



Job Number:	23.1864
Project:	1 Salmon Street and 44 Shudehill, Manchester
Client:	Salmon Street Limited
Date:	February 2024

Introduction

This Heritage Addendum has been prepared by Paul Butler Associates to support planning application 138683/FO/2023 for 'Change of use to mixed use bar / cafe (sui generis) with associated external alterations' at 1 Salmon Street and 44 Shudehill, Manchester, M4 4AA.

The Heritage Addendum has been prepared in response to initial comments from Manchester City Council Planning Department and provides further analysis and assessment of the existing building's external fabric.

Background

The application proposal relates to 1 Salmon Street and 44 Shudehill, Manchester, M4 4AA.

The property is not nationally listed but is within the Smithfield Conservation Area (a designated heritage asset). The property is of age and is likely to warrant consideration as a Non-designated Heritage Asset.

The status of the property means that internal works do not require consent. Planning controls do apply to external changes and the heritage status of the building means policy provisions of the NPPF at Section 16 are of particular relevance (these are reviewed in the previously submitted Planning and Heritage Statement). This Addendum provides a review of the existing fabric and features of the buildings elevations which has been possible following the recent opening of building shutters as well as removal of modern signage.

Photographs



Photo 1: General shot of Shudehill elevation.



Photo 2: Shudehill Shopfront.



Photo 3: Shudehill Shopfront.



Photo 4: Detail of glazing above the main shopfront.



Photo 5: Detail of corbel feature.



Photo 6: Detail of cornice feature.

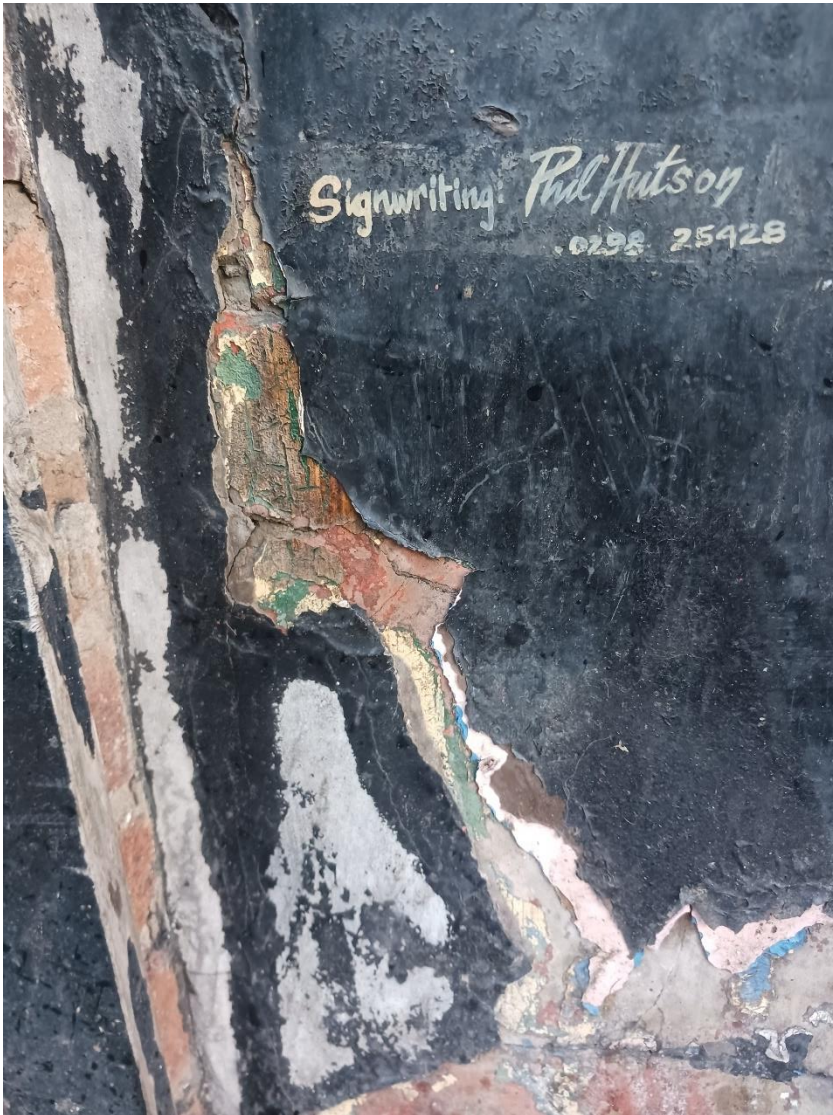


Photo 7: Sign writer's details to the bottom right of the shopfront ('Signwriting Phil Hutson 0298 25428')



Photo 8: Internal photograph of Shudehill shopfront.

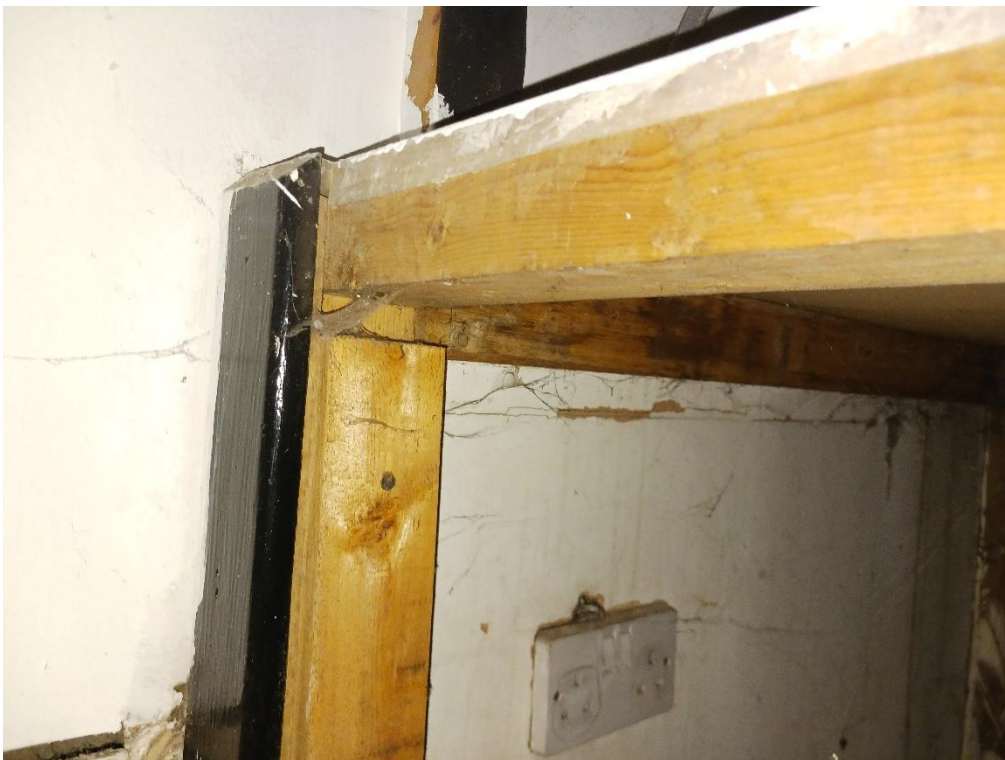


Photo 9: Detail of boxing in forming shopfront.

Salmon Street Elevation



Photo 10: General shot of Salmon Street elevation.



Photo 11: Detail of inserted timber shopfront.



Photo: 12 Internal shot of Salmon Street shopfront.



Photo: 13 Internal shot of Salmon Street shopfront.

Heritage Significance Appraisal

Shudehill Elevation

The elements of high significance which have a low capacity for change are those which are important to the historic character and appearance of the building and include:-

- Original brickwork masonry including splayed lintels to windows and stone cills (painting to third floor cill has a negative impact).
- Decorative glazed features directly beneath modern fascia sign.
- Corbel detail to either side of the fascia and decorative cornice detail to fascia.

The elements of **medium significance** which have a medium capacity for change are those which are original to the building or early but have capacity for carefully considered and justified intervention. These include: -

- Existing glazed entrance door which is likely a later addition.
- Painted masonry 'pilasters' either side of shopfront.
- Tiling to doorway.

The elements of **low/no significance** which have a high capacity for change are principally where there have been modern interventions undertaken to date and include: -

- Deep former boxing to previous modern fascia.
- Lettering to former business – appearing to read 'John Lunt'. This signage was present in the 1970s (see historic photograph at Appendix 1). Other redecoration including to pilasters appears to date to 1998 based on the signwriters signature.
- Modern brick stallriser
- Signage installed to stallriser.
- Solid metal roller shutter to shopfront window and door including bulky housing.
- Modern plate glass window and framing.
- Internal boxing and subdivision forming part of display window.
- Modern panelling to entrance doorway area.
- Alarm box to external façade.
- UPVC fascia at eaves level.
- UPVC hopper and down pipe.
- Modern timber casement windows to first, second and third floor.

Salmon Street Elevation

The elements of high significance which have a low capacity for change are those which are important to the historic character and appearance of the building and include:-

- Slim horizontal window aperture to second floor opening has historical interest, typical of a weavers cottage.

The elements of **medium significance** which have a medium capacity for change are those which are original to the building or early but have capacity for carefully considered and

justified intervention. These include: -

- Rendered and painted elevation including cill details.

The elements of **low/no significance** which have a high capacity for change are principally where there have been modern interventions undertaken to date and include: -

- Timber fascia beneath eaves.
- Modern timber inserted shopfront including reclaimed door.
- Poor quality and painted brickwork to side of shopfront.
- UPVC gutter, hopper and down pipe.
- Modern UPVC casement windows to first and second floor.
- Rollershutter and bulky housing.

Summary

The above appraisal identifies that the buildings elevations have been much altered including the 'shopfronts'.

To the Shudehill frontage the original brick elevation and window apertures with stone cills and brick lintels are of interest. No works to these elements are proposed. The windows themselves are of no heritage value.

The Shudehill shopfront comprises largely modern fabric and removal of the oversized 'G.W. Lofthouse' fascia has identified historic shopfront elements including decorative glazing and corbel details. These features appear to date from the late 19th / early 20th century and are of heritage value warranting retention. The recessed entrance area is a historic feature of note with tiling in this space of value. The remainder of the shopfront is contemporary.

Only historic window apertures to the first and second floors of the Salmon Street elevation are considered to be of heritage value, with historic absent or concealed beneath render and paint. Those on the second floor suggest an historic use as a weaver's cottage.

Heritage Impact Assessment

The table below provides a heritage impact assessment of the proposed works:

Proposed work	Impact on Significance	Mitigation
<u>Shudehill Elevation</u>		
1. Replacement of existing modern timber casement windows with sash style double glazed timber windows.	The existing windows are later insertions of no value. The installation of new timber framed windows which are of sash style has a visual benefit (to comply with the fire strategy new windows will have AOVs).	Large scale details to be conditioned.

2. Redecoration of painted pilasters.	These features are already painted (most recently in 1998). There is no impact on significance.	No mitigation required subject to good quality workmanship.
3. Retention and redecoration of high level decorative windows.	These features are of heritage value. The proposed scheme will expose these with redecoration taking place. This will have a major positive impact.	No mitigation required.
4. Removal of existing plate glass frontage and installation of new timber framed windows.	The existing modern glazing is of no value. New windows are required to meet acoustic requirements. The subdivision of windows responds to the decorative glazing exposed above, with a central sliding serving hatch installed to meet the needs of the business. This change is considered to be an enhancement.	Large scale details to be conditioned.
5. New signage to installed to existing fascia. Existing cornice and corbel features retained.	New signage is required to meet the business requirements and is deemed acceptable.	Details of replacement signage to be agreed through future advertisement consent application.
6. Removal of solid security shutter and housing. New internal chain link shutter installed.	The existing shutter is an unattractive modern feature and there is no heritage impact of removal. Removal and installation of an internal open shutter has a beneficial visual impact.	No mitigation required.
7. To provide level access the existing step will be removed with an internal ramp installed. The new entrance door will be set level to the building frontage.	This change will result in the removal of the existing entrance door (a likely later addition) as well as the tiling to the entrance area. The recessed entrance is also removed. This change is considered to have a moderate negative impact. The fabric affected whilst of heritage value is not unusual and must also be weighed against the benefits of providing level access into the premises from Shudehill.	No mitigation required.

	The design of the new door is appropriate and responds to the age / character of the shopfront. This will be a glazed door with a fanlight above.	
<u>Salmon Street Elevation</u>		
8. Removal of existing UPVC windows and installation of timber framed windows.	The existing windows are later insertions of no value. The installation of new timber framed windows which are of sash style has a visual benefit (to comply with the fire strategy new windows will have AOVs).	Large scale details to be conditioned.
9. Removal on inserted shopfront and installation of new bifold doors.	The existing shopfront is a poor quality insertion and removal is of no heritage impact. There is no evidence of the historic appearance of this elevation and insertion of bifold doors to an existing opening is considered appropriate with these being visually read as later insertions. These glazed doors will act to enliven Salmon Street providing townscape and security benefits. It is noted that removal of the existing shopfront was approved by planning permission 123983/FO/2019.	Large scale details to be conditioned.
10. Removal of existing solid roller shutter and housing. New internal chain link shutter installed.	The existing shutter is an unattractive modern feature and there is no heritage impact of removal. Removal and installation of an internal open shutter has a beneficial visual impact.	No mitigation required.
11. Installation of new signage - TBC	New signage is proposed to a blank area of painted render where previous signage has existed. There is no heritage impact.	Details of replacement signage to be agreed through future advertisement consent application.

Summary

The above assessment identifies that the majority of the proposed works relate to later fabric of no heritage value.

The proposals remove the existing oversized fascia to Shudehill and allow for the incorporation of decorative historic glazing uncovered beneath and cornice detail to the fascia. New shopfront windows are then proposed which reflect the proportions of the historic glazing and give a more historic subdivision to the frontage. The existing historic corbels and pilasters are retained.

To achieve level disabled access the main entrance door will be brought forward and involve the removal of tiling to the doorway area. Whilst this does have a negative impact, the fabric affected it is not usual and the heritage impact must be weighed against the benefits of providing level access to the main entrance. It is also highlighted that the recessed entrance cannot be retained as the ramp gradient could not be achieved given the position of an existing staircase.

The removal of solid roller shutters and housing to both elevations and provision of internal chain link shutters is wholly positive.

To the upper floors of both elevations new timber framed windows of a sash style will be installed and this will have a positive impact.

The existing shopfront to Salmon Street is unattractive and an ad hoc mix of elements which are not of heritage value. New bifold doors are proposed to be installed which will give the building an open and inviting appearance, providing activity and vibrancy to Salmon Street. There is no historic evidence for the appearance of the Salmon Street frontage and it is considered that the approach of providing a clearly modern solution is appropriate and justified in heritage terms.

In overview the proposed works to the building's elevation are largely positive and will significantly enhance the Shudehill and Salmon Street elevations whilst incorporating historic elements. Where there is some negative impact to the Shudehill entrance area this is necessary to facilitate level disabled access.

Conclusion

Paragraph 209 of the NPPF advises that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

The application property can be regarded as a non-designated heritage asset. As demonstrated by this Heritage Addendum the proposed scheme will provide a series of enhancements the appearance of the building and enhance its significance. Whilst there is some negative impact this is limited and is outweighed by the substantial heritage benefits and the fact that these changes are associated with achieving level access into the premises for wheelchair users.

Given the above it is concluded that the proposed scheme will not cause any harm to the character and appearance of the Smithfield Conservation Area. Were a decision maker to disagree with this assessment, any harm could only be deemed to be 'less than substantial' having regard to the tests at Section 16 of the NPPF. This would need to be weighed against the public benefits of the scheme which include:

- Bringing a vacant building back into active use as a bar / cafe that will enhance the daytime and evening leisure offer within this part of the Northern Quarter. The building is understood to have been vacant and underused for a long period and the proposed scheme will facilitate its reuse ensuring it can make a positive contribution to its surroundings.
- Enhancing the visual appearance of the building and undertaking necessary maintenance to secure the long-term future of the building.
- Creating employment opportunities during the fit-out stage and once the bar / café is operational.
- Promoting activity and vibrancy along Salmon Street and Shudehill which will help to reduce opportunities for anti-social behaviour and crime to be committed.
- Represent a form of sustainable development and provide a series of economic, social and environmental benefits.

In our assessment these public benefits would demonstrably outweigh and heritage impact identified and give support for granted planning permission from a heritage perspective.

Appendix 1: Archive Plans and Photographs



1848 – Lancashire (Manchester) Series shows the site to be developed



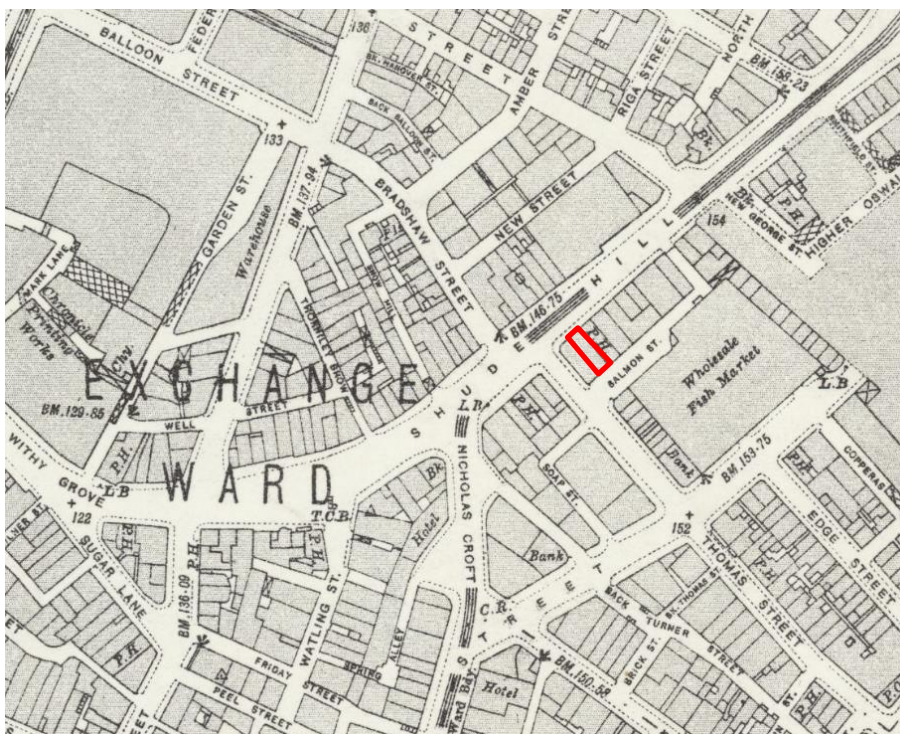
1891 – Lancashire (Manchester) OS Town Plan Series shows the site to be developed



Insurance Plan of the City of Manchester - 1888



1922 – Lancashire Series OS Mapping shows the site to be developed



1933 – Lancashire Series OS Mapping shows the site to be developed



1970s view of The Hare and Hounds. The edge of 44 Shudehill can be seen to the right of the image.