Document Name: Heritage Statement for Planning
Purposes Document No: 23045-PS01
Project: 23045 Whitworth Street
Address: Apartment 64, Lancaster House
71 Whitworth Street
Manchester M1 6L Q

Existing Site
The existing property is a Grade II* Listed building located within the Whitworth Conservation area within Manchester City Centre. It is located on the junction of Whitworth Street and Princess Street and is a predominantly 7 storey building built of steel frame with terracotta dressing, with a series of ornate and varied window openings. The property was previously a warehouse which has been converted into numerous apartments, with access to the apartments via the main entrance to Lancaster House (Whitworth Street).

There are also several Listed buildings surrounding the property within 75m, with their details provided below.

Listed Building Details

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1254887
Date first listed: 03-Oct-1974
List Entry Name: LANCASTER HOUSE
Statutory Address 1: LANCASTER HOUSE, 67-71, WHITWORTH STREET
Statutory Address 2: LANCASTER HOUSE, 80, PRINCESS STREET

Location
Statutory Address: LANCASTER HOUSE, 67-71, WHITWORTH STREET
Statutory Address: LANCASTER HOUSE, 80, PRINCESS STREET
The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish

National Grid Reference: SJ 84270 97647

Details
MANCHESTER

SJ8497NW WHITWORTH STREET 698-1/32/440 (South side) 03/10/74 Nos.67 TO 71 (Odd) Lancaster House

GV II*
Includes: No.80 Lancaster House PRINCESS STREET. Shipping and packing warehouses, No.71 converted as apartments and No.67 (including No.80 Princess Street) converted as offices. Dated 1906, and built between 1905 and 1912; by Harry S.Fairhurst. Steel-framed, with cladding of brown and buff terracotta and some red brick; slate roofs. Long rectangular plan in 2 parts, on island site. Edwardian Baroque style. The left-hand portion, forming the corner block to Princess Street, is 7 storeys with basement and attic, 6 bays plus a corner turret to the left, the ground and 1st floors forming a rustic of banded brown terracotta with a dentilled cornice on consoles, banded end pilasters to the upper floors (continued as chimneys above the parapet), frieze over 2nd floor, 5-bay giant arcade of round-headed arches from 3rd to 6th floor with swags and enriched keystones, dentilled main cornice, and attic storey treated as a parapet. 3-sided corner turret (2:1:2 windows) with segmental open pediment over 1st floor, pedimented Gibbs surrounds to 4th-floor windows,

and very elaborate slender octagonal 4-stage Baroque spire. Doorway in chamfered corner to Princess Street, round-headed arched entrance at right-hand end, keyed heads to windows at ground and 1st floors (those at 1st floor round-headed). Narrow facade to Princess Street in similar style; with centre of 4 very narrow bays, the upper floors giant-arcaded like those to Whitworth Street, and colonnaded attic with Diocletian window and elaborate parapet; grey stone entrance at ground floor with square-headed doorway flanked by windows, semi-circular overlight flanked by projected ship-prow motifs, and dentilled cornice; and 5-sided corner with features matching the other corner but finished with a balustraded parapet. Rear: a strictly functional glazed grid of small-paned windows. The right-hand portion (No.71) is 7 storeys and 1:3:1:3 bays, the ground and 1st floors of buff terracotta with a cornice and the upper floors of red brick with buff terracotta dressings, symmetrical except for the 1st bay (which carries up 1 floor higher, like a sprinkler tower). The 1-bay centre has a round-headed doorway with wrought-iron Art Nouveau gates, a dentilled band arched over it, a 2-light overlight at 1st-floor level flanked by reliefs of seated allegorical female figures supporting an open pediment containing a cartouche with fronds, and a panel above this with raised lettering "LANCASTER HOUSE"; pairs of small windows to the next 4 floors, and a round-headed arch at 6th floor containing a lunette. The 3 bays on each side of the centre have banded piers and square-headed windows with triple keystones at ground floor, coupled windows at 1st floor; banded brick giant pilasters to the next 3 floors with terracotta friezes and modillioned cornices, windows with linked architraves at 2nd and 3rd floors (those at 2nd floor segmental-headed), and large oculi at 4th floor with enriched terracotta surrounds; and coupled pilasters to the top 2 floors with open segmental pediments over the centre containing raised lettering "ANNO. DOM." and MDCCCCVI" (respectively), windows with moulded architraves at 5th floor and coupled windows above. Hipped roof with 2 tall chimneys. Interior not inspected.

Listing NGR: SJ8427097647

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1247432
Date first listed: 03-Oct-1974
List Entry Name: ASIA HOUSE
Statutory Address: ASIA HOUSE, 82, PRINCESS STREET

Location
Statutory Address: ASIA HOUSE, 82, PRINCESS STREET
The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84288 97624

Details
MANCHESTER
SJ8497NW PRINCESS STREET 698-1/32/336 (South

West side) 03/10/74 No.82 Asia House GV II*

Packing and shipping warehouses, now offices. c.1900-10, by Harry S.Fairhurst. Iron frame with cladding of brown sandstone ashlar and buff brick on polished granite plinth (roof concealed). Irregular trapeziform plan on island site. Free Baroque style. Six storeys with basement and attic, 7 bays plus chamfered corners, a boldly ornate design with channelled rusticated brown masonry to the first 3 storeys, a giant Ionic pilastrade to the 2 top floors rising from panelled pedestals at 3rd floor (in the same material against a brick background), curved and banded corners at this level (rising from large cartouches), a plain frieze and very prominent modillioned cornice, and a

pilastered attic storey which is brick in the lower half and stone in the upper, the parapet raised at the ends. The ground floor has round-headed openings with run-out voussoirs, including a central doorway with cavetto surround, swagged voluted keystone and elaborate wrought-iron overlight, and windows with large triple keystones; the 1st and 2nd floor windows, including 2-storey canted oriels to the 2nd and 3rd and the 5th and 6th bays, all have moulded architraves, those at 1st floor with triple keystones and open pediments, those at 2nd floor with cornices surmounted by curved wrought-iron railings; the windows in the centre and end bays at 4th floor have open-pedimented architraves with balustraded balconies, the other windows of the top 3 floors have moulded architraves with triple keystones. Attic windows mostly corniced, those at the ends with pediments enclosing cartouches, with blind oculi above. Interior: unusually elaborate decoration, including tiled porch and corridor with Ionic pilasters and Venetian windows of green glazed terracotta; Art Nouveau stained glass, staircase tiling, and door furnishings: probably the best example of its kind in any Manchester warehouse. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street.

Listing NGR: SJ8428897624

Heritage Category: Listed Building
Grade: II
List Entry Number: 1270897
Date first listed: 06-Jun-1994
List Entry Name: MANCHESTER HOUSE
Statutory Address 1: MANCHESTER HOUSE, 86, PRINCESS STREET

Location
Statutory Address: MANCHESTER HOUSE, 86, PRINCESS STREET
The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84296 97579

Details
MANCHESTER

SJ8497NW PRINCESS STREET 698-1/32/338 (South West side) No.86 Manchester House

GV II

Shipping and packing warehouse, now restaurant, offices etc. 1914, probably by Birkett; altered. Iron frame with cladding of brown sandstone and some buff brick (roof concealed). Irregular plan at right-angles to street, with chamfered right-hand corner. Free Baroque style. Six storeys with basement and attic, 4 bays (1:1:2:1 windows) plus the corner; with a grey stone plinth, channelled rustication to the first 3 floors, giant Ionic pilasters to the 4th and 5th floors rising from banded pedestals at 3rd floor, those flanking the centre bay coupled and all with festoons, a moulded frieze with large central cartouche, prominent mutuled cornice with a large mutuled segmental pediment arched across the centre of the attic storey, which has a small cornice and interrupted parapet. At ground floor the centre has a doorway and side windows in Venetian window form, with open segmental pediment and cartouche crest, the outer bays have round-headed windows with run-out voussoirs and triple keystones, and the corner has a square-headed doorway with pilaster jambs and carved tympanum under a segmental hood. The 1st and 2nd floors have windows with moulded architraves and cornices, those at 2nd floor on slender consoles with pendent festoons; the windows at 4th and 5th floors also have moulded architraves, those at 4th floor with small cornices; and the attic has a 4-light Diocletian window in the pediment, and windows in the other bays with keyed architraves and cornices. Interior not inspected. Forms southern end of uninterrupted linear group of similar buildings on this side of Princess Street.

Listing NGR: SJ8429697579

Heritage Category: Listed Building **Grade: II***

List Entry Number: 1254836
Date first listed: 03-Oct-1974
List Entry Name: INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO
LANCASTER HOUSE)

Statutory Address 1: INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO
LANCASTER HOUSE), 73 AND 75, WHITWORTH STREET

Statutory Address: INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84215 97619

Details MANCHESTER

SJ8497NW WHITWORTH STREET 698-1/32/441 (South side)
03/10/74 Nos.73 AND 75 India House (including attached wrought-iron gateway linked to Lancaster House)

GV II*

Packing warehouse, converted as apartments 1988-9. Dated 1906, built between 1905 and 1912; by Harry S.Fairhurst. Steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings (roof concealed). Large rectangular plan. Edwardian Baroque style. Six storeys with basement and attic, 3:4:6:4:3 windows at 1st floor, symmetrical; rock -faced plinth, channelled buff terracotta to ground and 1st floors with mutuled cornice on brackets (a cartouche under this at each corner lettered "INDIA HOUSE"), giant arcades to the next 4 floors with brick pilasters, very heavily enriched terracotta frieze (swags, volutes, cartouches, etc.) and modillioned cornice, and attic treated as a parapet. The strong horizontal emphasis of the facade is relieved by vertical features flanking the 6-bay centre: these have entrances at ground floor with elaborate surrounds of grey ashlar including large semi-circular open pediments with mutules over recessed doorways with flanking Ionic semi-columns, and panelled side-bays under mutuled cornices supported by cartouches (lettered "73" and "75" respectively); canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques at the top lettered "1906", and flanked by broad banded terracotta pilasters; and attics under hefty semi-circular open pediments with mutules and cartouches. The other bays have segmental-headed windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones; and the attic has low recessed 3-light windows. Return walls similar. Attached at the left end, and linked to No.71 (Lancaster House), is a large gateway composed of double gates with ramped

tops and semicircular 4-strand overthrow forming a complete circle from the apex of which is suspended a slender lamp in Art Nouveau style. Forms group with Nos 67 to 71 (Lancaster House) to the left (q.v.), with Refuge Assurance building to the right (Oxford Road, q.v.), and with Nos 58 to 60 (Bridgewater House) opposite (q.v.). Interior not inspected.

Listing NGR: SJ8421597619

Heritage Category: Listed Building **Grade: II* List Entry Number:** 1271429
Date first listed: 03-Oct-1974 **Date of most recent amendment:** 06-Jun-1994
List Entry Name: FORMER REFUGE ASSURANCE COMPANY OFFICES
Statutory Address 1: FORMER REFUGE ASSURANCE COMPANY OFFICES, OXFORD STREET

District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84145 97533

Details MANCHESTER
SJ8497NW OXFORD STREET 698-1/32/268 (East side) 03/10/74
Former Refuge Assurance Company Offices (Formerly Listed as: OXFORD STREET Refuge Assurance Company Offices)

GV II*
Insurance company offices. 1891 by Alfred Waterhouse, extended 1910 and 1912 by his son Paul Waterhouse, and further extended in 1930s. Steel frame, clad in red brick with liberal dressings of deep brown and buff terracotta, and grey Dalbeattie granite to base of tower. Irregular plan formed by original square block on corner of Whitworth Street, block to south of this added 1910 (triangular at rear), tower between and linking these added 1912, and rectangular block added to east end of original Whitworth Street range in 1930s. Very large and ornate eclectic design with French Renaissance accent and some Baroque features. Four storeys with basements and attics, the first block with a large corner element and then 6-bay facades to both streets, next the tower flanked by deep 1-bay re-entrants, with 3-bay porch in front, and a 6-bay range beyond this; with brick piers, enriched bands between floors, undulating parapets, tiered shaped gables to the end bays and a tiered octagonal turret with domed roof between those at the Whitworth Street corner, and a very tall square clock-tower, pilastered and banded, with a prominent cornice and Baroque cupola. Large closely-spaced cross-windows to the first 3 floors, coupled 2-light mullioned windows to the top floor, all with elaborate terracotta surrounds including twisted columns, pierced aprons (etc) and those at 2nd floor with decorated segmental pediments. The corner element has a round -headed doorway with richly-ornamented terracotta surround carried up to 1st floor and finished with a toy-sized fort; various small rectangular windows in the right-hand side, and a mullioned and transomed window in the left side tiered through 4 floors. Main entrance at base of tower in single-storey 3-bay porch of white granite in Baroque style, with round-headed central arch in projected surround of engaged Tuscan semi-columns, broken segmental pediment (etc), flanked by square-headed openings with Ionic columns, and swagged bulls-eye windows and balustraded parapets above. Interior: inside porch, enclosed forecourt surrounded by massive arcades and colonnades in buff glazed terracotta, with doorways, niches (etc) in Baroque style; other parts believed to be of similar quality, but not inspected. Very conspicuous landmark, and probably the apogee of "Manchester style" late C19 commercial architecture.

Listing NGR: SJ8414597533

Heritage Category: Listed Building

Grade: II

List Entry Number: 1200838

Date first listed: 20-Jun-1988

List Entry Name: ORIENT HOUSE

Statutory Address 1: ORIENT HOUSE, 65 AND 67, GRANBY ROW

Location

Statutory Address: ORIENT HOUSE, 65 AND 67, GRANBY ROW

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84412 97609

Details

MANCHESTER

SJ8497NW GRANBY ROW 698-1/32/145 (South side) 20/06/88 Nos.65 AND 67 Orient House

GV II

Shipping or packing warehouse. 1914, by G.H.Goldsmith. Steel frame with facade of white matt-glazed terracotta and sides of rectilinear glass curtain walling, roof concealed. Large rectangular plan parallel to street. Classical style facade to otherwise strictly functional building. Nine storeys over basement, but the facade of 6 storeys with attics, a symmetrical composition of 1:7:1 bays, the ends breaking forwards slightly, the ground and 1st floors treated as a rustic, with channelled rustication and cornices to both levels, the next 3 storeys as a 7-bay giant colonnade, with fluted Ionic columns and pilastered end bays, an enriched frieze over the colonnade and a low 5th floor with very prominent modillioned cornice and various forms of enrichment; full attic storeys to the ends, set-back attics over the centre, and tall chimneys. Entrances in the 3rd and 7th bays, both with projected doorcases which have shallow pediments on consoles, and acroteria on the pediments; 3-light windows to all floors, those in the end bays mostly with mullions and cornices, and those in the colonnade steel framed, and canted in the first 2 levels. Interior not inspected.

Listing NGR: SJ8441297609

Heritage Category: Listed Building

Grade: II

List Entry Number: 1218253

Date first listed: 03-Oct-1974

List Entry Name: GRANBY HOUSE

Statutory Address 1: GRANBY HOUSE, 61 AND 63, GRANBY ROW

Location

Statutory Address: GRANBY HOUSE, 61 AND 63, GRANBY ROW

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84447 97612

Details

MANCHESTER

SJ8497NW GRANBY ROW 698-1/32/144 (South side) 03/10/74 Nos.61 AND 63 Granby House

GV II

Shipping or packing warehouse, now flats. 1911, by Goldsmith and Son. Brick with dressings of white stone, composition roof. Rectangular plan. Six storeys with basement and attic, 8 narrow bays, with weathered stone plinth, very emphatic 3rd floor of the 4 centre bays and 2nd floor of the 2 bays on each side, finishing with moulded segmental heads in bands of white stone, and all the windows within them with moulded segmental heads; the upper floors of the outer bays rise into gables which have canted stone oriels tiered up to 4th floor level, lunettes and various forms of Art Nouveau decoration above. Top 2 floors simpler, with square windows; cornice with dentils in each bay; low attic of white stone. Central double entrance with modillioned cornice and entablature with swags at each side, 8-panelled divided doors and internal steps. Eight-bay return walls similar, but with segmental-arched basement windows. Rear and interior not inspected.

Listing NGR: SJ8444797612

Heritage Category: Listed Building

Grade: II

List Entry Number: 1270606

Date first listed: 06-Jun-1994

Date of most recent amendment: 06-Jun-1995

List Entry Name: BRIDGEWATER HOUSE

Statutory Address 1: BRIDGEWATER HOUSE, 58 AND 60, WHITWORTH STREET

Location

District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84165 97639

Details

MANCHESTER
SJ8497NW WHITWORTH STREET 698-1/32/438 (North side) Nos.58 AND 60 Bridgewater House

GV II

Shipping warehouse, now offices. 1912, by Harry S.Fairhurst. Steel frame with cladding of sandstone ashlar and white glazed terracotta (roof concealed). Large rectangular plan, with loading bay at rear. Eclectic style. Eight storeys with basement, 19 bays, symmetrical, with strong horizontal division, the first 2 floors of stone, treated as a rustic with channelled rusticated piers, moulded frieze and prominent modillioned cornice, the upper floors of white glazed terracotta, the 2nd floor with a prominent panelled cornice on coupled brackets, the next 4 floors with tiered canted bay windows in alternate bays, and a modillioned main cornice interrupted in the centre by a 5-bay penthouse with pilastered end bays and a parapet with upstand. The ground floor has a massive sill-band (over rock-faced piers at basement level), interrupted between the 6th and 9th and the 14th and 17th bays by square-headed entrances with doorways which have profile medallions of the Duke of Bridgewater on the lintels and 3-light overlights at 1st-floor level; otherwise, each bay has metal-framed windows to the ground and 1st floors and bronze panels between these. The upper floors have square windows (except the canted bays) and various forms of enrichment including geometric panels, fasces, wreaths and corrupt-leaf pendants. Return sides have 2 bays in matching style (with monogram at 6th floor level), and continue in plain rectilinear grid form. Interior not inspected. Forms group with Palace Theatre to left (q.v.), and Refuge Assurance Buildings (q.v.) and India House opposite (q.v.).

Listing NGR: SJ8416597639

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1271227

Date first listed: 08-Jun-1977

List Entry Name: THE PALACE THEATRE

Statutory Address 1: THE PALACE THEATRE, OXFORD STREET

Location

Statutory Address: THE PALACE THEATRE, OXFORD STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84106 97617

Details

SJ 8497 NW 698-1/32/269

MANCHESTER OXFORD STREET (East side) The Palace Theatre

08/06/77

GV

II

Theatre. 1891, by Alfred Darbyshire and F.Bennett Smith; altered 1913 by Bertie Crewe of London; re-fronted 1956. Probably iron-framed, clad with brick and now faced with buff glazed terracotta; slate roof. Rectangular plan. Three storeys and basement. The facade, in debased modern classical style, is of less interest than the INTERIOR: auditorium with two tiers of segmentally curved balconies (the Circle and the Grand Tier) with bowed ends, the fronts decorated with continuous series of cartouches, anthemions, etc, and two tiers of boxes carried by standing Atlantes, with tetrastyle architraves of giant fluted Ionic columns; and a circular dome in the ceiling with a hinged lighting panel. Circle promenade with Ionic columns and semi-columns, and elaborate pedimented architraves to the staircase doors.

Listing NGR: SJ8410697617

Heritage Category: Listed Building

Grade: II

List Entry Number: 1247389

Date first listed: 03-Oct-1974

List Entry Name: CENTRAL HOUSE

Statutory Address 1: CENTRAL HOUSE, 74, PRINCESS STREET

Location

Statutory Address: CENTRAL HOUSE, 74, PRINCESS STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84261 97708

Details

MANCHESTER

SJ8497NW PRINCESS STREET 698-1/32/334 (South West side) 03/10/74 No.74 Central House

GV II

Shipping warehouse. 1880, by Corson and Aitken, renovated 1989. Red brick with red sandstone dressings, steeply-pitched slate roof with obelisk finials. Almost rectangular plan at right-angles to street and parallel to Rochdale Canal on north side (this wall following a slight northward bend in the canal). Scottish Baronial style. Four storeys with basement and attic, a 5-window range between large corner tourelles which rise from moulded corbels at 1st floor and terminate in slated conical spires at attic level; with a sill-band to ground floor, string-course to 1st floor, sill-band to 2nd floor, string-course over 3rd floor, and attic dormers breaking through the eaves, the 2nd and 4th with crow-stepped steeply-pitched gables finished with coupled cylindrical chimneys. Heavily-moulded doorway next to right-hand tourelle, with balustraded balcony over; 1st-floor windows of 1:2:1:2:1 lights (the outer ones smaller), otherwise single-light sashes on all floors, those at 2nd floor segmental-headed; attic windows with moulded stone architraves, the 1st, 3rd and 5th with segmental pediments (2nd and 4th in the gables). Rectangular lancet windows to the tourelles. Interior not inspected. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street.

Listing NGR: SJ8426197708

Heritage Category: Listed Building

Grade: II

List Entry Number: 1247387

Date first listed: 06-Jun-1994

List Entry Name: LIONESSE HOUSE

Statutory Address 1: LIONESSE HOUSE, 54 AND 56, PRINCESS STREET

Location

Statutory Address: LIONESSE HOUSE, 54 AND 56, PRINCESS STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84238 97742

Details

MANCHESTER

SJ8497NW PRINCESS STREET 698-1/32/331 (South West side) Nos.54 AND 56 Lionesse House

GV II

Shipping warehouses, now bank, offices, etc. c.1880-90. Red brick with sandstone dressings, slate roof. Almost rectangular plan on island site parallel to street, with canted corner to No.54. Four storeys with basements and attics, 8 bays with 2 windows per bay, plus the canted corner which has one window in each face; with punch-dressed stone plinth, cornice over ground floor, string-courses and sill-bands to all upper floors, moulded cornice and parapet (No.54 brick, and No.56 stone with short brick chimneys). Arcaded ground floor of round-headed arches with keystones and linked hoodmoulds, round-headed doorway to 4th bay with pilastered surround including keystone, carved spandrels and cornice on brackets, inserted doorway to 6th bay, windows with altered glazing in the other bays. Upper floors have shallow rectangular 2-storey oriels in alternate bays, with pilasters and balustraded parapets, and square-headed windows throughout, all with stone lintels and all sashed windows without glazing bars. Mansard roof with low flat-roofed dormers, slated pyramidal turret-roof to right-hand corner. Right-hand return side simpler, but with 2 pedimented attic dormers. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street.

Listing NGR: SJ8423897742

Heritage Category: Listed Building

Grade: II

List Entry Number: 1255031

Date first listed: 06-Jun-1994

List Entry Name: FORMER ELECTRICITY POWER STATION

Statutory Address 1: FORMER ELECTRICITY POWER STATION, WINSER STREET

Location

Statutory Address: FORMER ELECTRICITY POWER STATION, WINSER STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84194 97714

Details

MANCHESTER

SJ8497NW WINSER STREET 698-1/32/444 (West side) Former Electricity Power Station

GV II

Electicity power generating station, now part electicity sub-station and part central-heating generator for the locality. 1901, altered. Red brick with sandstone dressings (roof not visible). Trapeziform plan on island site adjacent to Rochdale Canal and former canal basin immediately to rear. Five bays to Winser Street and 7 bays to Bloom Street. Industrial Baroque style. Regular aracaded facade to Bloom Street: stone-banded piers and giant round-headed arches with keystones, openings with large stone mullions and transoms, the 1st, 3rd and 5th wth louvred screens and the others blind or blocked; pilastered upper levels with cornices and parapet. Winser Street facade similar but less regular, with 3-window office in centre. Large octagonal chimney. Unusual survival of early example of local electricity station, and important functional component of this warehousing locality; forms part of group with No.102 and No.104 Bloom Street (q.v.), No.2 and No.12 Harter Street (q.v.) and Nos 54 and 56 Princess Street (q.v.).

Listing NGR: SJ8419497714

Heritage Category: Listed Building

Grade: II

List Entry Number: 1247580

Date first listed: 06-Jun-1994

List Entry Name: ROCHDALE CANAL LOCK NUMBER 87, TO EAST OF PRINCESS STREET, WITH CAST
IRON FOOTBRIDGE BESIDE STREET

Statutory Address 1: ROCHDALE CANAL LOCK NUMBER 87, TO EAST OF PRINCESS STREET, WITH
CAST IRON FOOTBRIDGE BESIDE STREET

Location

Statutory Address: ROCHDALE CANAL LOCK NUMBER 87, TO EAST OF PRINCESS STREET, WITH CAST
IRON FOOTBRIDGE BESIDE STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ 84281 97740

Details

MANCHESTER

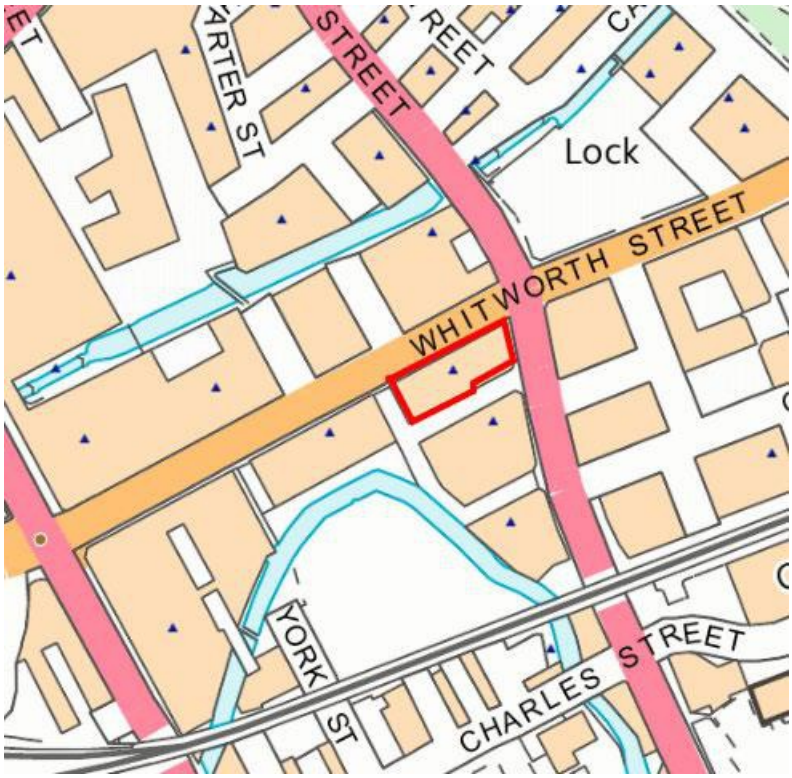
SJ8497NW ROCHDALE CANAL 698-1/32/358 Lock No.87, to
east of Princess Street, with cast-iron footbridge beside street

GV II

Canal lock, including cast-iron footbridge over lower entry beside street. 1804-5, for Rochdale Canal Company; restored. Coursed squared sandstone, wooden gates. Chamber of 14-foot width with pairs of gates at both ends, ladder in centre of south side. Cast-iron footbridge crossing lower entry, with panelled sides. Fourth in series of 9 locks on extension linking former Rochdale Canal basin at Dale Street with Bridgewater Canal basin at Castlefield, all in working order. Forms group with boundary wall of Canal Street on north side (q.v.).

Listing NGR: SJ8428197740

Site Location Plan NTS



Introduction to Heritage Appraisal

This heritage appraisal adheres to the guidelines set forth by Historic England in 2008 and is tailored to address the specific requirements outlined in paragraph 194 of the National Planning Policy Framework (NPPF) for the year 2023, as excerpted below:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted, and the heritage assets assessed using appropriate expertise where necessary."

The primary aim of this appraisal is to commence with identifying the potential range of heritage values attributed to the site within its spatial context. Subsequently, we will assess and consolidate these values into a concise 'statement of significance.' This statement will serve as the foundation for evaluating new proposals and ensuring the preservation of heritage significance takes precedence.

Heritage Values

In this section, we delve into the appraisal of heritage values, with a focus on identifying those values that underpin the heritage significance and may be influenced by forthcoming proposals for change. These values are categorized into the following dimensions: evidential value, historic value, communal value, and aesthetic value.

Evidential Value

Historic England (2008) suggests that “Evidential value derives from the potential of a place to yield evidence about past human activity.”

The Whitworth Street Conservation Area serves as a repository of physical evidence, offering insights into the town's transformation from the late 19th Century onwards. The area boasts a collection of splendid Victorian and Edwardian buildings, primarily erected in the latter part of the 19th century. These architectural gems bear witness to the city's prosperity during the Industrial Revolution, notably in the textile industry. This prosperity is eloquently illustrated by the presence of grand, large-scale structures, a testament to the affluence of the industrialists who constructed them for warehousing and other industrial purposes.

The building in question itself stands as a tangible record of historical construction methods and architectural styles prevalent during the late 19th Century. Its imposing scale and opulent design are a testament to the prevailing trend of extravagance, even in the most utilitarian of buildings, as a means to showcase wealth. The use of materials such as terracotta further exemplifies this trend, enabling intricate architectural detailing on a lavish scale. Much of the building's exterior remains intact from this era, with most features readily interpretable as characteristic of a structure of its nature. Additionally, the presence of a steel frame offers early evidence of its application, enabling the construction of larger edifices of a similar kind.

However, it is essential to acknowledge that the internal layout of the building has been significantly altered through its conversion to residential use. Consequently, this transformation has diminished the evidential value to some extent. Some vestiges of this value endure, primarily in the retention of original doors and dado rails within the communal areas. The proposed alterations for the apartment include a reduction in ceiling height to accommodate a suspended ceiling, as well as the introduction of plastered stud walls, both of which have impacted the character of the apartment. Despite these changes, evidential value persists through the retention of the window style, providing a glimpse into the building's historical fabric.

Historical and Communal Values

Historic Value

Historic England (2008) suggests that - “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”

The Whitworth Street Conservation Area embodies significant historical value, evident through its assortment of historical buildings, both listed and unlisted, especially those maintaining a high degree of authenticity. The city's evolution, closely tied to industrialization, lends an illustrative historical value to this area. It was the industrial transformation that led to the development of many of the exquisite structures and the distinctive streetscape that characterizes the conservation area today. The coexistence of Victorian and Edwardian properties within this locality contributes to its historical value, representing the grandeur and opulent architectural style associated with that era.

The building under consideration plays a pivotal role in conserving Manchester's historical legacy, offering a tangible connection to the township of the 19th century, which continues to resonate today. As such, it possesses illustrative historical value by offering a window into the past. The well-preserved external envelope of the building, adjacent to the footpath, adds to its historical significance. The building's size and design clearly establish its ties to the period of industrialization. Notable individuals such as architect Harry S. Fairhurst and the influential Lloyd's Packing Warehouses further enhance its historical association, showcasing its prominent role during Manchester's industrial heyday.

Communal Value

Historic England (2008) suggests that: “Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”

The Whitworth Street Conservation Area abounds in diverse and rich communal heritage values. The well-preserved historic buildings within this area serve as focal points for shared community pride in the context of the built environment's historical significance. These structures, intertwined with the city's growth, contribute to community value by underscoring their role in employment generation and the transformation of Manchester into the vibrant city it is today.

Similarly, the building in question carries a comparable communal value. Despite its private use, its contribution to the industrial heritage of the city is unmistakable. Its Grade II* Listed status and prominence as a landmark historic building in the heart of the city center endow it with the potential to evoke shared community pride. This building embodies a source of local pride, signifying its national importance and its enduring role in Manchester's collective heritage.

Aesthetic Value

Historic England (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”

The Whitworth Street Conservation Area boasts remarkable aesthetic values. The well-preserved historic buildings and spaces in this area significantly enhance its overall visual appeal. The collection of buildings, both listed and unlisted, along Whitworth Street is pivotal to the conservation area's aesthetic and architectural value. Many of these fine buildings hold individual aesthetic value and, collectively, contribute to an aesthetically pleasing environment. In the vicinity of the proposed site, the larger-scale massing of these structures establishes the visual scale for this part of the Conservation Area.

The proposed building, with its visually appealing and architecturally captivating front elevation, is a testament to early 20th-century design principles. It exudes the opulence and intricate architectural detailing characteristic of this era, especially along Whitworth Street and Princess Street. The use of materials such as terracotta and stone significantly augments its aesthetic value. The pedimented, arched doorway with intricate details and recessed entrances further enrich its aesthetic appeal. The building exhibits an eclectic mix of detailing across its exterior, creating a visually stimulating envelope that, considering its size and scale, remains imposing and harmonious with adjacent buildings.

Crucially, the building still maintains its aesthetic setting, seamlessly complementing and being complemented by neighboring properties and the surrounding streetscape. Features such as chimneys, parapets, and the corner turret further enhance its imposing presence. While the rear of the building is plainer and more understated, it still retains its own charm.

Internally, the aesthetic value has been somewhat diminished through conversion, with the apartment now adopting a plainer and more domesticated character. Some remnants of the building's aesthetic appeal can still be found in communal areas, particularly through the retention of doors. Nevertheless, it is the building's external elements that carry the bulk of its aesthetic value. The apartment itself, due to modern alterations like plasterboard walls, suspended ceilings, and residential amenities, does not readily translate to any tangible heritage value. However, it maintains some aesthetic character through the timber windows in the lounge and bedroom.

Statement of Significance

After a comprehensive evaluation of the heritage values within the site's spatial context, it is possible to provide a well-informed assessment of its significance, with specific consideration given to planned changes. In this context, the statement of significance is presented below.

The proposed building stands as a Grade II* Listed Building on Whitworth Street, nestled within the Whitworth Street Conservation Area. Originating from the early 20th century, it was initially designed as warehousing accommodation but was later converted to residential use.

This building encompasses a range of heritage values, yielding high evidential, historical, communal, and aesthetic values. While certain internal alterations may have somewhat diminished its evidential value, especially regarding the building's internal layout, it still retains a substantial evidential value, particularly in terms of architectural style and construction methods. Moreover, the building maintains high levels of aesthetic and architectural value through its grand façade and distinctive features. Its historic and communal values are also prominent.

The building seamlessly fits within the setting of the conservation area, making a pleasing contribution to the streetscape. The conservation area itself holds considerable value. The historical development and architectural style of the buildings contribute to evidential and historical value, representing Manchester's economic growth in the early 20th century. This evolution further drives the communal value of the area, fostering a sense of community pride associated with Manchester's pivotal role in the Industrial Revolution. Aesthetic quality throughout the conservation area remains high, primarily due to the size, scale, and embellishment of the building stock.

Analysis of the Proposals

General Principles

The assessment of proposed changes to heritage assets adheres to the guidelines presented in Chapter 16 of the National Planning Policy Framework (NPPF) in 2023. This framework underscores the importance of conserving heritage significance as a fundamental principle when developing new schemes. A prerequisite for this conservation is conducting a heritage values appraisal to identify the significance of heritage assets before embarking on design work. The preceding section of this report fulfills this essential requirement, and the insights gained from this appraisal form the basis for evaluating the new scheme's effect on the conservation of significance.

Summary of the Proposals

The proposed changes entail the addition of a mezzanine floor within the apartment and the restoration of its original ceiling height. This process will involve the removal of later stud wall additions and insertions. It's important to note that the apartment has limited historic character and features. The transformation from warehouse to residential use has diminished much of its intrinsic value. The proposed scheme minimally affects the apartment's features and character. Specifically, the modern suspended ceiling that detracts from its character is slated for removal, while the windows will be retained. The mezzanine level will be added in an area that has previously seen modern interventions through the suspended ceiling.

Full plans and elevations will be submitted as part of the planning and listed building applications.

Analysis of the Proposals: National Planning Policy Framework

Section 16 (Conserving and enhancing the historic environment) of the NPPF (2023) addresses heritage planning and outlines several key considerations in the decision-making process:

The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The wider social, cultural and environmental benefits that conservation of the historic environment can bring;

The desirability of new development making a positive contribution to local character and distinctiveness; and

Opportunities to draw on the contribution made by the historic environment to the character of a place.

The NPPF aims to create a cohesive approach to planning, ensuring that decisions related to heritage assets are made within the broader planning context, where factors other than heritage conservation may be influential. Sustainable development is the overarching goal, and in the heritage context, this hinges on maintaining active use over the long term while limiting potential harm to significance.

To objectively assess the proposals in the context of the NPPF, the following analysis considers how the scheme aligns with the NPPF heritage policy drivers listed above.

The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The core heritage values and significance of the building remain largely intact after the proposed changes. The adjustments will restore the apartment's original ceiling height, reinforcing its evidential value. The preservation of the current single-glazed windows will maintain some evidential value regarding window style and design. Given the apartment's location on the seventh floor, there will be little to no visual impact on the building's external envelope. Moreover, the character of the conservation area should not be significantly affected. Importantly, the proposed works are entirely reversible.

The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality –

The building is a key feature of the Whitworth Street Conservation Area and the streetscape, significantly contributing to the area's architectural and historical qualities. Preserving its active use is crucial for maintaining this positive contribution, and the proposed scheme is explicitly designed to serve this dual purpose. The addition of a mezzanine level aims to enhance the apartment's functionality, contributing to the sustainability of the city center by providing occupants with a sustainable living environment that contributes to the local economy.

The desirability of new development making a positive contribution to local character and distinctiveness –

The proposed changes are relatively discreet and primarily internal, resulting in minimal impact on local distinctiveness. Consequently, local distinctiveness will be preserved.

Paragraph 199 of the NPPF states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. ”

In this particular case, as demonstrated through the appraisal of heritage values and the critical assessment of the proposed scheme, the modifications do not adversely affect the key drivers of the building's significance. Its primary heritage values are conserved.

Analysis of the Proposals: Local Planning Policy

In terms of local planning policy, Policies CC9 and EN3 of the Local Plan, along with DC 18.1 and DC 19.1 of the UDP, are pertinent. These policies are as follows:

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.

The proposals under examination primarily pertain to internal modifications, and their scale is such that they are expected to have a minimal to negligible impact on the conservation area. Within this context, it is noteworthy that these proposals promise a positive internal transformation, particularly in terms of enhancing the evidential value through the restoration of ceiling heights. Furthermore, the introduction of a mezzanine floor is designed with clarity in mind, making it easily comprehensible.

The conversion of the space for residential use has introduced changes that have influenced both the internal evidential and aesthetic values. Nevertheless, these alterations have been undertaken in a manner that ensures, at the very least, the preservation of these values.

In assessing these proposals against local policies, it is found that they align with the requirements of Policy CC9 and EN3, thereby demonstrating compliance with the pertinent regulations.

DC 18.1:

The Council will give particularly careful consideration to development proposals within Conservation Areas.

12.a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

12.a.i) the relationship of new structures to neighbouring buildings and spaces;

12.a.ii) the effect of major changes to the appearance of existing buildings;

12.a.iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

12.a.iv) the effect of signs and advertisements;

12.a.v) any further guidance on specific areas which has been approved by the Council.

12.b. The Council will not normally grant outline planning permission for development within Conservation Areas.

12.c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

12.d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

12.e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

DC19.1:

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, 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. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The proposed changes to the building's external appearance are minimal and predominantly located at a high level. Internally, the modifications are guided, in part, by the aim of reintroducing certain elements of evidential value, notably by raising the ceiling height of the apartment. While there is limited aesthetic value inherent to the apartment space, these adjustments will, at the very least, maintain the current value and significance. As such, the criteria set forth in PDC 18.1 & DC 19.1 have been satisfactorily met.

It has been convincingly demonstrated that the proposal adheres to the National Planning Policy Framework (NPPF) and aligns with best practice guidelines. In cases where applicable, architectural features are retained in their original positions, preserving the historical character of the property, and the proposal's implementation within the conservation area will not unduly disrupt the setting of the asset.

Summary & Conclusions

This heritage statement has delved into the potential impact of introducing a mezzanine floor and removing a suspended ceiling and stud walls within Lancaster House, a Grade II* Listed Building situated in the Whitworth Street Conservation Area. Initially a warehouse, the early 20th Century building has previously undergone conversion to residential use.

As evidenced throughout this statement, the proposals acknowledge the building's significance on both a national scale, as a protected structure, and within the context of its contribution to the character of the conservation area. The external envelope of the building, especially the front elevation, holds the highest importance. Changes to the building are primarily concentrated on internal areas where the levels of significance are lower. Internal alterations will modify the previously altered plan form through adjustments to previously inserted stud walls and suspended ceilings, with the relative high level of these works resulting in minimal impact.

The proposals fully align with both national and local heritage planning policies, and they epitomize what the National Planning Policy Framework (NPPF) characterizes as sustainable development.As a result, the proposal is unequivocally supportable.

Reference: Historic England, Conservation Principles, Policies, and Guidance: Sustainable Management of the Historic Environment, 2008.