HERRATAGE STATEMENT

TO ACCOMPANY

APLICATION FOR
LISTED PLANNING
CONSENT

FOR

PROPOSAL FOR DISPENSE UPGRADE
AND STAFF FACILITIES

AT

THE WATERHOUSE
67-71 PRINCESS ST
MANCHESTER
M2 4EG

HARRISON INCE ARCHITECTS

Sun House, 2-4 Little Peter Street, Knott Mill, Manchester, M15 4PS PH: +0161 236 3650 E: info@harrison-ince.co.uk

Document Revision

Revision	Description	Date	By
-	First Issue	19.03.2024	NS
A	Amended following planners' response	24.04.2024	NS

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1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a listed building consent application for alterations to the subject property.

The assessment has been conducted in accordance with general guidelines set out in the Historic England publication “Informed Conservation” and in particular responds to policies outlined in planning policy statement 5 (PPS5). In terms of local policies, the core strategy sets out the overall vision and special strategy for Manchester City Council and seeks to achieve clear objectives for development end environment. This assessment supplements the design and access statement.

1.2 Methods of Investigation

Visual inspections of the property carried out in January 2024, were completed with the aid of existing plans and elevations provided by the client. Background research into the building was conducted through consultation with the following main resources:

-City of Manchester Council

-The National Archives

-Historical Texts

The proposed Alteration requires listed building consent for the listed building. The Waterhouse is an existing public house.

1.3 The Waterhouse

The Waterhouse is a Grade II listed building, therefore any proposals which may impact upon the special architectural or historical interest of the building will need to be managed in relation to the planning (listed Buildings & conservation Areas) Act 1990. This statement assesses the impact proposals to carry out the repairs to the existing public house. Any impact is assessed in relation to the special architectural and historic interest of the building.

Description: Public House

Location: The Waterhouse 67-71 Princess St, Manchester M2 4EG

Grading: Grade II Listed

2.0 Location

2.1 Location

Manchester is a city and metropolitan borough in Greater Manchester, England, with a population of 530,300 as of 2015. It lies within the United Kingdom’s second-most populous urban area, with a population of 2.55 million. Manchester is fringed by the Cheshire Plain to the south, the Pennines to the north and east and an arc of towns with which it forms a continuous conurbation. The local authority is Manchester City Council.

The recorded history of Manchester began with the civilian settlement associated with the Roman fort of Mamucium or Mancunium, which was established in about AD 79 on a sandstone bluff near the confluence of the rivers Medlock and Irwell. It was historically a part of Lancashire, although areas of Cheshire south of the River Mersey were incorporated in the 20th century. Throughout the Middle Ages Manchester remained a manorial township but began to expand “at an astonishing rate” around the turn of the 19th century. Manchester’s unplanned urbanisation was brought on by a boom in textile manufacture during the Industrial Revolution, and resulted in it becoming the world’s first industrialised city. Manchester achieved city status in 1853. The Manchester Ship Canal opened in 1894, creating the Port of Manchester and linking the city to the sea, 36 miles (58 km) to the west. Its fortunes declined after the Second World War, owing to deindustrialisation, but the IRA bombing in 1996 led to extensive investment and regeneration.

3.0 General Description

3.1 The building History

A brief History of The Waterhouse

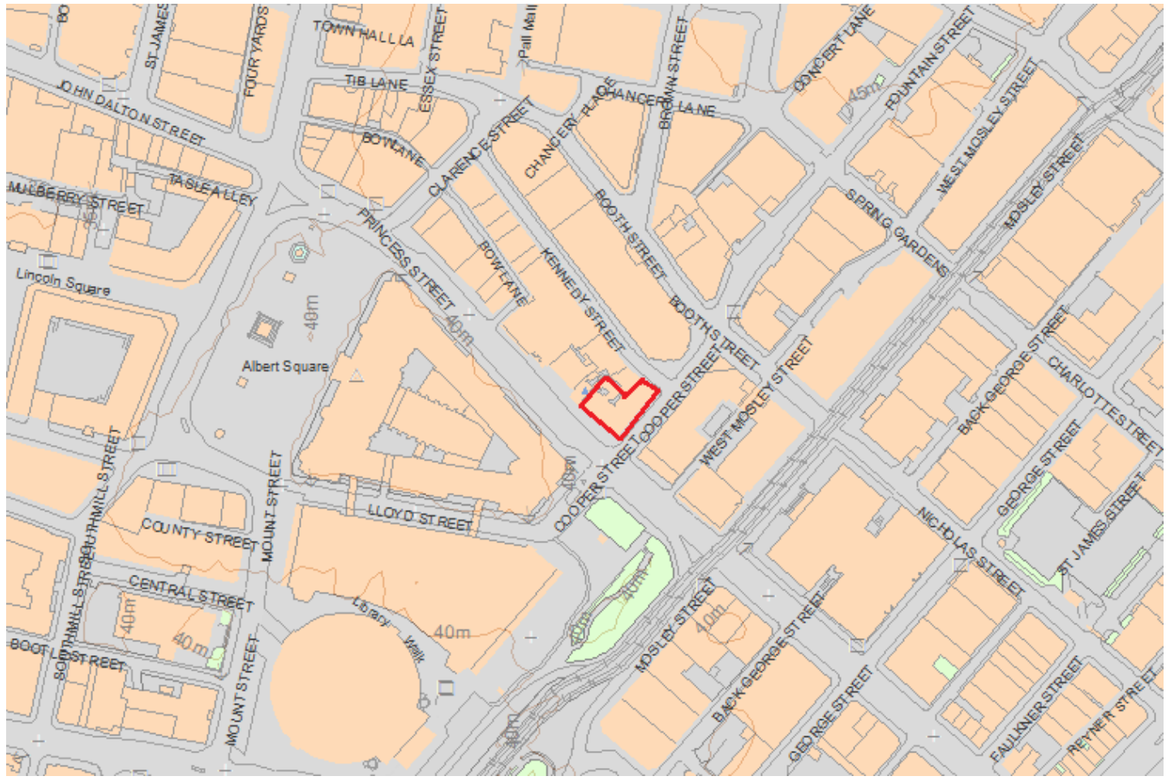
The pub stands in the shadow of Manchester Town Hall. Completed in 1877, this civic palace was designed by Alfred Waterhouse, who was also responsible for several other buildings in the city.

The rapid expansion of the city, and the ambitions of its civic leaders, led to the creation of a municipal palace of unrivalled splendour, designed by Alfred Waterhouse. The internal mosaic design incorporates a pattern of bees, symbolic of Manchester’s industry, which is also found on the city’s coat of arms.

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3.2 Listing Description

The Waterhouse
Description: Public House
Grade: II
Date Listed: 03-Oct-1974
English Heritage Building ID: 1247388
National Grid Reference: SJ 83960 98089
Location: The Waterhouse
Local Authority: Manchester City Council
Country: England
Postcode: M4 4EG
SJ8398SE
698-1/27/332 (North East Side) 03/10/74 Nos. 65 TO 71 (Odd)
GV II
Row of 4 town houses, now shops and offices. Probably late C18; altered. Red brick with some sandstone dressings (roof not visible). Double-depth plan, each house single-fronted, with back extensions (No.71 with rear wing). Three storeys over cellars, 3:3:3:3 windows (but No.71 wider than the others); with plinth and wooden modillion eaves (except Nos 65 and 67 which are plain wood). Nos 65 and 67 altered at ground floor by insertion of C20 shops. Nos 69 and 71 have Tuscan pilaster doorcases with open pediments, panelled doors (up 3 renewed steps) and fanlights with radiating glazing bars, and sashed windows with raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor; the upper floors of Nos 65 and 67 have windows with similar sills and heads but altered glazing. Various tall chimneys on front and rear slopes of roof (with water-tabling of formerly higher roof). Return side of No.71 has 4 windows plus one blocked. Rear and interior not inspected. Rare survival of domestic buildings of this period in centre of city.



OS Map of the Punchbowl

4.0 Assessment of Impact

4.1 Building Fabric Analysis

The building comprises of 3 of the original 4 townhouses that were originally built on this site, externally the original sash windows and sandstone door surrounds are as the original design, and internally the 3 townhouses are joined together on all floors with some of the original staircases and internal finishes still intact. For facilitate its current use as a public house the building has a modern bar fixings and several other alterations but mostly the original layouts remain.

4.2 The Proposed Work

The proposed works is as follows:

a) Creation of further staff facilities including four new staff changing rooms and two new staff WCs. The staff room will be refurbished to bring it up to the current JDW spec. The staff room and staff facilities are to be location in the basement. Minimal changes will be made to the original building fabric. Three doors will be removed and one of opening will be filled in with a stud wall. The two remaining openings will be left as existing but with no doors. All alterations will be reversable with new stud walls being able to be removed, if necessary, in the future.



Photograph of existing staff room

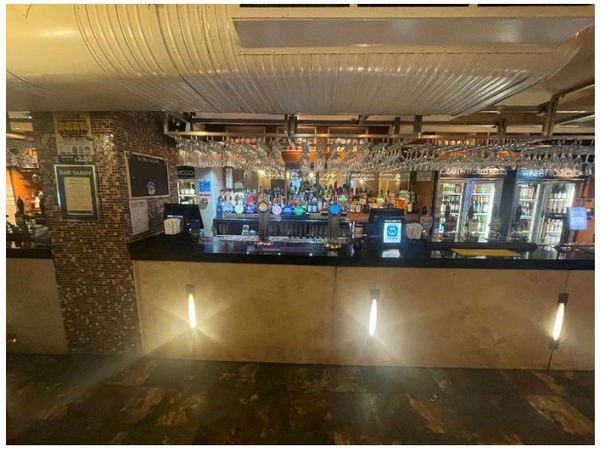


Photograph of existing staff facilities

b) The bar which is a modern amendment to the original building fabric will be upgraded in terms of its dispense. Python routes will follow the existing so no new openings should need to be formed in the original building fabric. Minor amendments will be done in the cellar. These will include redecorations; additional compressor being installed and a cold room curtain.



Photograph of proposed new staff facilities area



Photograph of existing bar

4.3 Impact on the buildings architectural and historical character

The buildings historical and architectural features will not be affected as part of these proposals. All proposed works are reversible in terms of stud wall in the basement being able to be removed should the building need to be returned to its original layout. All dispense works and HVAC works will affect new additions to the building that was added when the building converted into a public house only. All pipework will use existing penetrations to limit the effect on the original fabric of the building.

5.0 National Planning Policy Framework

5.1 Relevant NPPF Paragraphs

Paragraph 58 considers the general design principals within the built environment and where developments should function well and add to the overall quality of the area, not just for short term but over the life of the development. Works are required to allow the building to function as a public house.

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Paragraph 61 stipulates that the visual appearance of the architecture of individual buildings has very important factors securing high quality and inclusive design goes beyond aesthetic considerations therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The proposals will have a minimal visual impact to the character of the building.

As stated in paragraph 62 the proposal has been reviewed by the local planning authority. Harrison Ince Architects understand and agree that the local Design review arrangement is in place to provide assessment and support high standards of design.

Paragraph 64 considers that the proposal should be of the highest design standards and promote the use of high quality materials. The building will take 'the opportunities available for improving the character and quality of an area and the way it functions.'

<u>Section 16 Relevant Paragraph Justification.</u>

Paragraph 198 states that Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. Harrison Ince looks to do works that will not cause any loss to the building heritage assets. All stud partitions can be removed in the future and return the layout to its original layout.

1.0 Conclusions

The proposals above establish the approach taken to the proposed work (Minimum intervention, sympathy to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest, which justifies the need to modify the building. The intention of the application is to allow for the public house to function and serve customers to a high level whilst allowing staff to be cared for.

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