003 renovation.

3.3.4 A previous Heritage Statement written by Lambert Smith Hampton, submitted as part of a planning and listed building consent application dating to 2018 (planning ref. 121825/LO/2018), references Jackson's Warehouse as having undergone a renovation in 2003. The listing entry, which pre-dates the renovation, describes the second storey windows as having been "replaced by horizontal rectangular windows" and some of the windows on the first floor blocked up. **Figure 7** shows an image of this façade before the 2003 renovation, which largely matches the listing description of 1974.



Figure 7 - Canal facade of Jackson's Warehouse pre-2003 renovation

3.3.5 The 2003 renovation restored and converted the building into apartments on the upper floors, with commercial space and a restaurant on the ground floor. The restoration process involved an investment of £4.25m, with contemporary metal and glass stair and lift towers added to the eastern and western ends. The project also entailed the restoration of several windows to their original design, whilst new larger openings were created, some of which were converted into "balconettes" or "Juliet balconies". This innovative approach effectively harmonised the building's historic charm with modern functionality, blending modern fixtures with the original Georgian structure. The current fenestration and window design is closer to the historic layout, as shown on the image below dating to 1961 (**Figure 8**).



Figure 8 – An image dating to 1961 showing the canal façade of Jackson's Warehouse

3.3.6 Planning permission was granted for the construction of Burlington House in 2014, the 11 storey apartment block which now occupies the area to the east of the basin. Up until recently, the ground floor of Jackson's Warehouse accommodated the "Moon Bar", until it was converted into offices in 2019 (planning ref. 121825/LO/2018). A number of non-original partitions were removed as part of this application, with several new ones created to provide meeting rooms and toilet facilities. **Figures 9** and **10** denote the existing and proposed plans submitted as part of this application, the latter of which corresponds with the current layout.

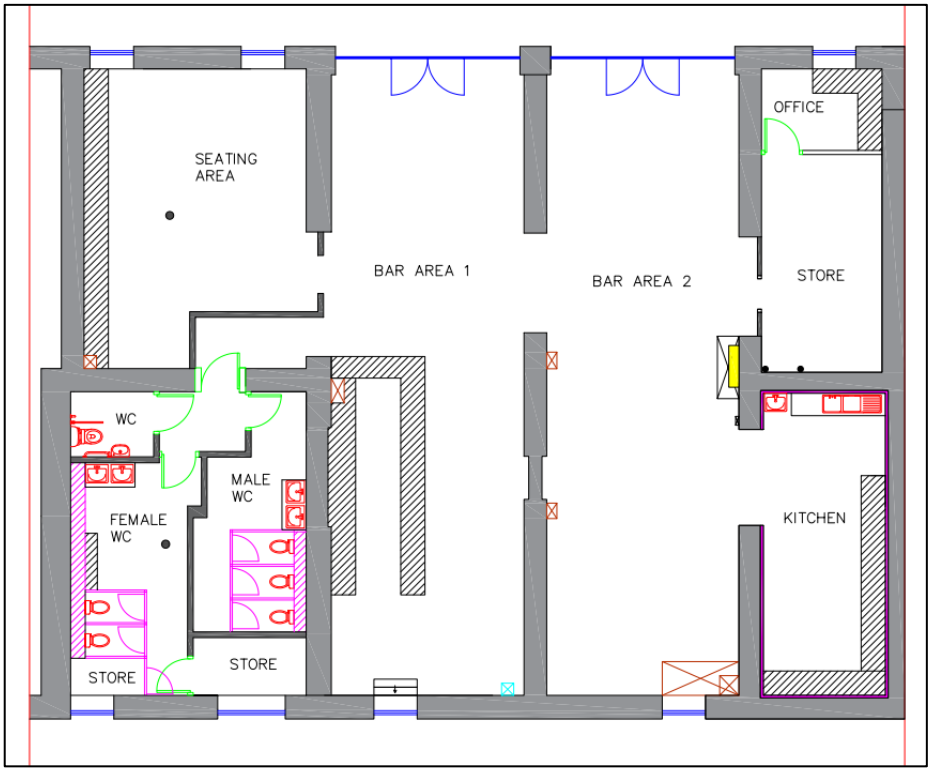


Figure 9 - Existing floor plan prior to the implementation of the 2019 consented application

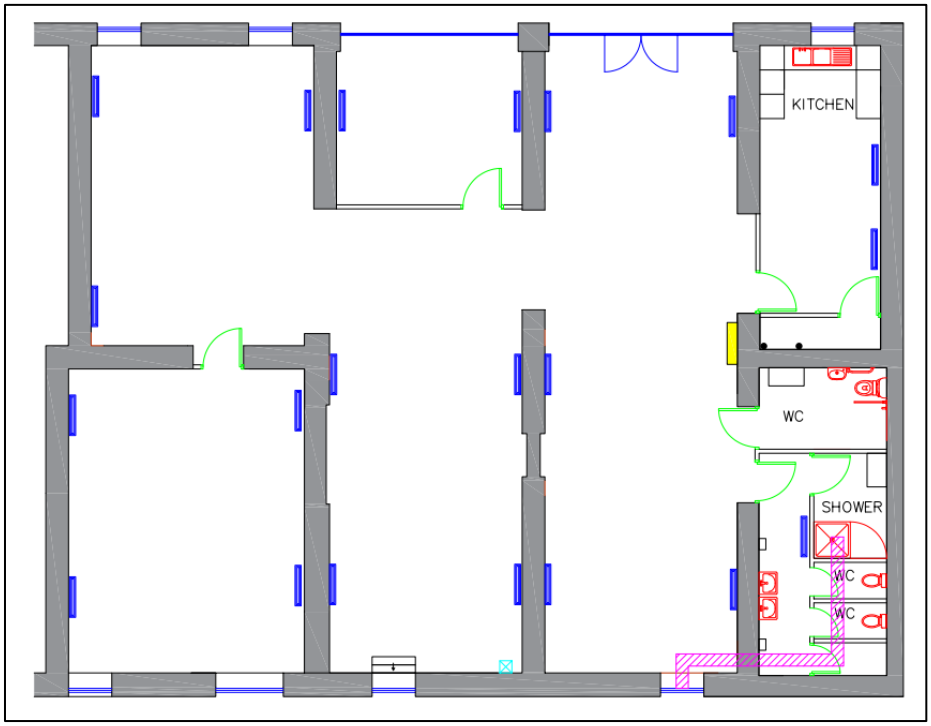


Figure 10 - Proposed floor plan implemented as part of the 2019 consent

4.0 Statement of significance

4.1 Introduction

4.1.1 The management and mitigation of change to the heritage resource resulting from development are based on the recognition within Government planning objectives that *"…heritage assets are an irreplaceable resource…"* (see NPPF). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment employing the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

4.1.2 A heritage asset may be defined as a building, monument, site, place, area, or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

4.2 Scoping

4.2.1 Following **Step 1** of the methodology recommended by the Historic England guidance (GPA 3), some designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material changes or changes to their setting and heritage interest (significance). This has been based on the distance of the asset from the Site; the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between asset and the Site.

4.2.2 The initial assessment (following a site visit) utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List for England, and the Historic Environment Record (HER) to identify which above ground heritage assets may include the proposed development area as part of their setting.

4.3 Heritage assets for assessment

4.3.1 Jackson's Warehouse is a Grade II* building designated as "Former Rochdale Canal Warehouse" (NHLE ref: 1254689), that is not located within a conservation area. The proposals comprise internal alterations only, with no potential impact on the setting of any heritage assets within the immediate

or wider vicinity of the Site. The principal heritage consideration is therefore the potential impact of the proposals on the significance of the Grade II* listed building.

4.4 Jackson's Warehouse (Former Rochdale Canal Warehouse) - Grade II* listed building

4.4.1 Jackson's Warehouse was constructed in 1836 and first designated as a Grade II* listed building on 3rd October 1974, with an amendment to the listing description made on 6th June 1994. The National Heritage List entry is reproduced below:

Canal warehouse, now workshops and stores. Dated 1836 on south parapet; altered. Brown brick with some sandstone dressings roof not visible). Long rectangular plan on east-west axis. Six storeys, with 13-window south facade; coupled semi-circular shipping holes in 7th-9th bays, with raised keystones; small round-headed windows on all floors, but those at 1st floor over the shipping holes blocked and those to the right altered, and all at 2nd floor (except 3 over the shipping holes) replaced by horizontal-rectangular windows; parapet with flat coping, and rectangular upstand over shipping holes lettered "1836". 4-window gable walls have full-height round-headed multi-stage loading slots, similar windows (some altered), and copings with wide kneelers; rear has 3 similar loading slots, 2 of these still with semicircular canopies to crane gear, and similar windows.

Architectural and artistic interest

4.4.2 The architectural interest of the warehouse is derived from its typology as a canal warehouse and its industrial architectural style. The practical use of the building is evidenced through many of its surviving original features. These include the tiered openings and pulley systems originally used for goods, and the shipping holes to the ground floor, denoting its building typology. The design of the building is therefore one of practicality, with minimal architectural detailing or decoration, further reflected in its utilitarian style. The open plan form has also been largely retained, with minimal modern partitioning to detract from the original layout. The ground floor area has managed to retain areas of exposed original brickwork, iron columns, timber beams and trusses. The 2003 renovations to the building were beneficial to its architectural quality, with the exterior restoration following the original design principles. Overall, the architectural interest of the listed building is considered to be **moderate.**

Historic interest

4.4.3 The significance of Jackson's Warehouse is predominantly derived from its historic interest. The building is illustrative of Manchester's historic development as part of the Industrial Revolution. Rochdale Canal was built between 1798-1804 and led to the construction of a number of associated warehouses. Only two of these warehouses have survived, Dale (or Carver's) Warehouse (1804) and Jackson's Warehouse. The latter is believed to have been named after the carriers on the Rochdale Canal who first leased the building during the 1840's, whilst Jackson's Warehouse was one of the last canal warehouses built in the area, at the end of the Regency period. As one of only two remaining Rochdale Canal warehouses, the building acts as an important marker of the former industry along the canal and within the Northern Quarter, and is further indicative of the wider development of Manchester. The building has several surviving historic features that indicate how the warehouse operated in conjunction with the Rochdale Canal.

4.4.4 The contribution that the ground floor of the former warehouse makes to this historic interest is predominantly derived from the two central rooms, where canal boats would have historically unloaded cargo. Overall, the historic interest of the listed building is considered to be **moderate-high.**

Archaeological interest

4.4.5 The archaeological interest of the building is derived from surviving original or historic fabric, which provides evidence about how the building was originally constructed/used. In relation to the ground floor, this includes exposed brickwork, iron columns, timber beams and trusses, as well as the stone arches of the shipping holes. Modern features of this floor that do not contribute to the archaeological interest include plasterboard partitions, hanging lights and associated fixtures and fittings, as well as boxing for electrical services. Overall, the archaeological interest of the building is considered to be **low-moderate**.

Setting

4.4.6 Jackson's Warehouse was constructed over a basin of the Rochdale Canal for ease of unloading goods, and is heavily associated with Manchester's wider industrial past. Though the shipping holes have been infilled and the canal no longer used for such purposes, the canal basin adjacent to the

Site denotes this former connection.

4.4.7 The setting further contributes to the significance of the building by way of building age, architectural style and typology, with the Northern Quarter being heavily associated with industry along the Rochdale Canal. A good example of this is the Dale Warehouse, situated to the south-west of the Site, also a Grade II* listed building. Built in 1806, this warehouse was the first built on the Rochdale Canal and has group value with Jackson's Warehouse (one of the last built). There are several other industrial buildings within the Site's wider setting, many of which were originally used as cotton manufacturer's warehouses, the backbone of Manchester's historic economy. The setting of the listed building therefore **contributes positively** to its significance, due to its legibility as part of the Site and the wider area's industrial heritage.

5.0 Assessment of impact

5.1 Introduction

5.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

5.1.2 The NPPF (December 2023) defines the significance of a heritage asset 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."* The NPPF definition largely correlates with the three values identified by Historic England in their Historic England Advice Note 12 (October 2019).

5.1.3 The focus of this assessment will be the Grade II* listed Jackson's Warehouse, designated as the "Former Rochdale Canal Warehouse" with emphasis on the ground floor interior, which is the only part of the listed building affected by the proposals. The following section should be read in conjunction with the revised plans provided by Dawnvale Group, which were issued to the case officer on 9th February 2024. This follows post-application feedback on the proposals from Manchester City Council, in relation to the full planning and listed consent application submitted on Thursday 21st December 2023 (planning refs. 138741/FO/2023, 138742/LO/2023).

5.2 Outline of the proposals relevant to the assessment

5.2.1 The proposals comprise internal alterations to the ground floor of the listed building, to accommodate kitchen teaching space for the Vegetarian Society, with associated dining, socialising and office spaces. This will result in minimal change to the overall layout and therefore material impact, retaining the majority of the existing floorplan.

5.3 Post-application response

5.3.1 A full planning and listed consent application for the proposals was submitted on Thursday 21st December 2023 (planning refs. 138741/FO/2023, 138742/LO/2023). A post-application meeting with the Conservation Officer from Manchester City Council was held on 16th January 2024. Following

this meeting, comments were received from the Planning and Conservation Officers on 22nd January 2024. This feedback raised concerns related to the proposed partitions, storage and hygienic cladding. Additional comments were also made on the requirement for more detailed drawings, which have since been issued to the case officer. Following this feedback from Manchester City Council, the proposals have been revised to address the comments in a positive way, maintaining the significance of the building whilst ensuring its long-term viable use.

5.3.2 Concerns were raised about the material impact of the proposed partitions, services and storage to the rear wall of the central-eastern room, and the impact on the legibility of the window space. The services to the rear and associated partitions have been removed from the proposals, ensuring the legibility of the window is preserved, also reducing the material impact.

5.3.3 The partial partition between the two central spaces is now to be a fully glazed, acoustic partition, spanning the entirety of the opening. This enables a more seamless transition and aesthetic between these rooms, and is in accordance with comments made by the MCC's Conservation Officer. This also ensures the sense of openness within the building is retained. The fixings will be limited to modern fabric and existing mortar, minimising material impact.

5.3.4 The post-application feedback also noted the requirement for more information if additional M&E services are being proposed. It has been confirmed that no additional M&E services are required. The sink in the teaching kitchen will be connected to the main waste and water using plastic piping affixed to the mortar joints of the existing walls. Furthermore, the extraction units to the proposed hobs and ovens will use internal aluminium grease extraction and charcoal filters for odour, recirculating clean air back into the teaching kitchen. The extraction therefore does not require penetration through original/historic fabric, resulting in no material impact.

5.3.5 Concerns were also raised about the hygienic wall cladding in the teaching kitchen area (central-east room) and prep kitchen (south-westernmost room), and the impact on the exposed brickwork here. The proposed cladding has been reduced to only its essential elements, with a reduction in height to leave brick exposed at the top where it reaches the roof beams. This enables this feature of the building to still be appreciated, with the remaining brickwork in the rest of the building left exposed. The cladding will be fixed using batons attached to the mortar, ensuring the brick faces are preserved. Furthermore, this is a reversable change that can be easily removed if Vegetarian Society

vacate the premises at a future date, without any damage to the brickwork. It is considered that wipe clean wall cladding is an essential element of any commercial or teaching kitchen, with the aim to receive a 5* hygiene rating for the premises, as part of commercial and marketing promotions. Other options were considered; however, this is the least intrusive option for the space to function as a teaching kitchen, as required by the Vegetarian Society. The cladding is therefore a vital aspect of the proposals, enabling the building to be occupied and increasing the number of people able to appreciate the heritage asset.

5.4 Impact Assessment

5.4.1 There are minimal proposals to the westernmost rooms, with a bin store proposed in the existing toilet area, resulting in the removal of two WCs. These WCs are modern and there removal will therefore result in no material impact to historic/original fabric. This space was chosen for the bin store because it is ancillary to the central rooms, and therefore of lesser contribution to the significance of the building.

5.4.2 Hygienic wall cladding is proposed to the walls of the teaching kitchen area and preparation kitchen. Following feedback from the Conservation Officer, this has been reduced in height to leave brick exposed at the top where it reaches the roof beams. This enables this feature of the building to still be appreciated, with the remaining brickwork in the rest of the building left exposed. The cladding will be fixed using batons attached to the mortar, ensuring the brick faces are preserved. Furthermore, a large portion of the cladding within the preparation kitchen will be fixed to existing, modern plasterboard, minimising the impact on the brickwork.

5.4.3 A glazed partition and door is proposed between the reception and teaching kitchen. This partition will follow the alignment of the existing wall between these spaces, with their glass materiality ensuring that the sense of openness is retained, preserving the legibility of the historic layout here. The new partition is therefore considered to be a minimal intervention that is sympathetic to the building's significance, and will not result in any adverse impact to the listed building. In response to comments from the Conservation Officer, this partition is now to be a fully glazed, acoustic partition, spanning the entirety of the opening. The glazed partition between the teaching kitchen and offices has been removed from the proposals, also in response to the Conservation Officer's comments.

5.4.4 The proposed fridges and ovens to the rear of the teaching kitchen are arranged either side of the

existing window, ensuring its legibility is retained. The services and associated partitions previously proposed here have been removed from the proposals, in line with feedback received from the Conservation Officer.

5.4.5 The existing, non-original glazed partition to the south of the proposed teaching kitchen is to be removed, opening up this space as per the original layout, and therefore resulting no adverse impact to the listed building. The new cooking units will be fixed to the non-original floor here, resulting in no adverse impact to the significance of the listed building.

5.4.6 There are no proposed alterations to the floorplan of the easternmost rooms, retaining the open nature of the original layout. As such, there will be no adverse impact on the fabric or appreciation of these internal spaces.

5.5 Conclusions

5.5.1 The overall contribution that the ground floor makes to the significance of the Grade II* listed building is predominantly derived from the two central rooms, punctuated by the original shipping holes, as well as the overall openness of the wider floorspace. Notable original features on this floor include exposed brickwork, iron columns, timber beams and trusses. The proposals have been designed to be sympathetic to such key features, retaining both these material elements and also the overall openness of the floorspace. This is achieved by the use of glazed materiality for new partitions and the minor nature of the alterations required, to minimise material impact on the listed building whilst making the space suitable for the client's needs.

5.5.2 Furthermore, the proposals have positively responded to post-application feedback with regards to the listed building, removing several partitions / services and relocating storage, resulting in greater legibility of key elements of the building.

5.5.3 The proposals are therefore considered to result in **no adverse impact** to either historic fabric or the floorplan/layout of the building. Overall, the proposals are judged to cause **no harm** to the Grade II* listed building.

6.0 Conclusion

6.1.1 Savills Heritage and Townscape has been instructed to provide a Heritage Statement in relation to a planning and listed building consent for proposals at Jackson's Warehouse, Manchester.

6.1.2 Jackson's Warehouse is Grade II* listed building, designated as "Former Rochdale Canal Warehouse". The significance of Jackson's Warehouse is derived primarily from its historic interest, being indicative of Manchester's historic development as part of the Industrial Revolution. This is further reflected in its utilitarian architecture, with a number of surviving features evidencing the building's former use as a warehouse. It was also one of the last warehouses built in this area, and is one of only two surviving from this period. Jackson's Warehouse therefore acts as an important example of this type of building, with strong associations with Rochdale Canal both historically and architecturally. Overall, the architectural and artistic interest of the listed building is considered to be **moderate,** the historic interest considered to be **moderate-high** and the archaeological interest considered to be **low-moderate**.

6.1.3 The proposals comprise internal alterations to the ground floor to accommodate kitchen teaching space for the Vegetarian Society, with associated dining, socialising and office spaces. This will result in minimal changes to the overall layout and therefore material impact, retaining the majority of the existing floorplan.

6.1.4 The overall contribution that the ground floor makes to the significance of the Grade II* listed building is predominantly derived from the two central rooms, punctuated by the original shipping holes, as well as the overall openness of the wider floorspace. Notable original features on this floor include exposed brickwork, iron columns, timber beams and trusses. The proposals have been designed to be sympathetic to such key features, retaining both these material elements and also the overall openness of the floorspace. This is achieved by the use of glazed materiality for new partitions and the minor nature of the alterations required, to minimise material impact on the listed building whilst making the space suitable for the client's needs.

6.1.5 The proposals are therefore considered to result in **no adverse impact** to either historic fabric or the floorplan/layout of the building. Overall, the proposals are judged to cause **no harm** to the Grade II* listed building.

6.1.6 This Heritage Statement meets the requirements of the NPPF, as well as local and national planning policy and Historic England guidance, and provides sufficient information in regards to heritage considerations relating to the proposals, as currently known.

7.0 References

7.1 Documentary sources

English Heritage, Manchester's Northern Quarter (2008)

English Heritage, The Warehouse Legacy: An introduction and guide (2002)

Historic England, 2016 The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.

Historic England, 2019, Advice Note 12; Statements of Significance

DLUHC 2023 [Department for Levelling Up, Housing and Communities], December 2023 National Planning Policy Framework

N. Pevsner (et al), 2010, The Buildings of England

Domesday Survey - https://opendomesday.org/place/

Survey of English Place Names - https://epns.nottingham.ac.uk/search

7.2 Cartographic sources

Groundsure Ordnance Survey mapping (1870-1970)

https://www.layersoflondon.org

https://maps.nls.uk

7.3 Online sources

https://www.british-history.ac.uk

https://historicengland.org.uk

https://www.pastscape.org.uk/

Appendix 1: Planning history

Application	Reference	Status	Date Validated
Discharge of Condition No.8 (Secured by Design) relating to Planning Permission 106021/FO/2014/C2	CDN/19/040	Approved	23 May 2019
Discharge of conditions 7 (Materials Final Sign off), 9 a and b (Landscaping) and 13 (Pavements) attached to application ref no 106021/FO/2014/C2 (as amended by 114364/JO/2016 and 122384/NMC/2019).	CDN/19/0217	Approved	22 Mar 2019
Non material amendment to application ref no 106021/FO/2014/C2 (as amended by 114364/JO/2016) comprosing minor changes to elevations including changes to glazing and opening lights, omission of fins from centre of windows, omission or recessed brick panels due to design development and amendment of apartment mix from 29 x1-Bed (32%) / 54 x2-Bed (59%) and 8 x3 Bed (9%) units (Total 91) to 29 x1-Bed (32%) / 56 x2-Bed (61%) and 6 x3 Bed (7%) (91 units)	122384/NMC/2019	Approved	21 Jan 2019
Discharge of Condition 10 (Plant Noise) attached to application ref no 106021.	CDN/18/0942	Approved	09 Jan 2019
Change of use of part of ground floor from Use Class A3 (restaurant/cafe) to Use Class B1 (office) and minor external alterations to ground floor windows on rear elevation	121824/FO/2018	Approved	03 Jan 2019
LISTED BUILDING CONSENT for internal alterations in association with change of use of part of ground floor from Use Class A3 (restaurant/cafe) to Use Class B1 (office) and minor external alterations to ground floor windows on rear elevation	121825/LO/2018	Approved	03 Jan 2019
Discharge of condition 4 b (remediation strategy) attached to application ref no 106021/FO/2014/C2	CDN/17/0561	Approved	06 Sep 2017
Non Material amendments to application ref no106201 to include the reconfiguration of windows to levels 06-08, one window at levels 09 and 10 and the increase in the back of house area.	114694/NMC/2016	Approved	29 Nov 2016
Variation of conditions 7 and 9 attached to application ref no 106021 to allow a variation of timescales for the agreement of materials and landscaping details.	114364/JO/2016	Approved	01 Nov 2016

Erection of 11 storey building to comprising 91 residential apartments (29 x 1 bed, 54 x 2 bed and 8 x 3 bed) (Use Class C3)	106021/FO/2014/C2	Approved	30 Jun 2014
Use of the existing terrace as an outdoor seating area in association with the existing ground floor restaurant/bar for a temporary period of 12 months	096833/FO/2011/C2	Temporarily Approved	20 Jul 2011
Use of the existing terrace as an outdoor seating area in association with the existing ground floor restaurant/bar for a temporary period of 12 months	090329/FO/2009/C2	Temporarily Approved	21 Jun 2010
Use of external area for outdoor seating, (11am - 9pm Monday to Saturday, 11am - 8pm Sunday)	079190/FU/2006/C3	Temporarily Approved	01 Jun 2006
Installation of replacement individual letter fascia sign and new perimeter signage	078931/AO/2006/C3	Approved	05 Apr 2006

Appendix 2: Legislation

Statutory protection

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest.

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that concerning applications for planning permission affecting listed buildings or their setting:

> *"s.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

> *"s.71 (1) Formulation and publication of proposals for preservation and enhancement of conservation areas.It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*

National Planning Policy Framework

The National Planning Policy Framework was introduced in March 2012, and consecutively amended resulting in the extant December 2023 version. It provides the full statement of Government planning policies covering all aspects of the planning process. One of the key planning principles of the Framework 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*" (paragraph 195)

The glossary of the Framework (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Chapter 16 of the Framework outlines the Government's guidance regarding conserving and enhancing the historic environment in more detail. Paragraph 200 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement

report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 201 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by development proposals. They should take this assessment into account when considering the impact of development proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of such development proposals.

Paragraph 203 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into 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.

Paragraphs 205 and 206 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset, such as the conservation area. The more important the heritage asset, the greater the weight should be. It is also specified that any harm to or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 207 outlines that local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 208 concerns development proposals that will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 212 states that Local Authorities should require developers to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact. This evidence (and any archive generated) is to be made publicly accessible. However, the recording of evidence of our past should not be a factor in deciding whether such loss should be permitted.

Paragraph 212 encourages local planning authorities to look for opportunities for new development within

conservation areas and within the setting of heritage assets, to enhance or better reveal their significance. It also states that development proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset, should be treated favourably.

Paragraph 213 establishes that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building which makes a positive contribution to the significance of the conservation area should be treated as either substantial harm under paragraph 201 or less than substantial under paragraph 202, as appropriate taking into account the relative significance of the building affected and its contribution to the significance of the conservation area as a whole.

Local planning policy

The Site is located within the jurisdiction of Manchester City Council. As such, local planning policy is covered by the Manchester City Council's Local Plan (2012-2027). The Core Strategy was adopted by Manchester City Council on 11th July 2012. The relevant policies are reproduced below:

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens,

conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.



© Savills (UK) Ltd
33 Margaret Street, London W1G 0JD
www.savills.co.uk