

GREG'S BUILDING 1, BOOTH STREET, MANCHESTER

HERITAGE STATEMENT



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Section 1 Introduction

This Heritage Statement accompanies the application for planning permission and listed building consent for the proposed addition of solar panels to sections of the roof of Greg's Building, 1 Booth Street. The roof area underwent approved alterations in 2007 with the addition of air handling equipment (LBC 08162/FO/2006/C1, approved 06/02/2007) and refurbishment of the roof level office suites in 2009, including the insertion of a lantern room (089410/LO/2009/C1, approved 17/06/2009). The building is Grade II listed and is also situated within the Upper King Street Conservation Area. This Heritage Statement should be read in conjunction with the proposed plans and other reports.

This Heritage Statement has been prepared in accordance with the NPPF and the NPPG. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end the statement provides a summary of the history and development of the local area, the history of the site and a description of Greg's Building. It assesses the significance of the building, the special interest of the Upper Kings Street Conservation Area and the contribution that the building makes to this special interest. The Statement also describes the proposed works, sets out the desirability of the proposed works and assesses the impact of the proposed works upon the special interest of the Conservation Area and upon the significance of Greg's Building.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Manchester Local Development Framework Core Strategy Development Plan Document, Extant Unitary Development Plan Policies, Draft Places for Everyone – Joint Development Plan (August 2021), NPPF Chapter 16, the NPPG and guidance from Historic England.

2.2 Manchester Local Development Framework (LDF) 2012

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. Relevant policy includes:

Policy EN3 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 consistent with the significance of the heritage asset.

2.3 Manchester Unitary Development Plan (1995) Extant Policies

One of the objectives of this plan was 'to protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.' Many policies have been replaced by the Core Strategy (2012) however Policy DC18 on Conservation Areas and Policy DC19 on Listed Buildings within the citywide Developmental Control Policies remain valid.

DC18.1 Conservation Areas

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

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

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

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

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.

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.

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 Listed Buildings

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.

2.4 Places For Everyone – Joint Development Plan (Publication Stage Plan, August 2021)

Places for Everyone is a long-term plan of nine of the Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Plan is at its publication consultation stage. Relevant policy include:

Policy JP-P 2

Heritage

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.5 Manchester Climate Change Framework 2020-25

Objective 1: Staying within our carbon budgets. This involves taking action in three areas:

- Direct CO2 emissions: staying within our 15 million tonne carbon budget for 2018-2100, including reducing the CO2 emitted from our homes, workplaces and ground transport by at least 50% during 2020-25
- Aviation CO2 emissions: working with UK Government to ensure that all flights from Manchester Airport are in line with the Paris Agreement and a limited carbon budget for UK aviation emissions
- Indirect CO2 emissions: understanding and taking action on the things that we consume and which generate greenhouse gases through their production, transportation and disposal.

Objective 2 – Climate adaptation and resilience. Adapting the city's buildings, infrastructure and natural environment to the changing climate and increasing the climate resilience of our residents and organisations.

Section 6 lists under Urgent Actions

2) Renewable Energy 100% Renewable Electricity

We need a combination of two, possibly three, sources of renewable electricity:

- Our own renewable energy generated inside the city: this includes significant increases in the amount generated from solar photovoltaic (PV) panels. In 2019, only 1% of Manchester's electricity demand was met by local renewable generation.

2.6 The Planning (Listed Building and Conservation Areas) Act 1990

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. The following provisions are relevant to the site:

Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must 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.'

Section 72: 'General duty as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

2.7 National Planning Policy Framework and National Planning Practice Guidance

Proposals affecting heritage assets

194. 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

199. 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 (and 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.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

204. 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.

205. Local planning authorities should require developers to record and advance 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, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under [paragraph 201](#) or less than substantial harm under [paragraph 202](#), as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

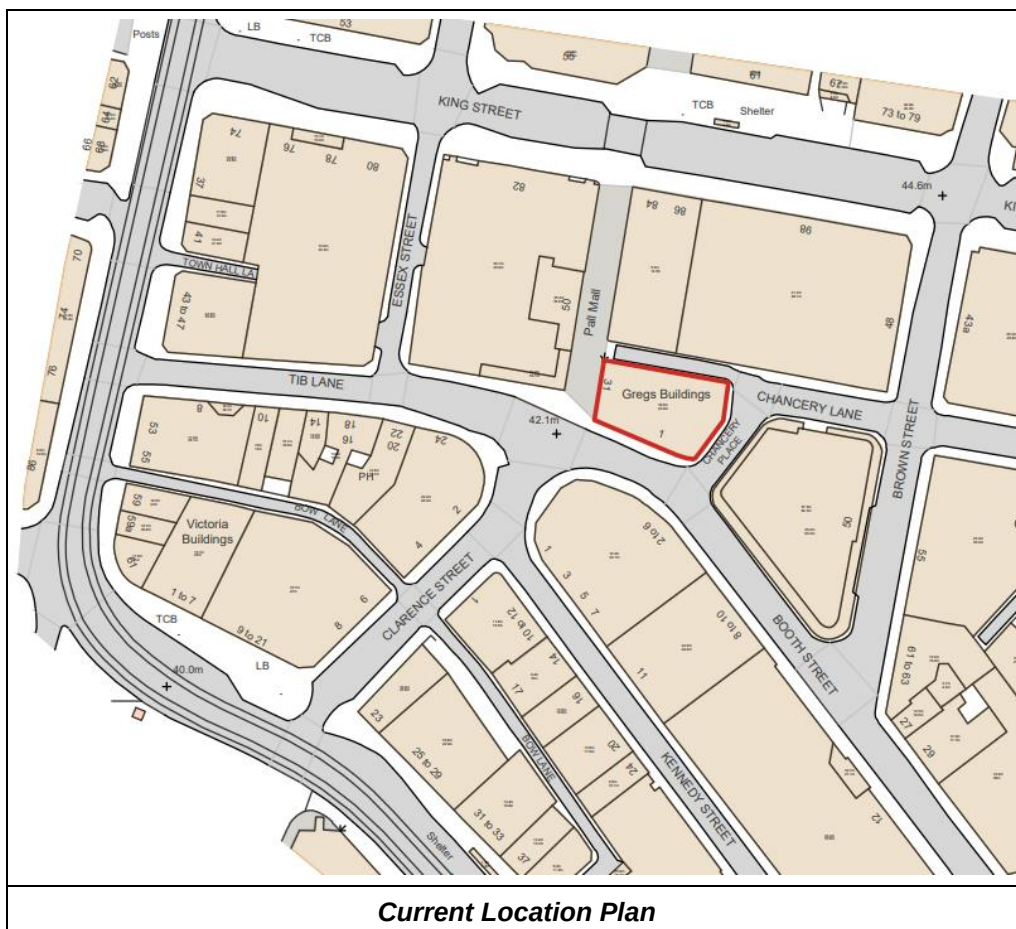
2.8 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *Conservation Area Designation, Appraisal and Management* (2019), *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019), *Energy Efficiency and Historic Buildings: Solar electric (Photovoltaics)* (2018).

Section 3 Description of the Building

3.1 Location and Context

Greg's Building is located in Manchester city centre, north of the Town Hall on Albert Square, east of Cross Street and south of Upper King Street. Built in the mid-19th century, it occupies an island site at the end of Booth Street at its junction with Tib Lane, Pall Mall and Clarence Street; Chancer Place and Chancery Lane are to its east and northeast. This is the south side of the Upper King Conservation Area, an area where the small-scale pre-Victorian grain is still evident, even if few buildings from the period remain. The much taller late Victorian and 20th and 21st century buildings dominate the skyline and overshadow the area. There are several listed buildings in its immediate vicinity (7 and 11 Booth Street opposite and the rear elevations of the buildings on the south side of Upper King Street), part of the Upper King Street Conservation area.



3.2 Greg's Building

3.2.1 Plan, Form and Materials

The plot on which Greg's Building is built is an irregular five-sided island site, filled entirely by the building. The 7-bay main elevation with the entrance is to the southwest on Booth Street. The 4-bay west elevation faces Pall Mall, the 3-bay southeast elevation faces Chancery Place with a curved corner on the Booth Street elevation; at an oblique angle the 3-bay east elevation faces along Chancery Lane while the plain rear elevation to the north faces a much-narrowed section of Chancery Lane. The site slopes downwards from west to east. It is a five-storey building above a basement which is partially above ground and accessed off Pall Mall; the ground floor that is reached by a flight of stairs from the Booth Street entrance to a mezzanine level. The staircase winds round the lift shaft.

Originally the flat roof within the parapet was designed as a cistern; the 20th century additions have a variety of forms.

The walls are a combination of ashlar sandstone and local red brick. The ashlar sandstone of the basement is detailed in a vermiculated rustic style while the ground floor is of smooth rustic; the upper floors are of light-red brick, with sandstone quoins on some corners. The building is surmounted by a moulded frieze and prominent modillioned cornice. The windows are rectangular sash windows (except on the fourth floor where they are square). The buildings on the roof are later additions and comprise: the 1906 lavatory block on the east of brick with a flat roof; the rendered 1914 caretaker's flat on the northwest with a pitched slate roof; its 1938 extension to the southwest has slate-covered mansard walls and roof. The two-storey brick lift-house has a flat roof and dates from the mid-20th century.



Booth Street Elevation



Main Entrance, Booth St. Elevation

3.2.2 The Exterior

Booth Street Elevation

The 7-bay elevation comprises dark vermiculated rustic ashlar sandstone at the basement level, smooth rustic in a lighter colour to the ground floor and red brick above up to the stone cornice and parapet, emphasising the horizontal lines, which contrast with the cornice and the quoins on the southwest corner. The street level descends slightly to the east so that the height of the basement window and door apertures increases from left to right. The main entrance to the building is not central to the elevation but asymmetrically positioned, with two windows to its left and four to the right; it breaks through the basement and ground floor division. It features a semi-circular arch in the rectangular aperture, which has decorative wrought iron gates, enclosing the lower hall. To the right of the front entrance the basement has a window and a door reached by a couple of stone steps. Further to the right is another window and, in the curved angle of the corner with the Chancery Place elevation, another double door. Three rectangular chimney stacks rise behind the parapet at the front of the elevation. The 5th floor is set back from the parapet, except in the southwest corner.

Chancery Place Elevation

This diagonal three-bay elevation faces Chancery Place. The curved angle with the Booth Street elevation at the upper brick levels is not repeated at the much more obtuse angle of the corner with the Chancery Lane elevation. Instead the asymmetrical quoins provide an abrupt vertical line marking the obtuse angle of the elevation to Chancery Lane. There are three apertures at basement level: two windows and a door.

Chancery Lane Elevation

This three-bay elevation completes the public façades of Greg's Building. At the level of the brick upper floors it is visually defined by the quoins and the angles of the cornice and decorative frieze between the first and second floors. At basement level the apertures are all windows. The rear façade overlooking a narrow alley connecting Chancery Lane with Pall Mall is of undecorated brick.



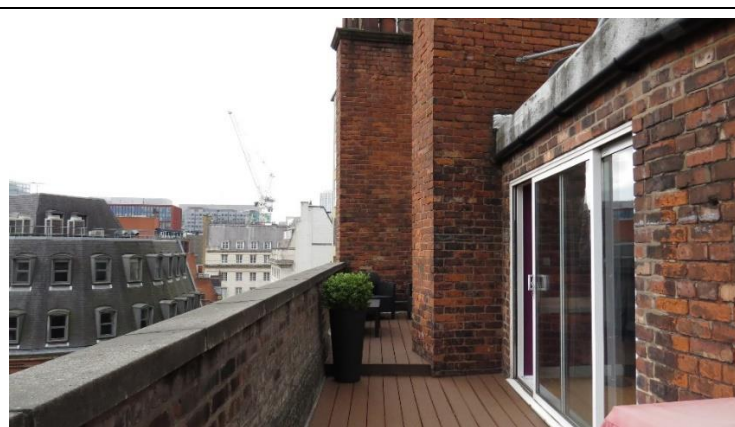
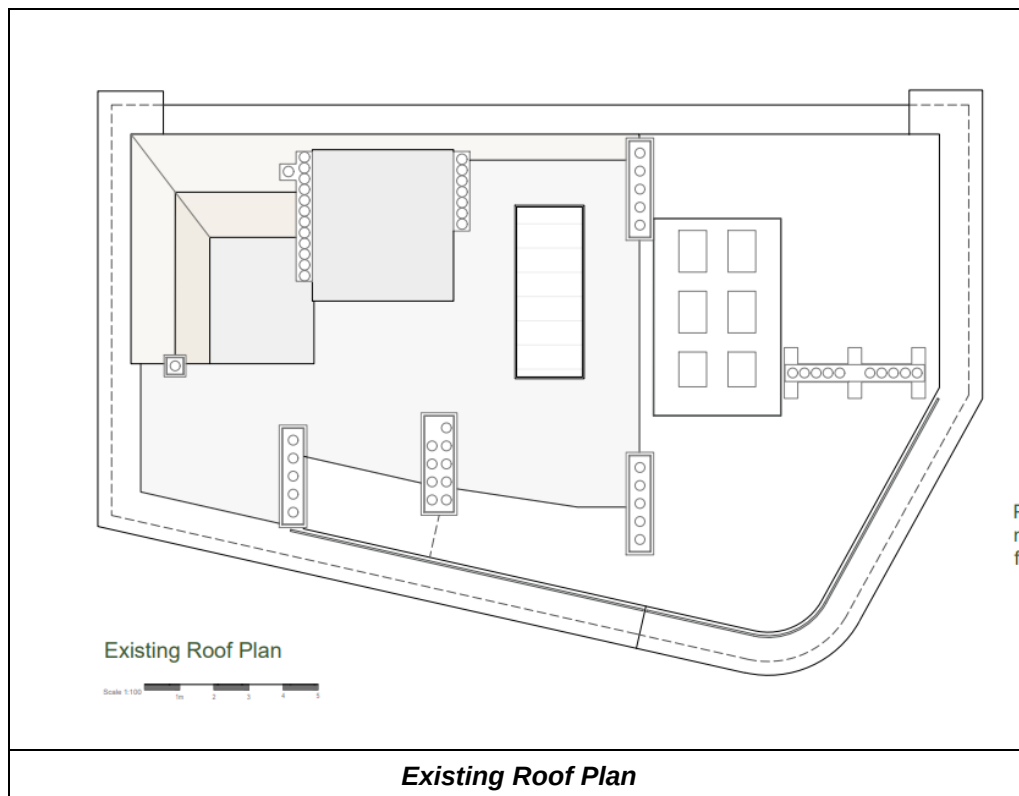
Pall Mall Elevation

This elevation has four bays with quoins to both corners. There are three windows and an entrance door to the basement level (partially above ground). At first floor level, below the moulded frieze, there are large four-paned sash windows, surmounted by keystones in the lower section of the frieze. The four upper floors are of brick, with stone quoins and architraves. There are four sash windows on each floor. The fourth floor is surmounted by an elaborate cornice. To the rear of the parapet is the mansard roof of the 5th floor.

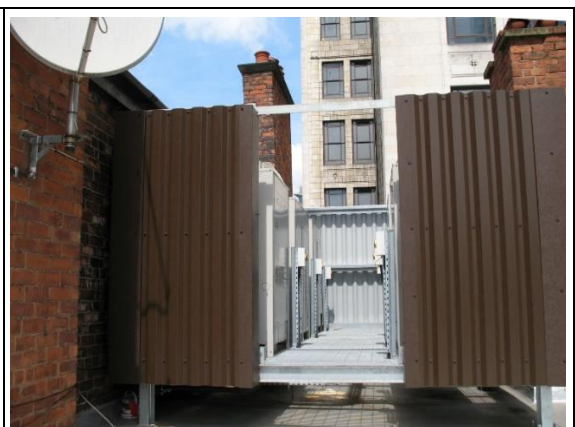
3.3 The 5th Floor and Roof

The fifth floor should not be considered part of the original building as it all dates from the 20th century and has gone through several phases of alteration. Due to the wide projecting cornice and narrow form of most of the streets, it is barely visible from ground level. It comprises two suites of offices with a central reception area: the suite to the east is a large open plan office with a lantern roof in the area of the former toilet block; the west suite comprises smaller rooms and occupies the area of the former caretaker's flat. Access to the roof area is through a sliding door from the east suite.

The flat roof is enclosed by a parapet with stone cornice; to the south this has been added to with a chest-high brick wall with coping stones outside the offices. There appear to be six original rectangular chimney stacks in the central section of the roof, aligned north-south, each with several pots, and a more recent stack in the eastern roof, aligned east-west. To the east of the former lavatory block, between chimney stacks to north and south, is a rectangular enclosure (dotted lines) housing the air conditioning units. To the rear of the air conditioning housing is a vertical metal ladder to the upper roof area. This comprises: the L-shaped flat roof around the lantern to the 5th floor office; the flat-roofed rectangular brick structure housing the lift machinery with its access door to the south; the L-shaped pitched roof of the west offices, with 20th century rendered chimney stack in its south gable; and to the southwest an area of flat roof above the mansarded 1938 extension.



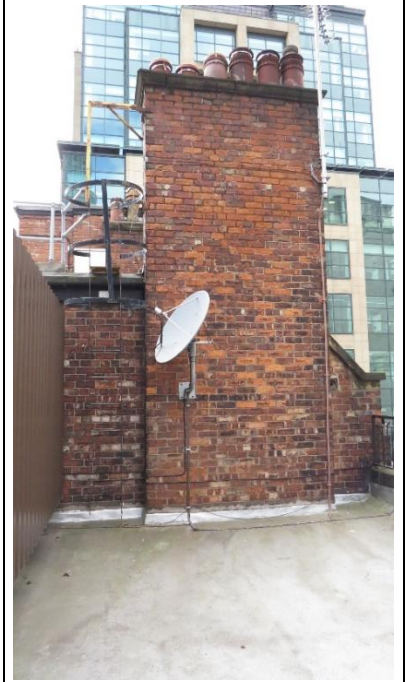
Lower Roof with Raised Parapet Wall to South



Housing of Air Conditioning Units on Lower Roof



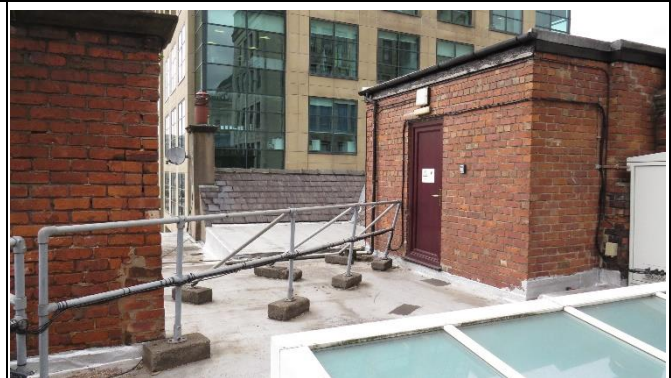
Rear Lower Roof



Access to Upper Roof



Upper Roof with Lantern and Lift Shaft Housing



Lift Shaft and L-shaped Roof of West Offices



Southwest Corner of Upper Roof



Central Area of Upper Roof

Section 4 History of Proposal Site and Surrounding Area

4.1 History and Development of Manchester

The Romans established a fort at Castlefield in AD 79 close to the confluence of the rivers Medlock and Irwell, but little evidence remains of any associated civilian settlement in Manchester. There is a brief mention in the Anglo-Saxon Chronicle indicating that there may have been a Saxon burgh. Following the Norman Conquest, the house and castle of the Grelley family is recorded in 1184 about a mile north of the Roman fort. In 1223 the right to hold a weekly Saturday market and an annual fair was granted; the latter being the first in the immediate area of the Salford Hundred, held on Acres Field (later to become St. Anns Square). In 1301 the town was granted a charter. The medieval parish of Manchester was both large and wealthy, covering some sixty square miles. In 1421 the parish church of St. Mary's was granted collegiate status, at which point the lord of the manor, Thomas de la Warre granted the manor house and lands to become the accommodation for the college associated with the church. The earliest remains of the medieval town are from the 15th century.

By the end of the sixteenth century Manchester was already an important centre for cloth manufacture and trade; raw materials came from some distance, including linen yarn from Ireland through Liverpool, and the finished product was sold on the London markets. Nicholas Mosley, a cloth trader who rose to become Lord Mayor of London bought the lordship of Manchester in 1595. The college had been dissolved in 1547 but it was re-founded and of considerable prestige by the late 16th century, being converted by Humphrey Chetham in 1653 to a residential school and one of the first free public libraries in the country. During the seventeenth century the production of woollen and linen and fustian cloth gave way to cotton and the town began to attract migrant workers. Between 1543 and 1773 the population is calculated to have expanded from 2,300 to 43,000, with the major expansion occurring after the end of the Civil War in the mid-17th century, unhindered by any restrictions from craft unions or guilds.¹

The 18th century saw the transition from the traditional 'putting-out' system of cottage industry to first workshops then factories, following technological innovations to the manufacturing process, which were powered first by water then by coal and steam. The water-powered mills, which were of necessity close to sources of water, led to a splitting of functions, with merchant functions remaining in the city centre. The expanding textile production was destined not only for the domestic market but increasingly for export, necessitating the development of purpose built warehouses, which were generally in the city centre, while the mills were spread further afield; even after steam power replaced water power.² As a result the centre of Manchester underwent ongoing redevelopment. According to a retrospective article in the *Builder*, 'During the early 1820's these new purpose-built warehouses spread ... the sites which they occupied were still cramped and by the end of the 1830's even these were deemed inadequate.'

The town benefitted from good transport links, soft water and a damp climate, as well as access to supplies of coal. By the late 18th century, the network of roads, packhorse routes and rivers were being expanded through the construction of canals. The Irwell and Mersey Navigation had created a navigable route from Manchester and Salford to Liverpool through improvements to the river and the construction of locks between 1724-34. Then in 1761 the Duke of Bridgewater built a canal on the west side of the city to link his coal mines in Worsley to Manchester and Salford, with large basins at Cornbrook and Castlefield. On the east side of the city the Ashton Canal was built between 1796 and 1800 to bring coal from Oldham and Ashton-under-Lyme to Manchester, culminating first at the Ancoats Basin and later by 1800, via the Store Street Aqueduct and Piccadilly Basin to connect to the Bridgewater Canal, changing the character of the area. The Rochdale Canal, the first trans-Pennine canal was completed in 1804, linking into the Ashton Canal at Ducie Street Junction at London Road.

¹ A. Kidd, *Manchester* (Keele: Ryburn Publishing, 1993) 15.

² P.S. Barnwell, M. Cooper, S. Taylor, *Manchester: The Warehouse Legacy* (London: English Heritage, 2002) 4.

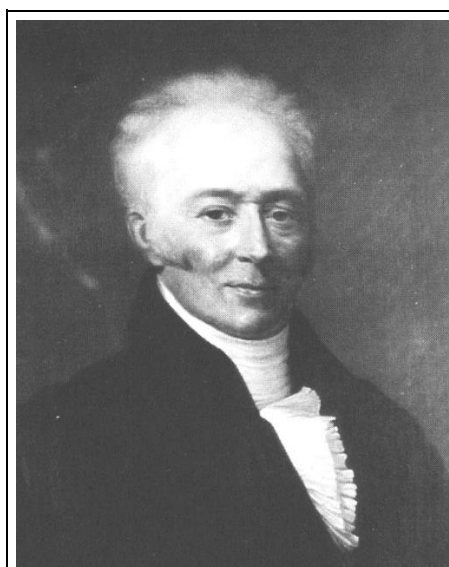
The population was also expanding more rapidly than anywhere else in England in the late 18th and early 19th century, from 43,000 in 1773 to 76,788 in 1801, 129,035 in 1821 and 316,213 in 1851. Unlike the outlying towns these were not just textile factory workers but also workers in warehouses, retail, domestic service and trade. Building in Manchester fought to keep up and developed along different lines; the city centre was dominated by public buildings, offices, warehouses, shops and hotels while on the periphery and along the key routes, initially the canals but later the railways, the areas were given over to the movement of goods and manufacturing with wharves, yards, factories, foundries and so on.

Another major development which affected the Manchester landscape was the construction of the railways. The Liverpool Manchester Railway opened in 1830, with its station on Liverpool Road in Castlefield. In 1842 the Manchester and Birmingham Railway opened a station on Store Street in the east of the city, after clearing a large site of terraced housing and industrial premises, which was shared with the Sheffield, Ashton-under-Lyme and Manchester Railway, and also by the Manchester South Junction and Altrincham Railway. The station's name was changed to London Road in 1847 and over the following decades it underwent regular expansion. The associated tracks and warehousing had a major impact on the immediate area. The city continued to innovate, be at the forefront of technological improvements and expand into new industries throughout the 19th century, as the city continued to grow. Old buildings and areas were redeveloped throughout the city to meet the ever-growing demands. The Manchester Ship Canal, with its huge network of docks on the west of the city, became a new focus for industrial development. However, the areas on the east of the city continued to expand, making Manchester one of the most populous regions in the world.

In the 20th century new industries such as car manufacture and electrical plant, and later aircraft production were attracted to Manchester but the textile industry and the associated engineering and other business were in steep decline in the 1930s after the Great Depression. During the Second World War the city, and particularly its industrial areas, suffered from heavy bombing. In the post-war period the redevelopment of bombed areas and the old and overcrowded housing were the focus of new schemes, including high rise. The canal network has fallen into decline, as had the associated basins and wharves and some of the trainlines were no longer in use. However, London Road Station, renamed Piccadilly Station, though redeveloped, has remained as Manchester's premier station and a focus for the area.

4.2 History and Development of the Site

The Greg Family and the Manchester Cotton Industry



Samuel Greg (c. 1800)

Samuel Greg was born in 1758 and at the age of eight was sent to live with his maternal uncles of the Hyde family who were weavers. Their home and workshop was at 35 King Street in Manchester. This fits with a contemporary description of the textile business:

“Most of the late eighteenth-century business premises and warehouses of consequence were located close to the exchange, in King Street, St. Ann's Square and St. James's Square.”³

In 1782 Samuel Greg inherited the Hydes' business, worth £26,000. This coincided with the expiry in the mid 1780s of Arkwright's patent for his spinning mule, along with those on other industrial inventions. Many Manchester merchants invested heavily in mechanisation in the 1780s resulting in a massive expansion of the cotton industry. Greg built the large water-powered spinning mill at Styal in 1784 (known as Quarry Bank Mill and now an industrial museum). During this time British exports of cotton rose sharply and these developments led to a growing demand for warehouse space. Rose summarises this development as follows:

“The British domestic market for cotton cloth was comparatively small and the Lancashire cotton industry would never subsequently have achieved the scale it did without a rapid expansion of exports ... The growth in exports stemmed from the increasing price competitiveness and quality of British cotton goods.”⁴

The Development of the Manchester Warehouse

The first warehouses were converted dwelling houses, such as the Hydes' at 35 King Street. The early merchants used the premises for storing yarn and finished cloth; they made arrangements with the weavers, dyers, printers and finishers.

“This process is illustrated by the development of Mosley Street. It was once the most fashionable residential street in Manchester, lined with 18th century houses; later virtually all the houses were converted into warehouses before finally being demolished and replaced by purpose-built structures in the 1820s and 1830s.”⁵

In a retrospective article in the *Builder* in 1860, Robertson describes the development and its geographical focus as follows:

“During the early 1820s these new purpose-built warehouses spread to High Street, Church Street ... New Brown Street, Palace Street and Spring Gardens ... The sites which they occupied were still cramped and by the end of the 1830s even these were deemed inadequate.”⁶

Cotton was still shipped in by water and bulk storage of the raw cotton was handled by the warehouses of the ports, river navigations and canals until auctioned or required. The subsequent railway warehouses complemented these. Styal Mill received its raw cotton direct from such warehouses by road.

The warehouses of the cotton manufacturers in the city centre were of a different type. Their functions included storage, handling, sorting, packaging and stock control around the different processes of weaving, dying, printing and finishing, but in addition provided a convenient place for the display of goods.⁷ The growth in the export market resulted in a further sub-division of these warehouses between the warehouse for the domestic market, the “home-trade warehouses”, and those for the export market, the “packing and shipping warehouses”. A few were built and occupied by single

³ Joseph Aston, *A picture of Manchester* (1816, reprinted 1969) 221.

⁴ Mary B. Rose, *The Lancashire Cotton Industry: a history since 1700* (Preston: Lancashire County Books, 1996) 8.

⁵ Taylor, Cooper and Barnwell, *Manchester: The Warehouse Legacy* (London: English Heritage, 2002) 24.

⁶ J. Robertson, “A model warehouse”, *The Builder* (18) 459-46 (1860) 521-523.

⁷ R. McNeil and A.D. George, *The Heritage Atlas 3: Warehouse Album* (The Field Archaeology Centre, University of Manchester) 9.

manufacturers but the specialisation of warehousing functions and the dynamic nature of the industry also led to much space being available for rent, with multi-occupancy being the norm.

The growing Greg family business required a Manchester warehouse. By the time Samuel Greg died the business comprised five mills, at Styal, Lancaster, Caton, Bury and Bollington. There was also a warehouse in Manchester, cited in a valuation document commissioned in connection with his estate. The original Hyde warehouse in Chancery Lane would have been round the corner from 35 King Street. It appears that the family had the forethought to purchase a sufficiently large site to build a second warehouse on the site, probably in the 1820s, since this is in the area described by Robertson in *The Builder* (cited above). The site appears in Pigot's 1824 map of Manchester.

"Valuation of New and Old Warehouse in Chancery Lane belonging to late Samuel Greg & Co., taken 1st December, 1834, by James Frost:

New and Old Warehouse	£1,706.6s 6d
Small warehouse adjoining in the backyard with coach house and stables and offices over	£78 0s 0d
4-stalled stables	£40 0s 0d ⁸

These early warehouses were plain and utilitarian in style.

"They had all the necessary service facilities but little or no embellishment. As trade further accelerated, merchants aspired to premises of more impressive appearance to reflect their growing stature and credit worthiness and to impress potential customers."⁹

The local inspiration for the new warehouses, which became known as "Manchester warehouses", was the 1837 Athenaeum Club, designed by Charles Barry in an Italian palazzo style. This style was first adapted to a warehouse by Edmund Walters in his 1839 design for a warehouse on Mosley Street commissioned by Richard Cobden (now called Cobden House following a recent refurbishment). Edmund Walters built over 18 warehouses in the palazzo style between 1839 and 1865 and another Manchester architect, J.E. Gregan, built more than six between 1845 and 1849.¹⁰

The design was suitable because it reflected the grandeur of the Italian merchant towns of Florence and Venice but was economically advantageous because it could be used to 'face' the brick boxes that were relatively cheap to build. It did not waste space like the porticos of the classical style or have the 'needless' pinnacles and spires of the Gothic.

The *Builder* in 1847 provides a contemporary description of the impact of this new style, in some cases applied to almost whole streets:

"For the proof that warehouses may be designed of a character in accordance with their purpose, and yet without any absence of the graces of art, we need not now point exclusively to the commercial cities of Italy. It has been manifested in Manchester, that a town where large warehouses are constantly being commenced, is indeed in a favourable position for acquiring an appearance of elegance in its "street architecture" – a department of the art respecting which we once intimated that correct principles had yet to be discovered, supplementary to the merit of particular buildings."¹¹

A further influence on the structural design was the risk of fire. Between 1839 and 1841 a series of serious fires occurred in Manchester warehouses and losses from six of these totalled £56,000. This attracted the attention of the Fire Officers Committee and as a result a new insurance tariff for the

⁸ Archives of Quarry Bank Mill, Styal

⁹ Taylor, Cooper and Barnwell, *Manchester: The Warehouse Legacy* (London: English Heritage, 2002) 24.

¹⁰ A.V. Cooper, *The Manchester Commercial Textile Warehouse, 1780-1914* (Manchester Polytechnic, 1991).

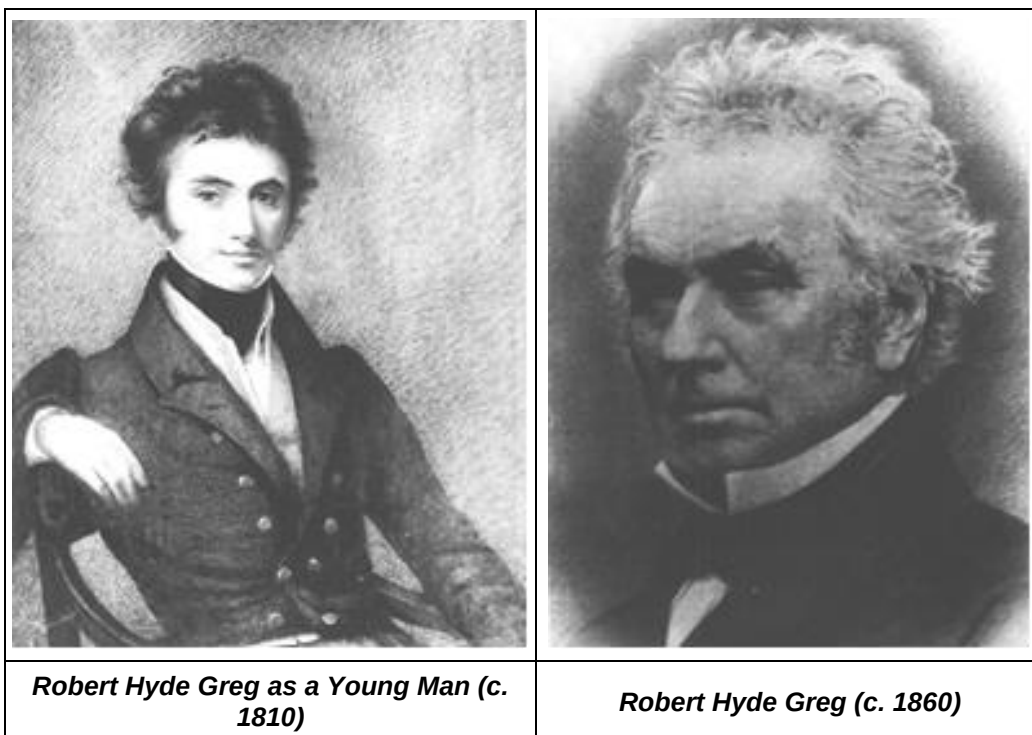
¹¹ *The Builder* (6 November 1847) 526.

category of “brick-built and slated warehouses” of two shillings per annum was introduced in 1842 and doubled in 1844, with incremental premiums for plurality of use, hazardous goods and manufacturing.¹²

The warehouses generally had a timber floor and timber in the roof and parapets. This, together with the inherent functional need for large open spaces (which allowed fires, once started, to spread quickly), flammable materials and the need to provide some heating, resulted in a very real risk of fires developing quickly into conflagrations.

The New Owner of the Warehouse at 1 Booth Street

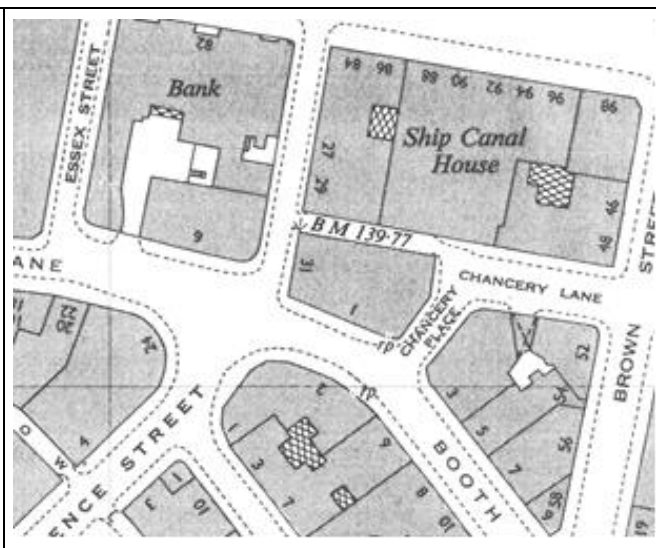
Robert Hyde Greg was the most able of Samuel Greg's four sons. In 1824 he had married Mary Philips, whose elder brother Mark was Manchester's first Member of Parliament. The Greg family were Unitarian and foremost among the Manchester liberals. Robert Hyde Greg, in addition to his business interests, wrote widely on subjects of economic and political interest. He was a founder member, with Cobden, of the Anti-Corn Law League and was an M.P. for Manchester from 1839-1841. From this year business pressures mounted and due to this and particularly after the repeal of the Corn Laws in 1846 his political activities waned. He dissolved the partnership between the four brothers and took responsibility for Quarry Bank Mill, considerably expanding its capacity.



Location of the Warehouse

The building is located on an island site at 1 Booth Street, bordered by Pall Mall to the west, Tib Lane to the south-west and Booth Street to the south and southeast, Chancery Place to the east and Chancery Lane to the north. The building can be seen from Albert Square up Clarence Street.

¹² A.V. Cooper, *The Manchester Commercial Textile Warehouse, 1780-1914* (Manchester Polytechnic, 1991).

	
Greg's Building, No. 1 Booth Street	From 1956 Map: No. 1 Booth St, Incorporating 31 Pall Mall

Design and Construction

Thus it was as the head of a growing business and as a leading citizen that Robert Hyde Greg commissioned R.E. Whittaker to build his new warehouse. Whittaker had, in 1845, built a new, fireproof cotton warehouse in Church Street, Manchester, which has subsequently been demolished. No 1 Booth Street was completed in 1846 at a cost of £8,000 and was considered state of the art in respect of fire safety. It was described as follows in *The Builder* in 1847:

"Messrs. Greg's warehouse, near the back of the Branch Bank of England, is also worthy of examination, and its internal arrangements have been referred to, as presenting a model for this class of buildings. It has iron columns and girders, with brick arches; and, as a provision against fire, there is a cistern occupying the whole area at the top of the building, from which a pipe is carried down the staircase, having a canvas hose and mouth-piece at each landing. The cistern is lined with a composition of the nature of asphalte, termed "Paraqua", which, we believe, was used at the theatre in Manchester, but in the present instance has not been quite efficient. The building contains many contrivances which might be advantageously consulted in arranging similar buildings, amongst which is an ingenious apparatus for shooting the pieces of calico from top to bottom of the building, or, by an arrangement of doors, from one floor to another."¹³

Description of the Original Building and Uses of the Interior

The original building comprised a basement with some natural light, a ground floor reached by a flight of steps and four upper floors. The height of the Manchester warehouse was fairly uniform until the widespread introduction of the passenger lift from the 1870s, and most warehouses were between four and five storeys high. From the relative height of the windows it can be seen that the top floor had a lower ceiling than those below. It was fitted with sash windows throughout, providing good light and ventilation. It is an early example of the Italian palazzo style, given that the first building in Manchester in this style was in 1839. It has an irregular five-sided plan due to its island site and the slope of the land means that the basement on the west façade is almost fully above ground level.

The primary façade, with the main entrance, is on the south. The sandstone of the basement is vermiculated rustic in design; the ground floor has a smooth rustic face. The upper floors are of light red brick, with sandstone quoined corners. The building is surmounted by a moulded frieze and prominent modillioned cornice. These decorative elements are continued on the west and east façades, but the north side, giving on to Chancery Lane, has no decoration. Here there were wide double-bayed doors allowing goods to be brought in from the street and moved between floors by

¹³ "Architectural Notes in Manchester", *The Builder* (6 November 1847) 527.

means of hoists, something which The Builder thought “ingenious”. A 1900 photo of Chancery Lane gives an impression of what this would have been like.



The entrance is in the third bay and is reached by a short flight of stairs; the round-headed doorway is recessed into the bay. The ground floor windows are surmounted by keystones on the frieze which in turn is surmounted by a raised sandstone band balancing the cornice four floors higher. The main façade has seven sash windows per floor on the upper floors, with dressed sandstone surrounds and moulded architraves.

As a single-owner warehouse, the building was relatively uncommon: most warehouses were subdivided internally. A.V. Cooper wrote of such warehouses:

The Manchester warehouses, described in contemporary architectural periodicals and local journals, were usually substantial buildings in which well-established firms had made a considerable investment. These tended to be the more important warehouses, often specifically designed for the trade conducted in them, and in terms of the building type, they were the elite.”¹⁴

In most warehouses the main entrance and staircase were for customers, with a separate entrance and staircase for staff. This does not appear to have been the case with Greg's Building, probably due to its relatively small size, as there is no evidence of a separate door on the existing building nor in the detailed 1905 plans by J. Beaumont & Sons for the remodelling of the warehouse into offices. A.V. Cooper notes that in general

“the main staircase, which was used by the customers, was located close to the entrance and main offices and was required to be wide to accommodate a large number of visitors. It was well lit, normally by top lighting.”¹⁵

The original entrance was remodelled in 1905; no records remain of the appearance of the earlier one. It can be assumed that it would have had a glazed light-well.

¹⁴ A.V. Cooper, *The Manchester Commercial Textile Warehouse, 1780-1914* (Manchester Polytechnic, 1991) 90.

¹⁵ A.V. Cooper, *The Manchester Commercial Textile Warehouse, 1780-1914* (Manchester Polytechnic, 1991) 91.

Generally the heaviest goods were stored in the basement, where the floor loading would be greatest. The basement was also used for packing, hence the need for good lighting. Later this was where the machinery was located, comprising the steam engine, boilers, pumps, packing presses and so on. The showrooms, customer consulting rooms, cashiers' rooms and the principals' offices would have been on the upper ground floor and the lighter goods were stored on the upper floors.

Whereas in many warehouses there was glazing on the roof to maximise light in the top floor workshops, the whole of the roof of Greg's Building initially constituted a cistern; lined with "paraqua", a form of asphalt. Although the lining was noted as failing one year later, this was one of the warehouse's revolutionary fire prevention features. A pipe was installed in the central staircase area connecting to the rooftop cistern, with taps and hoses on each floor, in case of fire. Due to its island site and consequential lack of party walls, there were no constraints on the positioning of the chimneys, unlike with the more normal terraced blocks of warehouses of the 1830s and 1840s, which incorporated the axial chimney stacks in the party walls. The original chimneys appear to have been adjacent to the central stairway, thus maximising space in the working areas, and were relatively low.

The basic internal structure of the building was another revolutionary fire-prevention measure. The Builder stated:

"It has iron columns and girders, with brick arches; and, as a provision against fire there is a cistern occupying the whole area at the top of the building, from which a pipe is carried down the staircase, having a canvas hose and mouth-piece at each landing."¹⁶



Cast Iron Pillar and Brick Jack-arch



Example of 19th Century Staircase Water Pipes and Firehose (Calke Abbey)

This was the early jack-arch system, which was extremely expensive and required walls and beams of substantial strength to withstand both the dead weight of the floor and the outward thrust produced by the vaults. It also increased the building's cost by extending its height on account of the depth of floor. For these reasons its use in Manchester warehouses was soon limited to the basements. J.E.Gregan, in his 1849 warehouse in Parker Street, introduced an alternative system for the upper floors:

¹⁶ "Architectural Notes in Manchester", *The Builder* (6 November 1847) 527.

"a grid of cast-iron columns supported the floor which comprised tongued and grooved three inch thick timber planks, strengthened with strong hoop irons. These were laid on timber beams, of fourteen by ten inch section at seven to eight feet centres. This produced an exceptionally strong floor."¹⁷

The Declining Fortunes of the Greg Family

Robert Hyde Greg died in 1875 leaving his business empire to his three sons. Not only were they less committed and able than their father, but they had to contend with the effects of the Great Depression of 1873-96. During this period there was a rise in tariffs for imported goods in the US and in several European countries which were seeking to encourage their local industry. Secondly, there was a development of the local spinning and weaving industries in India, Brazil and Japan which not only reduced their demand for British manufactured goods but then came to offer competition. Thus an industry which exported 80% of its output was faced with both falling prices and higher tariffs, squeezing margins which in turn constricted capital investment.¹⁸

These developments obviously had implications for the utilization level of the Manchester warehouses. This was pressure compounded for the home market warehouses by competition from by the growing ready-to-wear sector and for the export market by the growing specialisation of the shipping demands which had led to the increasing importance of specialist shipping warehouses.

The Greg's' business made losses from 1880-1900. The most able of Robert Hyde's sons, Edward Hyde Greg, was succeeded by his son Robert Alexander Greg in 1900. However he was away serving in the Boer War at the turn of the century.

Conversion of 1 Booth Street to Offices in 1906

It is against this background of declining demand, greater specialisation of the packing and shipping warehouses and weaker, less committed commercial leadership in the family that the decision to convert the warehouse to offices was made. The well-known Manchester architects, J.W. Beaumont and Son, were commissioned to design the conversion in 1905. Deeds from 1905 refer to the incorporation of Greg's Buildings Ltd. as a new company to which ownership of the land, "that edifice warehouse or building erected and now standing thereon,"¹⁹ was transferred.

These plans show that the front entrance was remodelled. Impressive wrought-iron gates which include the words "Greg's Building" opened onto a small trapezoid-shaped lobby which was decorated with green tiled walls and a mosaic floor. It is likely that there were inner doors: the upper part of the frame with a semi-circular window flanked by two narrow rectangular windows remains. The basement and mezzanine were accessed by a split staircase with a tiled masonry central balustrade and the mezzanine floor was also mosaic. The upper balustrade is not marked on the plans, indicating that it was not masonry; it may have been cast iron. A lift was incorporated into the central stairwell, necessitating changes to the lobby and landing on each floor (and presumably the elimination of the fire hose system in the stairwell). This was also accompanied by an extension on the roof to accommodate the lift machinery.

The change of use to offices meant a much higher number of people on the premises and therefore additional accommodation was needed on the roof. A two-storey structure above the lift and staircase accommodated the motor room. The area directly in front led to access to the roof and east of this a large single-storey lavatory block comprised a section with four toilets for females and seventeen for males. In addition, the plans show other lavatories in the basement. The new construction on the roof required the original chimneys to be raised in height. New chimneys may also have been added at this time to improve the heating provision, with fireplaces in most rooms. However the plans do not show the easternmost chimney on the roof, now positioned at a right-angle to the other chimneys suggesting it is a later addition.

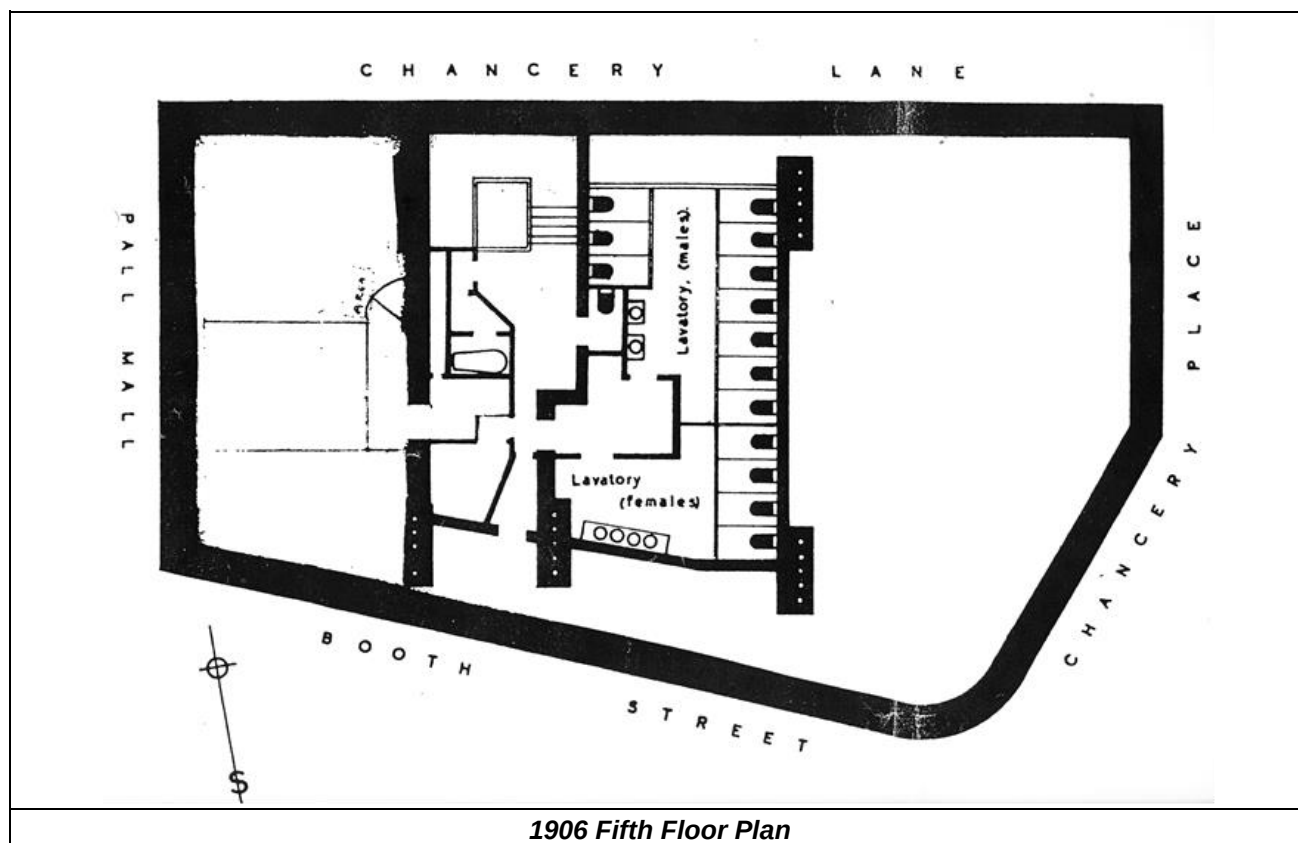
¹⁷ A.V. Cooper, *The Manchester Commercial Textile Warehouse, 1780-1914* (Manchester Polytechnic, 1991) 131.

¹⁸ Mary B. Rose, *The Lancashire Cotton Industry: a history since 1700* (Preston: Lancashire County Books, 1996).

¹⁹ Indenture of 27 October 1905 between Hugh Stuart Greg and Greg's Buildings Limited.

Other changes elsewhere in the building included that the double loading doors on each floor at the rear of the building were replaced with a pair of windows on each floor. Office suites were created on each of the floors, including the basement. There was a strong room on each floor and a combination of open-plan and individual office accommodation.

These plans were revised in early 1906 to include a kitchen and bedroom for a caretaker on the fourth floor and a bathroom and a lavatory for him on the fifth floor (roof extension) which was created at the expense of the some of the men's lavatories.



Subsequent Alterations and Changes of Ownership

No. 1 Booth Street was further altered in 1914 when the existing caretaker's accommodation on the fourth floor was converted to additional office space and a new caretaker's flat, by Beaumont & Sons, was built extending west of the staircase beyond the chimneys to the parapet above Chancery Lane and Pall Mall but set back from the parapet above Pall Mall. It comprised two rooms, a bedroom and a living room.

At this time the building was still owned by the Greg family. However, in 1930 the Manchester Commercial Buildings Co. Ltd. instructed a valuation of the property. This may have related to their purchase at or around this time. It details the tenants: two insurance companies on the ground floor; four tenants on the first floor; Greg Bros. & Co. on the second floor; single tenants on each of the third, fourth and basement floors. The higher the floor, the lower the rent – the second floor rent was £380 (Greg's Bros.) and the third floor was £375 (Kidsons Taylor & Co.). The valuation includes the detail that electric lighting had been installed throughout.

At any rate, by 1938 the building was owned by The Manchester Commercial Buildings Company who commissioned a Sale building contractor, E.E. Coleman, to carry out a further extension to the caretaker's accommodation, adding an additional room and thereby extending the caretaker's accommodation up to the parapet above Booth Street.

Plans relating to a further valuation in 1957 show that the Greg family were no longer a tenant. The office suites were let to a variety of tenants and the basement comprised a number of self-contained units. At a later date during the 20th century Manchester Commercial Buildings Company was absorbed into MEPC plc, one of the UK's major commercial property companies.

At some point the caretaker's accommodation and the toilet block were converted to offices. A lease from 1971 shows that the fifth floor had been turned into office accommodation sometime between 1938 and 1971. During the same period the lift was replaced and a two-storey lift-house extension was constructed on the roof. In 2007 air conditioning units were installed on the roof, immediately west of the original toilet block and in 2008 the 5th floor offices were refurbished, the alterations including the addition of the lantern roof.

The current owners have in recent years restored the mosaics to the entrance hall, provided interpretation and an example of a Victorian hosepipe to the area, as well as taking the historic fire precautions of the building as the artistic inspiration for the new stained glass surround to the lift exterior.

4.3 Sequential Development of the Site

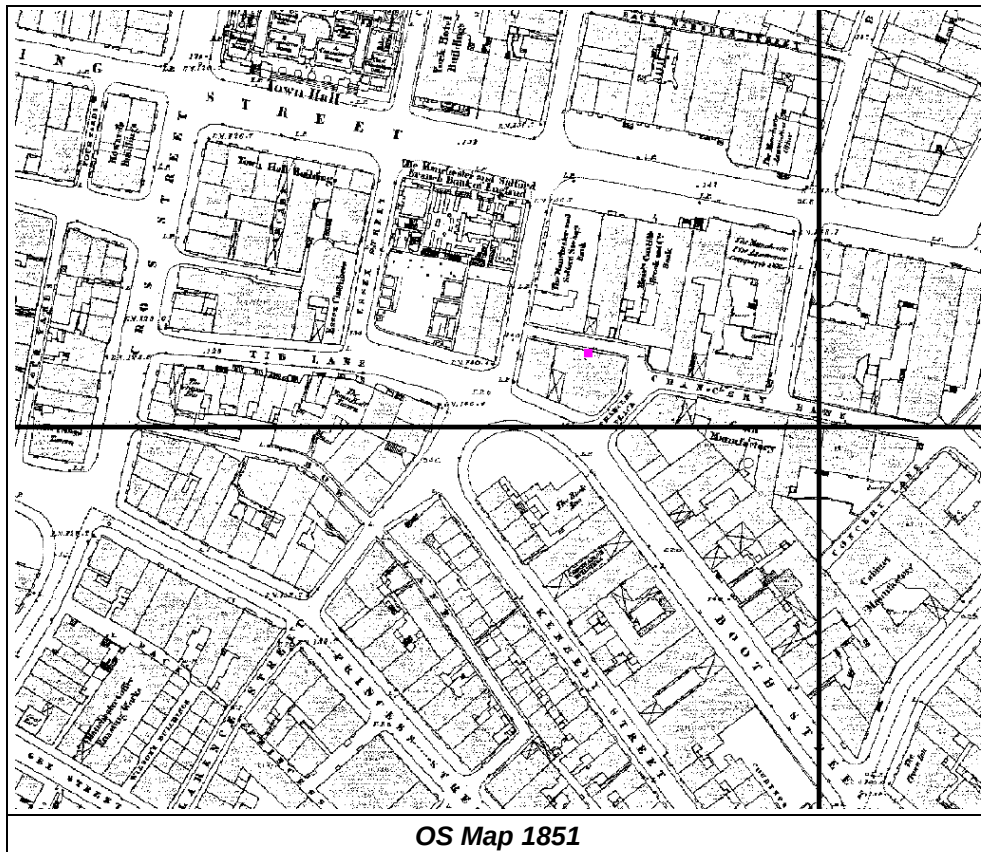
4.3.1 Sequential Development of the Surrounding Area

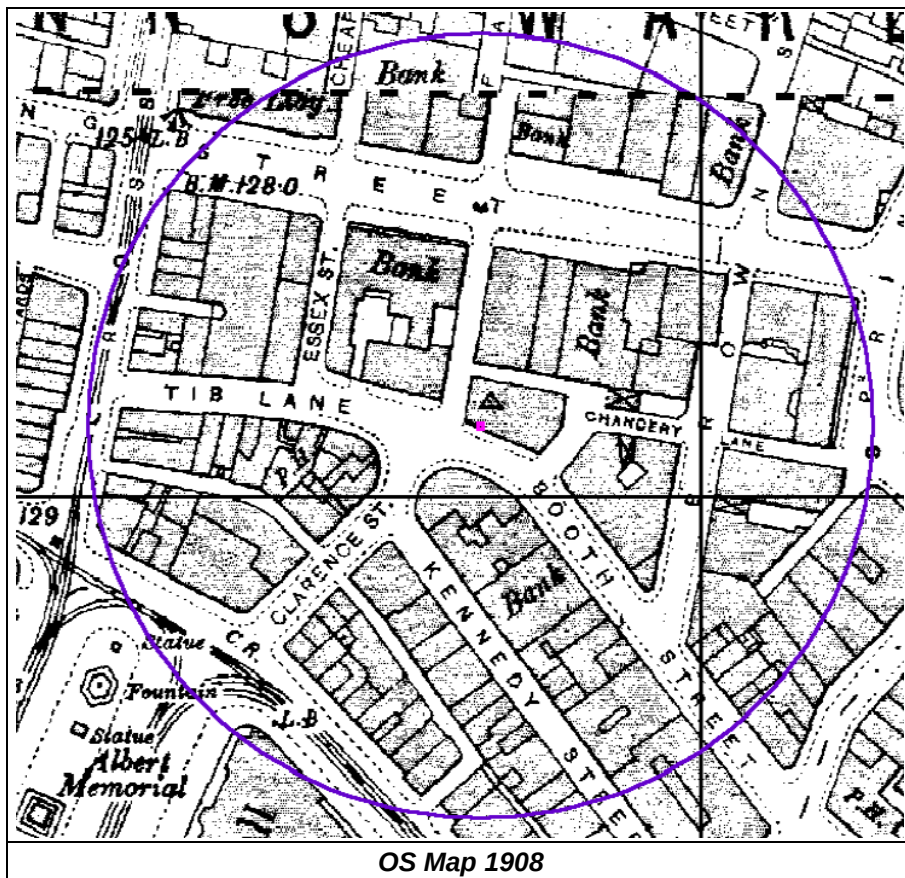


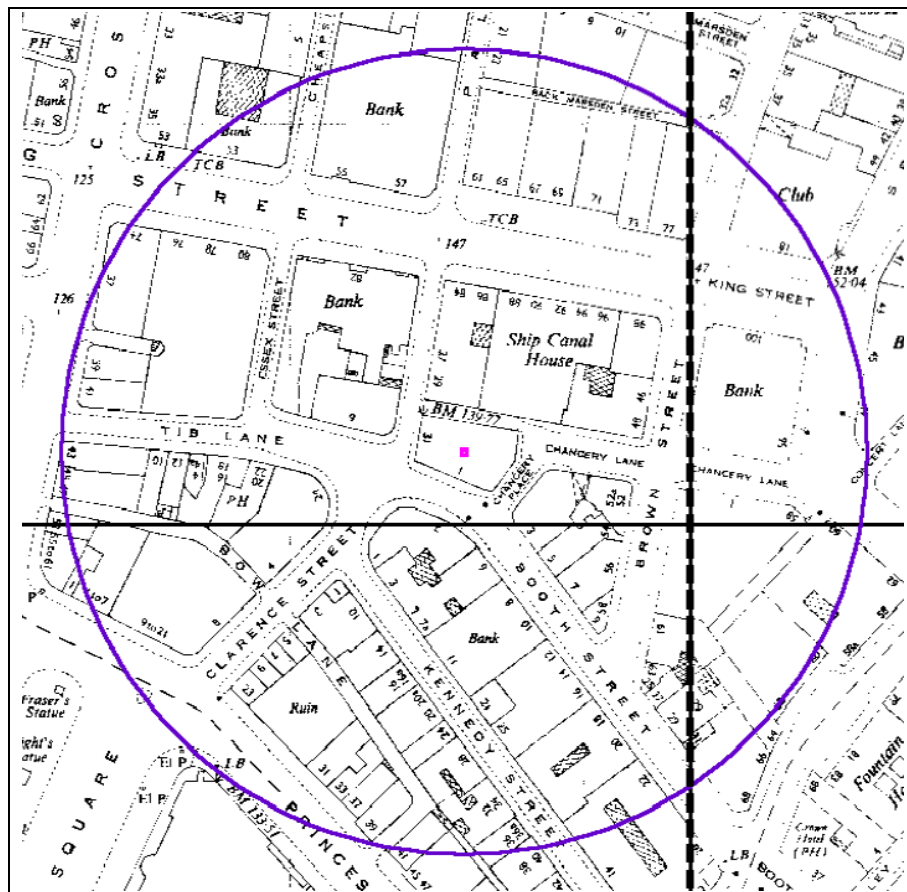
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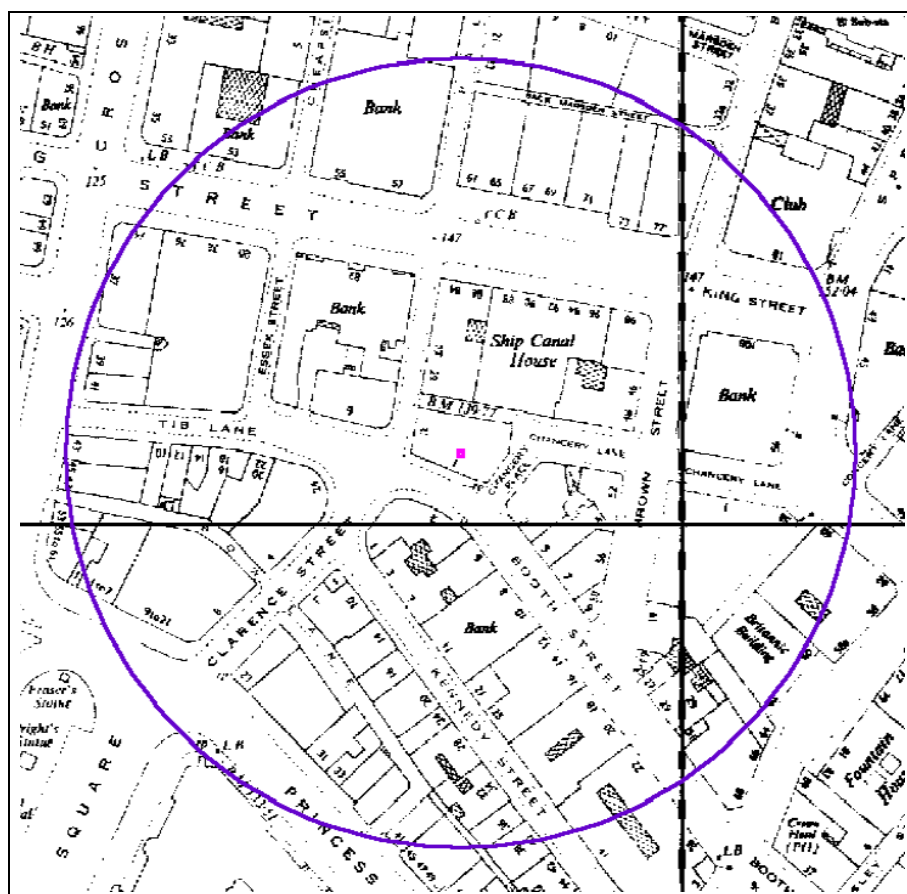
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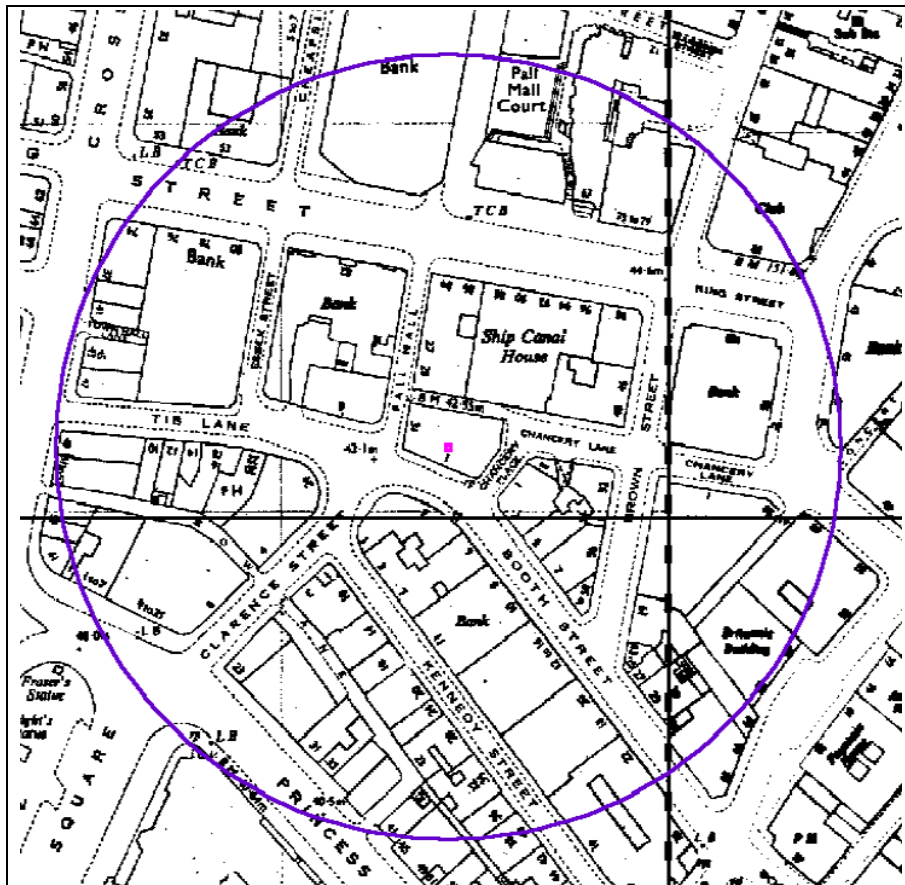




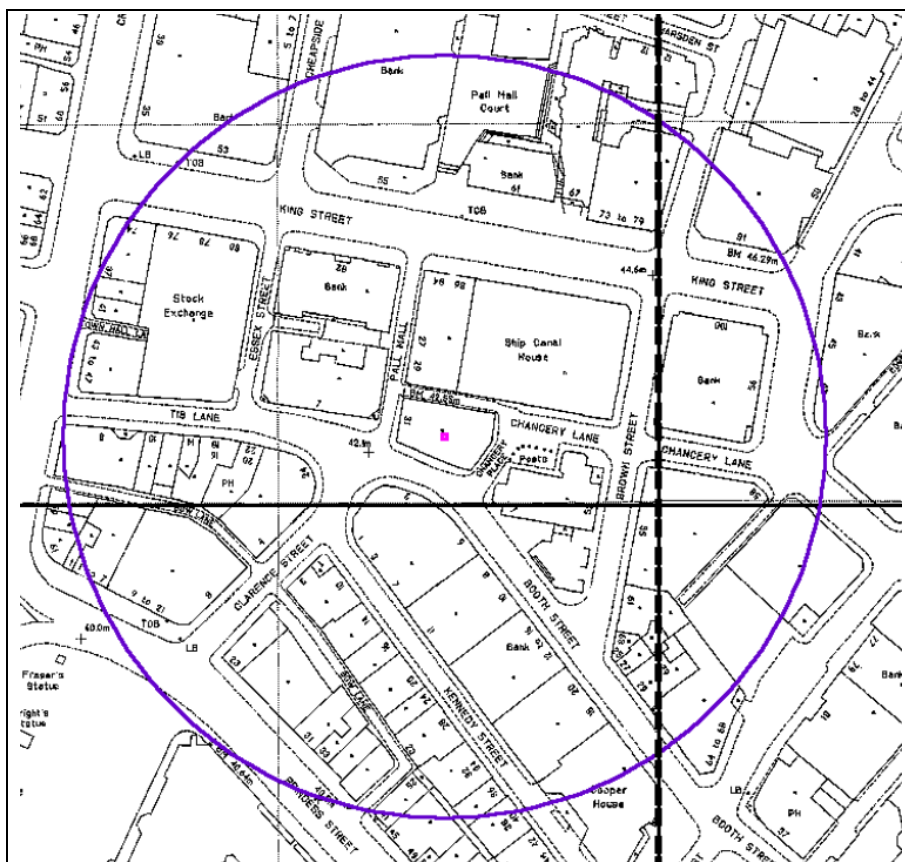
OS Map 1948-9



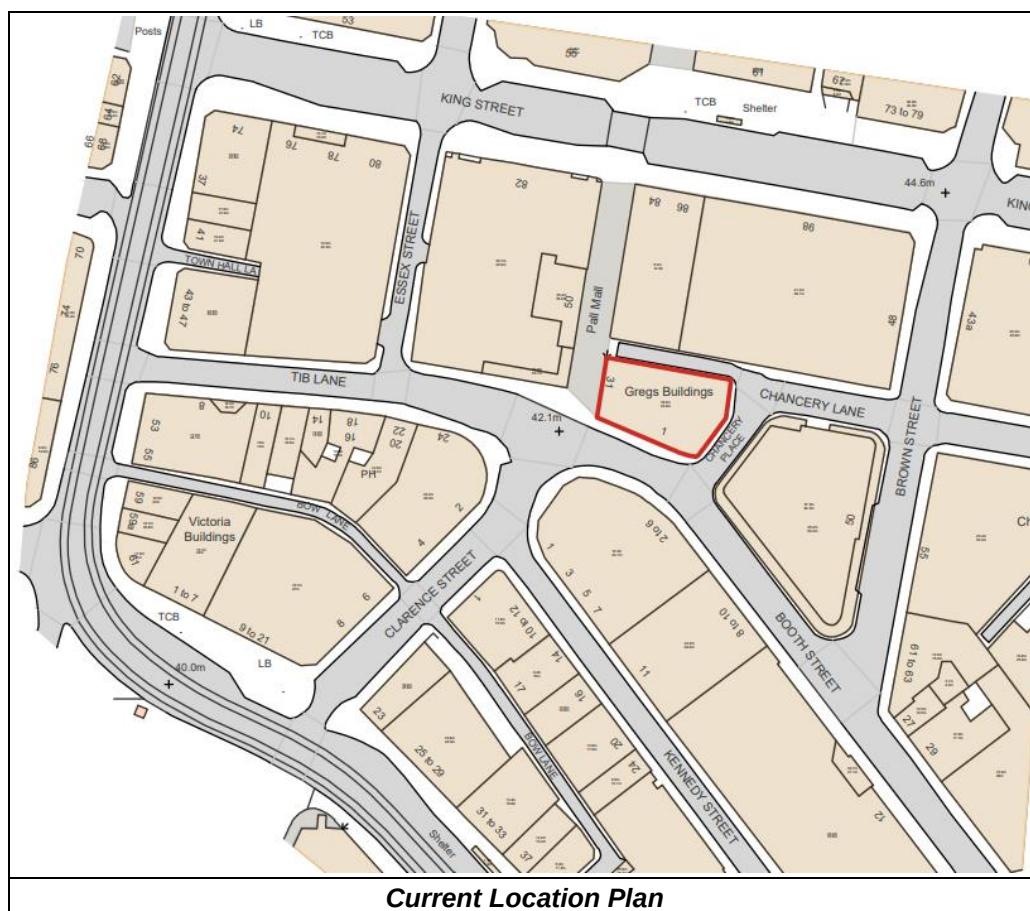
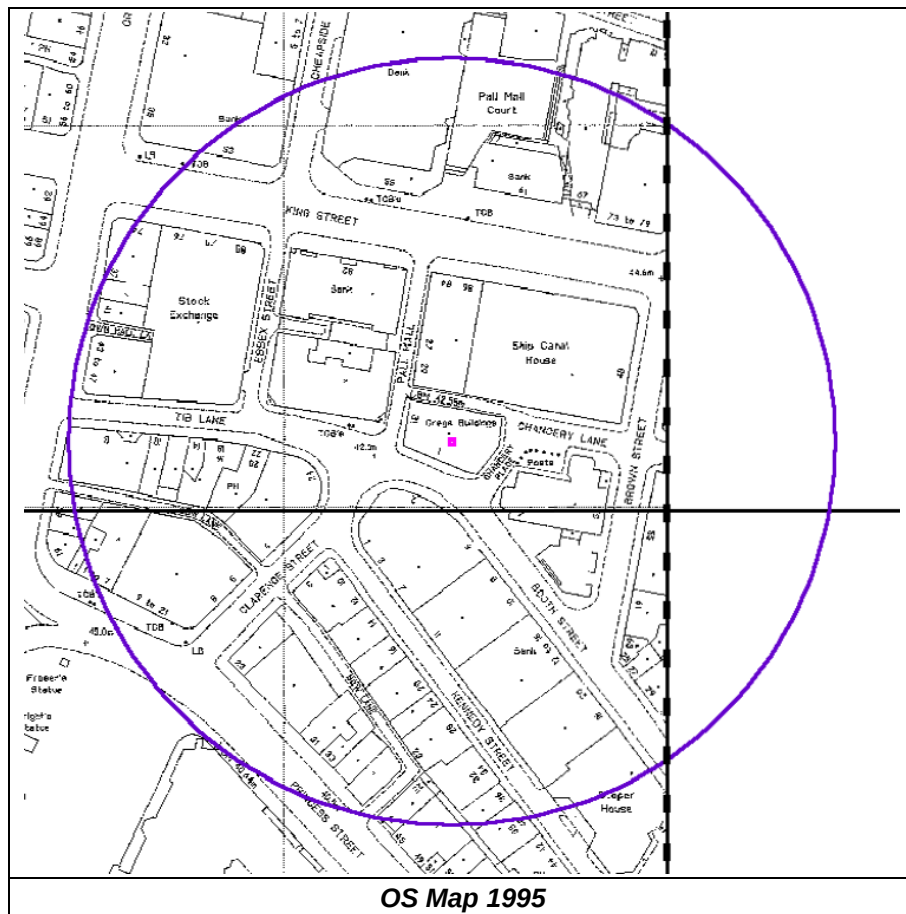
OS Map 1955-8



OS Map 1969-71



OS Map 1992



Section 5 Significance of Greg's Building, 1 Booth Street

5.1 Methodology

This section contains a Statement of Significance which addresses the significance of the historic building affected by the proposals. The statement of significance has been compiled using the values outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The framework for assessing the level of significance of the assets is influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 3 includes the full methodology used to assess the impact on the heritage.

5.2 Significance of Greg's Building

Historic Interest

- It is an early example of the evolution and adaptation of warehouses to the changing economic environment.
- It is the earliest remaining example in Manchester of a fire-proof cotton warehouse. Its original fire-proof features of the brick jack-arches on every floor, the roof-top cistern and the use of the main staircase for fire-fighting installations received immediate national recognition.
- It has a close association with the Greg family, who were both key in the development of the textile industry of the northwest and to addressing the welfare needs of industrial workers, being part of the congregation of Cross Street Chapel.
- The early conversion of the warehouse to offices by the Greg family illustrates the changing fortunes of the textile industry and the steady growth of Manchester as a commercial centre.

Architectural Interest

- It is a very early example of a Palazzo-style warehouse. Although Walters built the first such warehouse in 1839, other such warehouses did not start to be built until 1845.
- The building provides structural evidence of the 19th century design elements for reducing fire risk.
- The decorative elements of the entrance articulate both the Greg connection and the high quality design aspirations of the building's conversion to offices.

Summary

Greg's Building, 1 Booth Street is of national significance as it is a Grade II listed building, it makes a positive contribution to the Upper King Street Conservation Area. Its significance derives from its historic interest, the architectural quality of its exterior and entrance and its contemporary technical innovation. This assessment finds that the building retains a medium level of significance, as defined by the ICOMOS guidance on Heritage Impact Assessments. Relative to the rest of the building, with the exception of the chimneys, the roof structures are of little or no significance. This arises due to a number of factors. The structures on the roof are all later than the original building, ranging from 1906 to 2007. They have been developed in a piecemeal approach without any overall cohesive design so lack any special architectural interest. Not intended to be visible from the street, the materials and craftsmanship are inferior to those displayed elsewhere in the building. Furthermore they have undergone several phases of alteration in response to changing needs so that few original elements remain.

Section 6 Assessment of the Special Interest of the Upper King Street Conservation Area

6.1 Introduction

There is no conservation area appraisal for the Upper King Street Conservation Area. The Historic England document, *Conservation Area Designation, Appraisal and Management*, outlines the key elements that define special interest (significance) within a Conservation Area. These are as follows:

- General Character, Location and Uses
- Historic Interest
- Architectural Interest and Built Form
- Positive Contributors (sometimes referred to as key buildings)
- Locally Important Buildings
- Spatial Analysis
- Streets and Open Space, Parks and Gardens and Trees
- Setting and Views

6.2 Summary of Character and Special Interest of Upper King Street Conservation Area

6.2.1 General Character, Location and Uses

This conservation area abuts the Albert Square Conservation Area to the south and the St Ann's Square Conservation Area to the west. The Conservation Area was designated in November 1970 and was extended in June 1985 to include the area north up to Market Street and east up to Mosley Street. It lies in the heart of the city and historically was the financial and commercial district, with buildings of appropriate scale and significance, particularly on either side of the wide Upper King Street and along Spring Gardens. Today although many buildings remain in commercial use, others have been converted to hospitality, retail and other uses. The Conservation Area borders the Albert Square Conservation Area, which goes up to and includes Tib Lane and Clarence Street. While Greg's Building is not in the latter Conservation Area, it is glimpsed up Clarence Street from Albert Square, against a backdrop of the surrounding buildings..

6.2.2 Historic Interest

Despite the earlier origins of Manchester, there was no development in the area until the end of the 17th century. The area was open fields with some springs contributing to the water supply and giving names to Fountain Street and Spring Gardens, one of the first substantial buildings being the Cross Street Chapel, built in 1693-4. Upper King Street, which as its name suggests was uphill from the lower end, was the chosen site for two important buildings erected between 1775-1777 but since demolished: Manchester's first purpose-built theatre, the Theatre Royal, and a concert hall. The surrounding area was developed for residential and commercial use; at the time one building frequently served both uses.

With the rapid growth of the town, residences were demolished to make way for more commercially-oriented buildings. This development coincided with the movement of wealthier residents such as the Mosley family (reflected in the name Mosley Street) away from the city centre, making land available for development. Pigot's map of 1824 shows the grid of streets within the Conservation Area laid out much as they are now. However, the redevelopment of the area to become the Albert Square Conservation Area, with the construction of the Town Hall and surrounding open spaces, had not yet happened. The first Town Hall was completed in 1825 on the corner of King Street and Cross Street

(it later became the first free reference library). By this time most houses in King Street had become business houses or professional offices.

Close by during the early 1820s new, purpose-built warehouses spread through the area of Brown Street, Spring Gardens, Booth Street and Kennedy Street. From the mid-century a second generation of palazzo-style warehouses on a larger scale changed the face of the city and many, including Greg's, are within the Upper King Street Conservation Area.

In 1845 the Bank of England opened its new branch at no 82. This in turn attracted other financial institutions to the area and the construction of further grand buildings in the area which is still the city's financial centre: the Midland Bank on the corner of King Street and Spring Gardens, designed by Sir Edwin Lutyens in 1929; the Royal Bank of Scotland, originally the Manchester and Salford Bank, designed by Edward Walters in 1862; and the former Parrs Bank, subsequently the National Westminster Bank, designed by Charles Heathcote in 1902. A large number of lawyers built prestigious offices and chambers in the area in the second half of the 19th century, constituting a further redevelopment of the area and its earlier first-generation purpose-built warehouses. This in turn led to a new home for the Manchester Law Library, founded in 1820, being erected at 14 Kennedy Street in 1885. Designed by Thomas Hontas, it is listed Grade II* The Law Library now occupies part of Greg's Building. Then as now, such professionals needed places to relax and network. The Athenaeum was built in 1836-7 by Charles Barry and in 1871 Manchester got its own Reform Club, designed by Edward Salomans. At the top of Upper King Street, this large provincial clubhouse is a romantic interpretation of Venetian Gothic.

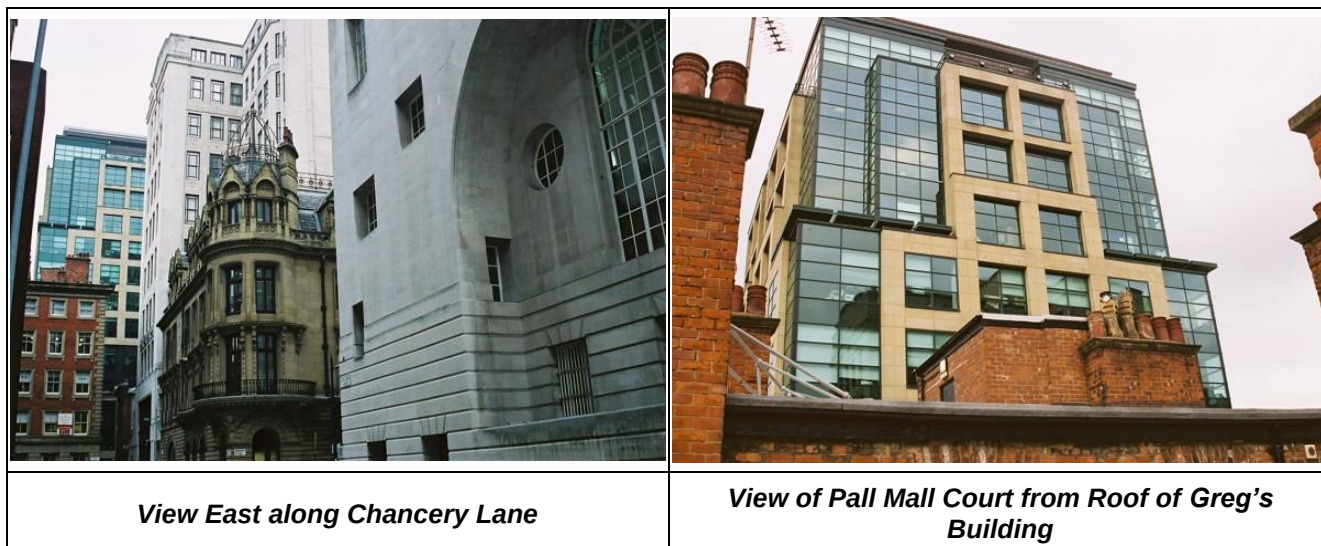


***Manchester Law Library, 1885:
Grade II****



Athenaeum by Charles Barry: 1836-7

A key development affecting Manchester's economic prosperity in the early 20th century and continuing into the inter-war period was the opening of the Manchester Ship Canal in 1894. Thus inland Manchester became an international port and this was reflected in a continuing proliferation of grand commercial and financial buildings in the city. The grandeur of Ship Canal House built in 1927 on Upper King Street, which stands immediately behind and dwarfs Greg's Building, is testimony to this, as are Sir Edwin Lutyens' design for the Midland Bank in 1929-34 and Atlas Chambers on 98 King Street.



The cotton industry was in decline from the 1930s and by the 1950s it had collapsed. This and related trends severely affected much of Manchester's industry. Greg's Building had already been converted from warehousing to offices in 1906. Finding new uses for warehousing as an alternative to demolition is an ongoing challenge, with many city centre warehouses being converted to other uses. Sites have been redeveloped, increasing the variety of styles and materials in the Upper King Street Conservation Area.

6.2.3 Architectural Interest and Built Form

The Conservation Area contains a large number of listed buildings, attesting to the quality of the architecture and the prominence of their architects. The architectural styles are also varied, including Italianate, Venetian gothic, Renaissance revival and Classical, as well as more recent buildings in contemporary style.

Manchester City Council's online information on the Upper King Street Conservation Area describes how, despite the variety of materials used in the buildings, the ground floor level tends to have a distinctive appearance, due to the use of granite or stone for the construction of a plinth if the site is sloping or for a durable cladding for the entire ground floor. Similarly it describes how

"the top floor is also differently treated, perhaps with a mansard roof or a projecting cornice. Entrances are always clearly emphasised, being surrounded by architraves and set in a door-case with carved mouldings, often surmounted by a projecting balcony. They are also often located on the corner of buildings, which are frequently chamfered for this purpose, sometimes further emphasised by a cupola or other roof decoration".²⁰

It also states that while the area is expected to remain part of the financial and commercial heart of the city, it is recognised that in time buildings will need to be replaced, altered or refurbished. In such cases, new buildings or extensions are required to be of a standard of design appropriate to the existing excellent quality of the area. Such designs should:

"respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche, but each building should have a vitality of its own and reflect the period in which it is built".²¹

²⁰ Upper King Street Conservation Area, www.manchester.gov.uk/planning/heritage/upperking

²¹ Manchester City Council.

Such new developments are generally taller. However, refurbishment of existing buildings has frequently included the addition of additional floors, roof-top air conditioning and other services, to maintain their viability.

6.2.4 Positive Contributors and Locally Important Buildings

There are 35 listed buildings or structures within the Upper King Street Conservation Area. The former Branch Bank of England is listed Grade I, there are six Grade II* listed buildings and the balance are Grade II. These all date from the 19th and early 20th centuries and are considered positive contributors.

Manchester does not have a list of locally important buildings but the 1958 replacement building for the Cross Street Chapel would meet the criteria.

		
<i>Former Branch of Bank of England: Grade I</i>	<i>Royal Bank of Scotland: Grade II*</i>	<i>Former Parrs Bank, 1902: Grade II*</i>

6.2.5 Spatial Analysis

While many of the buildings and plots are large, in other areas they are much smaller, reflecting the plot sizes of earlier phases of development in the area, particularly along Market Street in the north and Kennedy Street in the south. Although the gradient appears flat, the rising ground of Upper King Street is an important exception, emphasised by the line of former bank buildings which close the view at the top of the wide street. Elsewhere streets are narrow, emphasised by the height of the buildings on either side. Buildings at T-junctions and corners often emphasise their position through cupolas, balconies and chamfered or curved elevations. This variety of grain, which has survived the several generations of redevelopment, combining wide and spacious with narrow and angular, also partly reflects transitions between different areas, such as the curvature where Booth Street meets Tib Lane.

6.2.6 Streets and Open Space, Parks and Gardens and Trees

The area is fully developed with little in the way of open spaces, very few trees and no gardens; most planting is restricted to modern developments such as Pall Mall Court. Upper King Street, with its wide pavements and the wide pedestrianised Market Street, provide some open space, as do the limited number of pedestrian streets such as Pall Mall, Cheapside and Pall Mall Court.

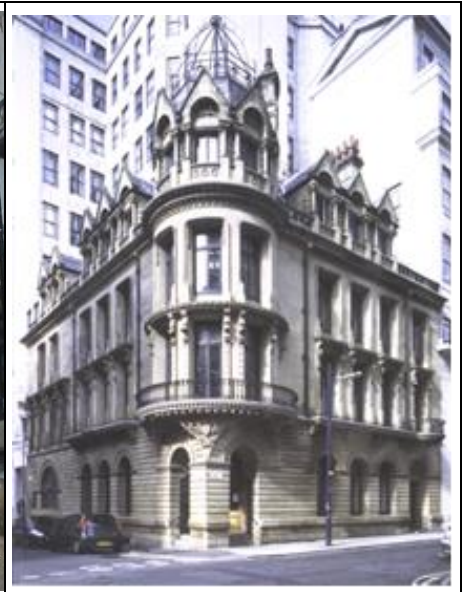
6.2.7 Setting and Views

The characteristic view within the Conservation Area is the view uphill along Upper King Street, with the magnificent buildings on either side and those at the top. Additional characteristic views include corner and island sites where the buildings are emphasised with architectural detail, even on narrower streets, such as Lombard Chambers on the corner of Booth Street and Cooper Lane. However, since the late 20th century the contrast between new, taller buildings and the earlier buildings has created

another element to the setting of the Conservation Area and views within, in and out of it, as can be seen above in the photographs of the former Bank of England and of Parrs Bank and below in the photographs of Upper King Street and Booth Street.



View of Upper King Street



Lombard Chambers, Booth Street

6.3 Contribution of Greg's Building, 1 Booth Street to the Special Interest of the Conservation Area

As a mid-19th century, early former warehouse, now converted to commercial offices and a dental surgery, Greg's Building is in keeping with the general character and uses of the Upper King Street Conservation Area. As an early exemplar of a fireproof warehouse, built in the palazzo style which is recognised in its status as a Grade II listed building, it makes a positive contribution to the architectural and built form of the area.

Its association with the Greg family and wider textile industry as well as to their interest in social reform contributes to its historic interest, as does the way its conversion to office use illustrates the fluctuating economic life of the city of Manchester in the early 20th century.

Its island site and unusual shape, at the junction between different street grids reflects the spatial character and development of the area.

Greg's Building does not form part of the view of Upper King Street, nor with the redevelopment to the east and west does it form part of long views along Booth Street or Tib Lane. The skyline of the primary façade of Greg's Building on Booth Street is now dwarfed by a trio of surrounding buildings: the rear elevation of Ship Canal House on Upper King Street; to the west by 80 King Street, a tower comprising a number of interlocking rectangular shapes in green glass and buff sandstone, built in the 1990s; and to the east by the 14-storey glazed elevations of the modern building on Chancery Place.



View along Chancery Lane with Ship Canal House and 80 King St.



View West along Booth Street

In addition to street level views, it is appropriate to look at the roof level views (taken from Greg's Building) up Booth Street and across to Albert Square, where it can be seen that many buildings have been altered, including through the introduction of services.



View along South Side of Booth Street



View Towards Albert Square and Town Hall

Additionally, in normal circumstances Greg's Building faces Albert Square, down Clarence Street, and can be seen from Albert Square, as shown in the earlier photo below which predates the construction of Ship Canal House. Thus, it might be considered to form part of views out of the Albert Square Conservation Area.



View of Greg's Building from Albert Square, early 20th Century



View of Greg's Building from Albert Square

6.4 Criteria and Levels of Contribution

Greg's Building has been assessed against the Historic England criteria for elements that define special interest within a Conservation Area, and have been assigned a level of contribution to the special interest of the Conservation Area. The levels used are:

High Level of Positive Contribution

The element is relatively intact with a high level of integrity, has a high level of special interest, and makes an important contribution to the wider significance of the Conservation Area. Buildings or structures at this level are likely to be listed buildings or scheduled ancient monuments.

Medium Level of Positive Contribution

The element may have been slightly altered but retains its integrity, may have less special interest, and its contribution to the wider significance of the area is less important than listed buildings or monuments.

Low Level of Positive Contribution

The element may have been significantly altered, have a low level of integrity, the special interest may have been lost and it makes a low level of contribution to the wider significance of the area.

Neutral Level of Contribution

The element has some potential to contribute to the character of the Conservation Area, or has a neutral impact on the character of the Conservation Area.

Negative Contribution

The element makes a negative impact on the character or appearance of the Conservation Area.

6.5 Assessment Against the Criteria

Building/ Site Element	Contribution	Reasons
Greg's Building, 1 Booth Street	Medium	Greg's Building is a modest early Victorian warehouse which retains its original architectural form, with the exception of the later additions to the roof area. These are mainly set back from the front elevation. It has retained a medium level of historic fabric and provides a medium level of historic and architectural interest which contributes to the wider historic evolution and significance of the Conservation Area.

Section 7 Description of Proposed Works

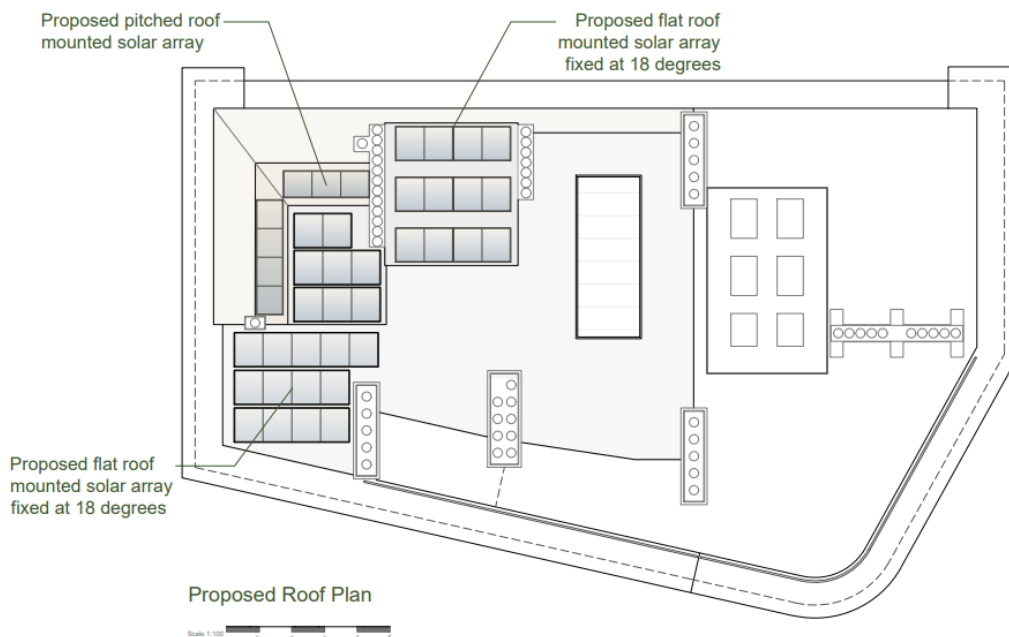
7.1 Overview

The proposal is to improve the sustainability and economic viability of the building by adding photovoltaics to the upper roof. The 44 420W panels will be positioned as follows:

- On the inside roof slopes of the L-shaped roof of the west offices, 8 panels
- On the flat roof of the lift shaft building, 12 panels
- On the flat southwest and central roof areas, 13 and 11 panels respectively.



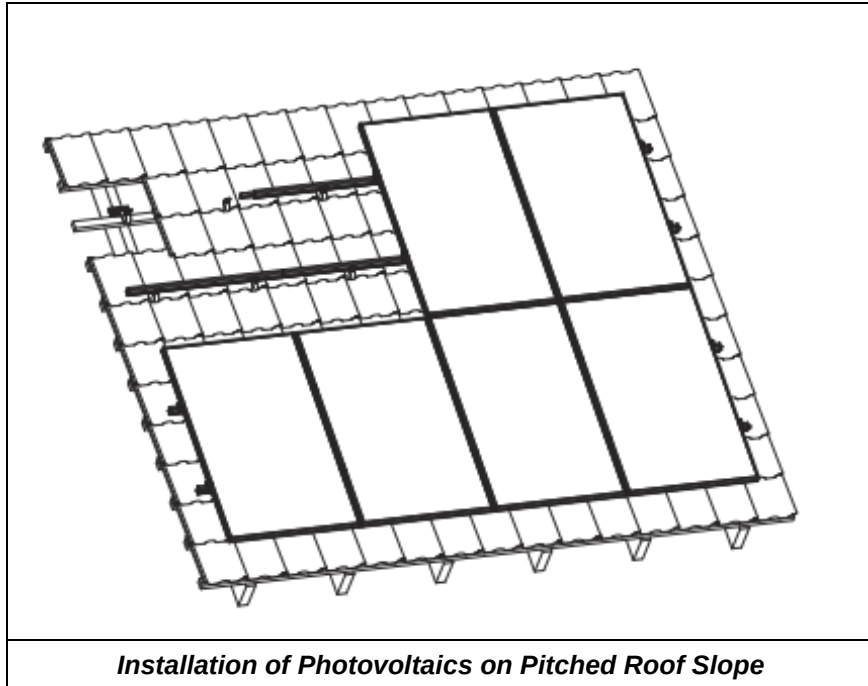
Proposed Location of Photovoltaics



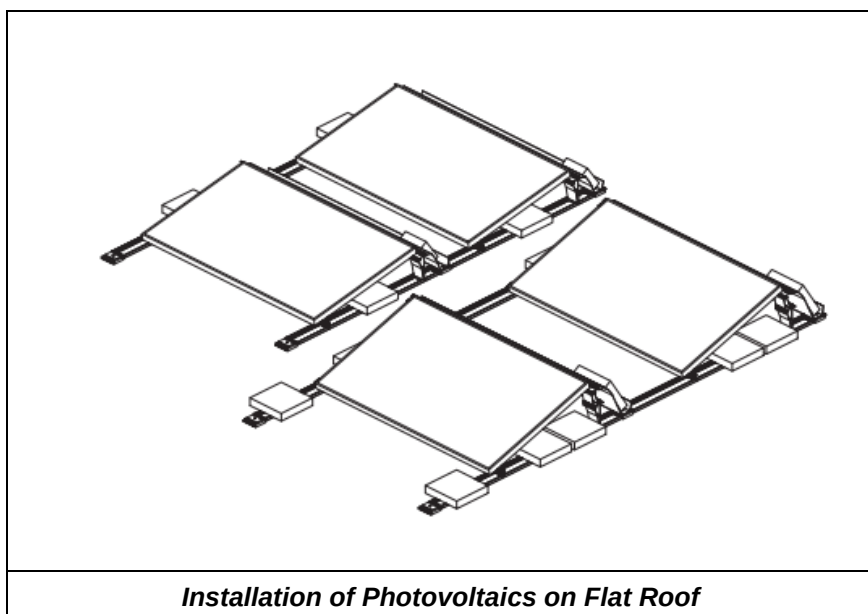
Plan of Panel Location

7.2 Proposed Works and Methodology

The L-shaped roof of the west office suite is pitched in form and of slate and dates from 1938. Five panels will be fixed on the long, east-facing slope and three will be fixed on the short, south facing slope adjacent to the lift motor room. Renusol aluminium roof hooks will be used. The slate is lifted and the bracket is attached directly to the rafter below. The slate is then 'notched' and slides back in place over the bracket. A flashing kit is then added over the top to ensure it remains watertight.



The flat roof covering is believed to date from the 1950s, contemporary with the construction of the lift motor room and its flat roof. In these areas, a non-penetrative system will be used. This comprises a building protection mat, on which ground mounting rails will be installed to which the panels are attached; ballasted blocks ensure stability.



The panels and their frames and attachments will be inspected and maintained annually.

Section 8 Impact of the Proposed Works on the Heritage Assets

8.1 Method of Assessment

The proposal site is a Grade II listed building within the Upper King Street Conservation Area. There is no Conservation Area Appraisal for the Upper King Street Conservation Area. The following assessment identifies the impact of the proposed works on the significance of the Conservation Area by firstly considering the effects of the proposed works on the elements that constitute special interest within the Conservation Area, as laid out in the Historic England Guidance. Elements relevant to this case include:

- General Character and Uses
- Historic Interest
- Architectural Interest and Built Form
- Spatial Analysis
- Streets and Trees
- Setting and Views

The impact on the listed building is assessed using Historic England guidance as well including: *Statements of Heritage Significance: Analysing Significance in Heritage Assets*.

The overall impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The impact assessment also follows the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. In the ICOMOS methodology, the significance of the impact of the retrospective and proposed works is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 3.

8.2 Impact of the Proposed Works on the Significance of the Conservation Area

8.2.1 Impact on General Character and Uses

The addition of photovoltaics to limited areas of the upper roof does not alter the general character and uses of the Conservation Area.

8.2.2 Impact on Historic Interest

The historic interest of the Conservation Area relates primarily to its development as the Victorian financial and commercial centre of Manchester. Greg's Building constitutes a very small part of this development of a wide area. The addition of photovoltaic panels will have no impact upon the historic interest of the Conservation Area as they will be located in an area which has already undergone significant alteration and the roof structures all date from the 20th century.

8.2.3 Impact on Architectural Interest and Built Form

The architectural interest relates primarily to the building's design as an early example of a Manchester 'palazzo-style' warehouse with innovative features to prevent the spread of fire. The structures on the roof date from the 20th century and are not part of the original design. The addition

of photovoltaics to the upper roof will have no adverse impact on the elements which contribute to the architectural interest and built form of the Conservation Area.

8.2.4 Impact on Spatial Analysis

The addition of photovoltaic panels does not have an impact on the density, grain or plan form of the Conservation Area.

8.2.5 Impact on Streets, Open Spaces, Gardens and Trees

The addition of photovoltaic panels does not affect the streets, open spaces or the gardens and trees of the Conservation Area.

8.2.6 Impact on Setting and Views

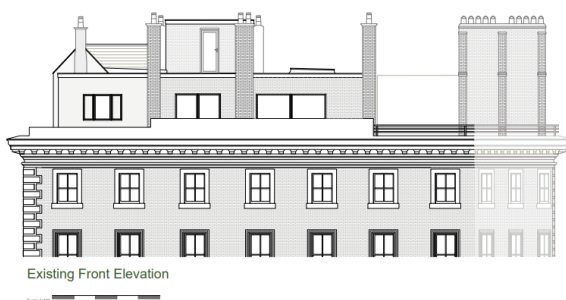
Greg's Building is located on the south side of the Conservation Area. Important views within the Conservation Area are along Upper King Street and into the Conservation Area up Clarence Street. The proposed locations of the photovoltaic panels is on flat and inward facing roof slopes, set back from the parapet and behind chimneys. It will be barely if at all visible from street level and have limited visibility higher up. As discussed, the roof level views, which include many installations of utilities, have a different character. It is assessed as having a neutral impact on the setting and views.



View along Chancery Lane with Ship Canal House and 80 King St.



View West along Booth Street



Existing Front Elevation



Indicative Front Elevation

Impact on Main Front Elevation: Comparison of Upper Floors

8.2.7 Summary

Greg's Building makes a positive contribution to the character and appearance of the Upper King Street Conservation Area. The contribution Greg's Building makes to the character and appearance of the Conservation Area will not be affected by the proposed works, and they will cause no harm to the historic special interest of the Conservation Area. The historic asset, Upper King Street Conservation Area, is assessed as having a medium Value, as it is a Conservation Area 'containing buildings that contribute significantly to its historic character.' As the proposed development will cause 'Slight changes to historic building elements or setting that hardly affect it' the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this particular case, the proposed alterations are assessed as having a neutral impact on the character and appearance of Upper King Street Conservation Area.

8.3 Impact of the Proposed Works on the Significance of Greg's Building

8.3.1 Impact on Architectural Interest

The architectural interest of Greg's Building derives from its being an early exemplar of a Manchester 'palazzo-style' warehouse incorporating innovative fire-retardant structural elements. Located on an irregular-shaped island site, it has three elevations which are characterised by the ashlar treatment at ground floor with brick above and sandstone details and cornice but the main elevation facing Booth Street features the decorative entrance, enhanced in 1906 when it was converted to offices. The roof structures are 20th century and have been added piecemeal, leaving the tall chimneys intact. The addition of the solar panels on the upper roof constitutes at most 'Slight changes to historic building elements or setting that hardly affect it', thus, the magnitude of impact is assessed as negligible. This is judged to have a neutral impact on the historic building.

8.3.2 Impact on Historic Interest

The proposals will no impact on the historic interest of Greg's Building.

8.3.3 Summary

The significance of the designated heritage asset is based upon historical and architectural interest which will remain unaffected by the proposed works. The historic asset, Greg's Building, is assessed as having a medium value, as it is listed Grade II. As the proposed development will cause 'Slight changes to historic building elements or setting that hardly affect it', the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this case, it is assessed that the proposed works will have a neutral impact as the significant elements of the heritage asset are not affected. Furthermore, the proposals will improve the building's economic and environmental sustainability and are in keeping with Manchester's framework for climate change.

8.4 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the character of the Conservation Area, and the significance of the listed building and proposed mitigation.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS AFFECTED	MAGNITUDE OF CHANGE TO THE HERITAGE ASSETS	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Addition of photovoltaic panels to areas of the flat upper roof, the flat roof of the lift motor room and the inside roof slopes of the L-shaped 5 th floor building	Upper King Street Conservation Area: Medium Greg's Building, 1 Booth Street: Medium	Negligible: Slight changes to historic building elements that hardly affect either the views and setting of the conservation area or the historic structure or setting of the listed building.	Overall Neutral Impact: The panels will not be visible in any views of the building from ground level and will not impact on the significance of the building. The impact on the structure is limited. They will contribute to the sustainability and economic viability of the building, helping maintain it in its existing use.

Section 9 Conclusions

9.1 History, Development and Usage of Greg's Building

The building dates from 1846 and was a ground-breaking fire-proof design for a textile warehouse for a single manufacturer. There were no structures on the fifth floor before 1906, in which year the building was converted to office usage by its owners, the Gregs. They created individual suites on each floor and built a toilet block on the fifth floor. This was subsequently altered through the addition of a caretaker's flat in 1914, which was extended in 1936. The fifth floor, comprising the toilet block and the caretaker's flat, was converted into offices sometime between then and 1971. It also provided access to the roof for maintenance purposes and to reach the lift motor room, dating from the mid-50s. In 2007 the roof was modified through the installation of air conditioning units, and shortly after this the 5th floor offices were remodelled and enhanced with the addition of a lantern roof in the former toilet block.

9.2 Significance of Greg's Building, 1 Booth Street

The building is Grade II listed. The special interest relates to several factors including its fire-proof design and related features, as well as the early Palazzo-style façade and its long association with the Greg family, in particular Richard Hyde Greg. However, the fifth floor is of a later and piecemeal construction, lower quality materials and has been significantly altered throughout the 20th century. The structures on the fifth floor make a neutral or even negative contribution to the building and to the appearance of the Conservation Area.

9.3 The Special Interest of the Conservation Area

The Upper King Street Conservation Area was largely rebuilt in the second half of the nineteenth century with commercial buildings (banks, legal chambers) replacing warehouses. It has retained this commercial character to this day, combining historic buildings with modern commercial structures. A significant characteristic is that buildings have a markedly different treatment at ground floor level to the upper floors and often a markedly different treatment at roof level.

9.4 Contribution of Greg's Building to the Special Interest of the Conservation Area

Greg's Building, 1 Booth Street makes a positive contribution to the character and appearance of the Conservation Area as it is a Grade II building of national importance. It illustrates the historical evolution of this district of Manchester, moving from textile warehousing to commercial usage in the 20th and 21st centuries, while retaining the historic grain.

9.5 The Proposed Works

The proposed works comprise the installation of photovoltaic cells to the upper roof areas of Greg's Building, specifically the flat roof of the 1950s lift shaft, the 1938 mansard roof in the southwest corner and central area and the inside slopes of the 1914 L-shaped pitched roof. The installation will be fixed to the rafters of the slate roof but will be secured to the flat roof areas by ballast, requiring no fixing to the structure.

9.6 Impact of the Proposed Works on the Special Interest of the Conservation Area

Greg's Building makes a positive contribution to the character and appearance of the Upper King Street Conservation Area. The contribution Greg's Building makes to the character and appearance of the Conservation Area will not be affected by the proposed works, and they will cause no harm to the historic special interest of the Conservation Area. The historic asset, Upper King Street Conservation Area, is assessed as having a medium value, as it is a Conservation Area 'containing buildings that contribute significantly to its historic character.' As the proposed development will cause 'Slight changes to historic building elements or setting that hardly affect it' the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this particular case, the proposed alterations are assessed as having a neutral impact on the character and appearance of Upper King Street Conservation Area. They also contribute to Manchester City Council's Climate Change Framework.

9.7 Impact of the Proposed Works on the Listed Building

The significance of the designated heritage asset is based upon historical and architectural interest which will remain unaffected by the proposed works. The historic asset, Greg's Building, is assessed as having a medium value, as it is listed Grade II. As the proposed development will cause 'Slight changes to historic building elements that hardly affect it', the magnitude of impact is assessed as negligible. Following the heritage assessment methodology, a negligible magnitude of impact to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. In this case, it is assessed that overall the proposed works will have a neutral impact as the significant elements of the heritage asset are not affected.

Section 10 Sources

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Maps and Plans

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- 1836 Pigot's New Plan of Manchester and Salford with Vicinities
- OS Maps 1:1,056 1851
- OS Maps 1:500 1891

OS Maps 1:2,500 1908, 1932-3, 1955-8, 1969-71

OS Maps 1:1,250 1948-9, 1992, 1995

Archives and Libraries Consulted

Greater Manchester County Record Office

John Rylands Library, Manchester University

Manchester Central Library, Local Studies Unit

Manchester Metropolitan University

Manchester Town Hall Archives & Planning Department

Appendix 1: Listing Description

Name: 31, PALL MALL, 1, BOOTH STREET

List entry Number: 1283076

Location: Statutory Address:1, BOOTH STREET; Statutory Address:31, PALL MALL

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83946 98217

Grade:II

Date first listed: 03-Oct-1974

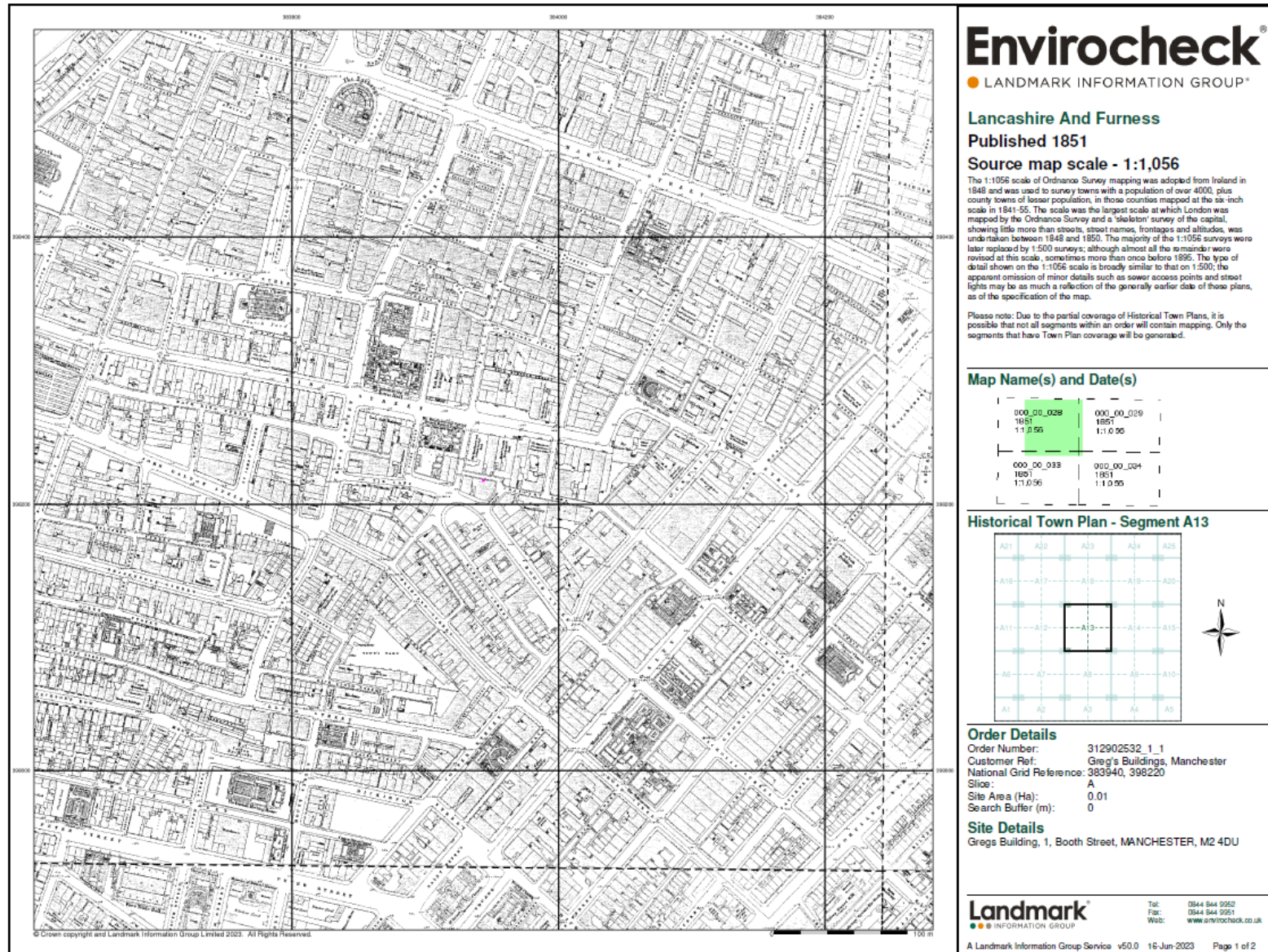
Details: MANCHESTER

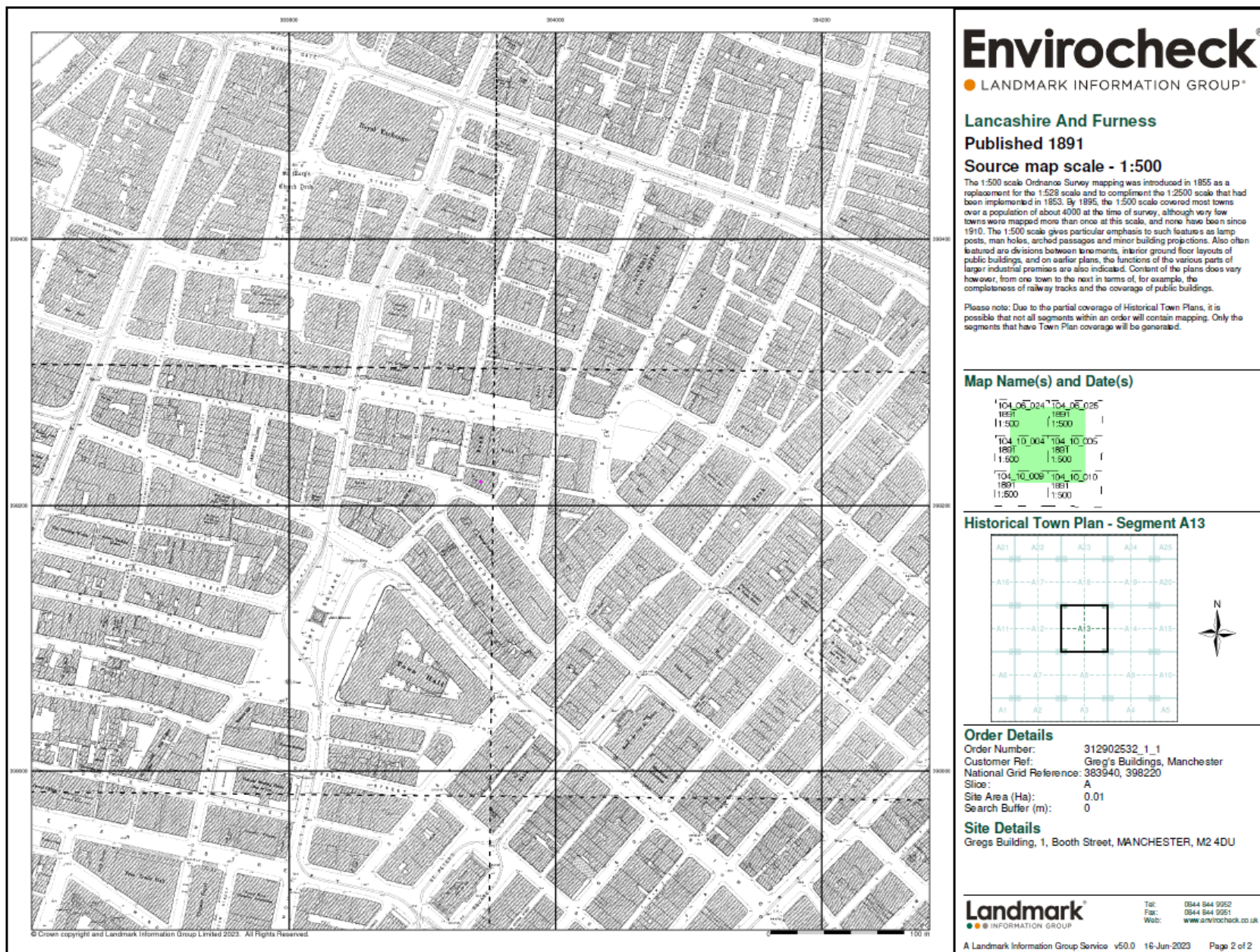
SJ8398SE BOOTH STREET 698-1/27/19 (North side) 03/10/74 No.1

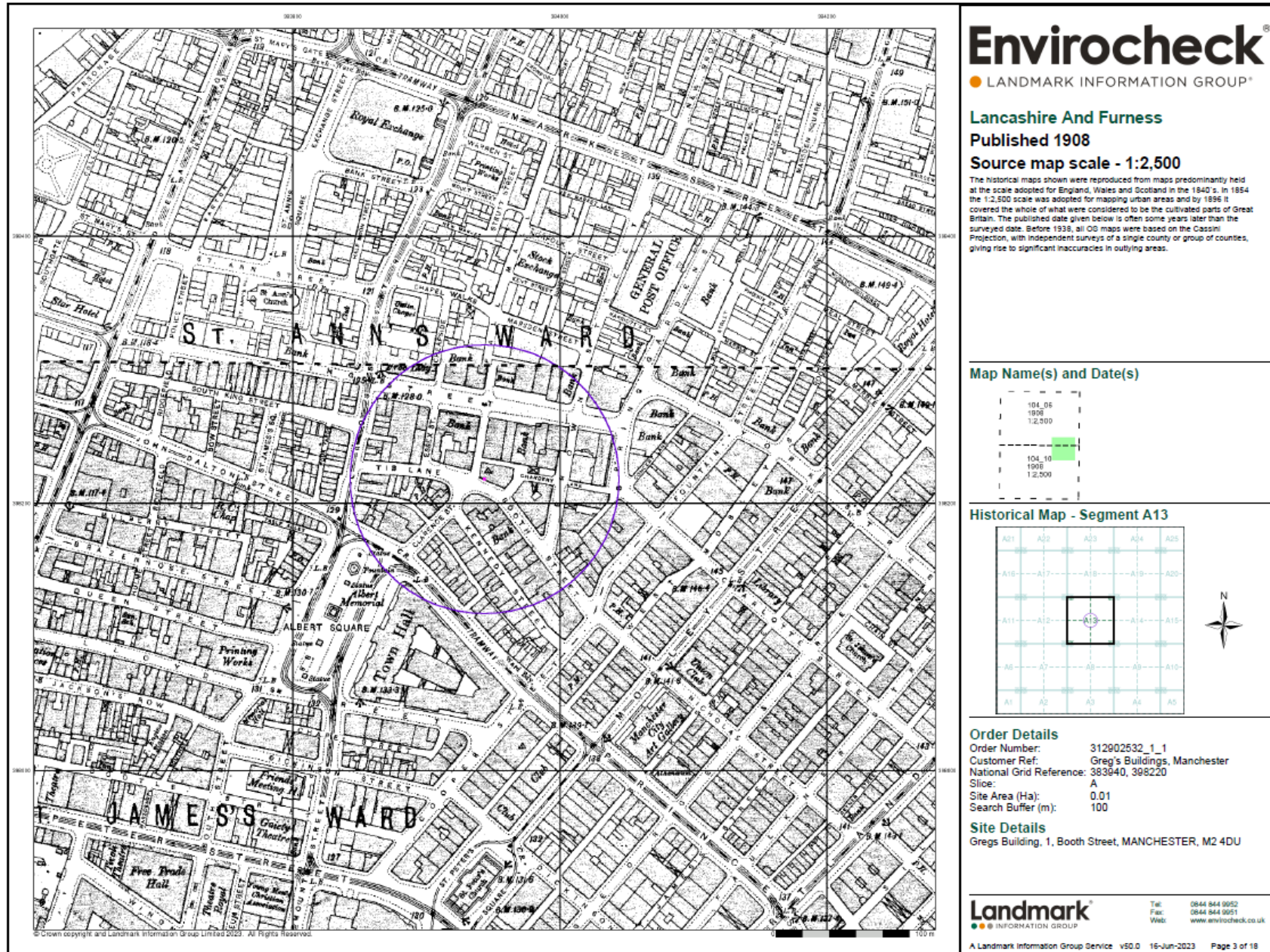
GV II

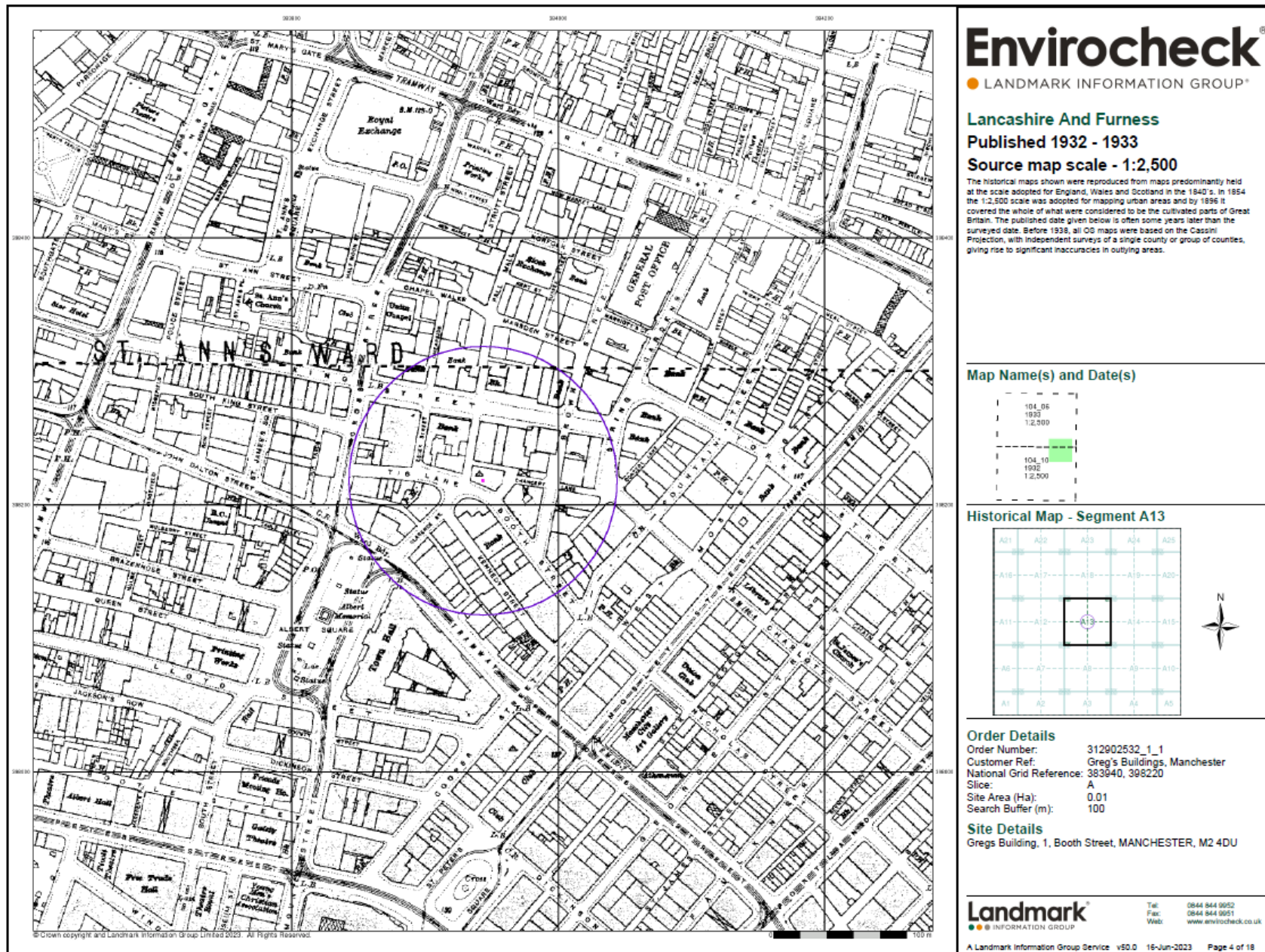
Includes: No.31 PALL MALL. Probably warehouse, now offices. Probably 1850s. Sandstone ashlar and light red brick with sandstone dressings, slate roof. Irregular 5-sided plan on island site. Italian palazzo style. Basement and 5 storeys (plus added attics), a 7-window facade with curved corner to the right, the basement and ground floor treated as a rustic and the upper floors with quoined corners, a moulded frieze and prominent modillioned cornice. The basement and ground floor, which are rusticated (and the basement vermiculated), have in the 3rd bay a recessed round-headed doorway with cavetto surround, the basement has altered windows and the ground floor has 4-pane sashes with keystones on the frieze, and a raised band above with small dentillation; the upper floors have 4-pane sashes with moulded architraves, those at 1st and 2nd floors shouldered, and the 4th floor windows square. The roof has several tall corniced chimneys, and small inserted attics to the left. The side walls are in matching style. Interior not inspected.

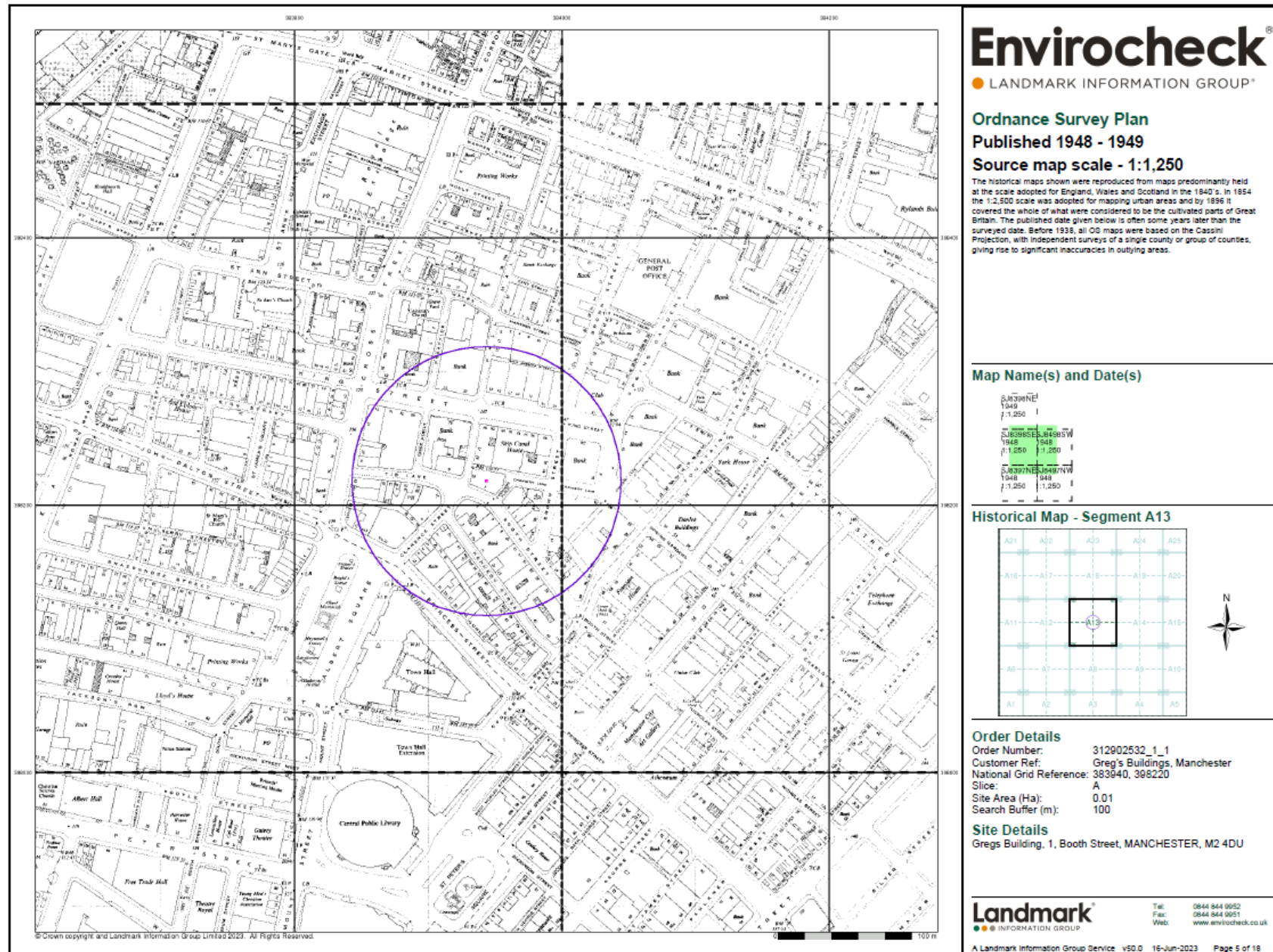
Appendix 2: Historic Mapping

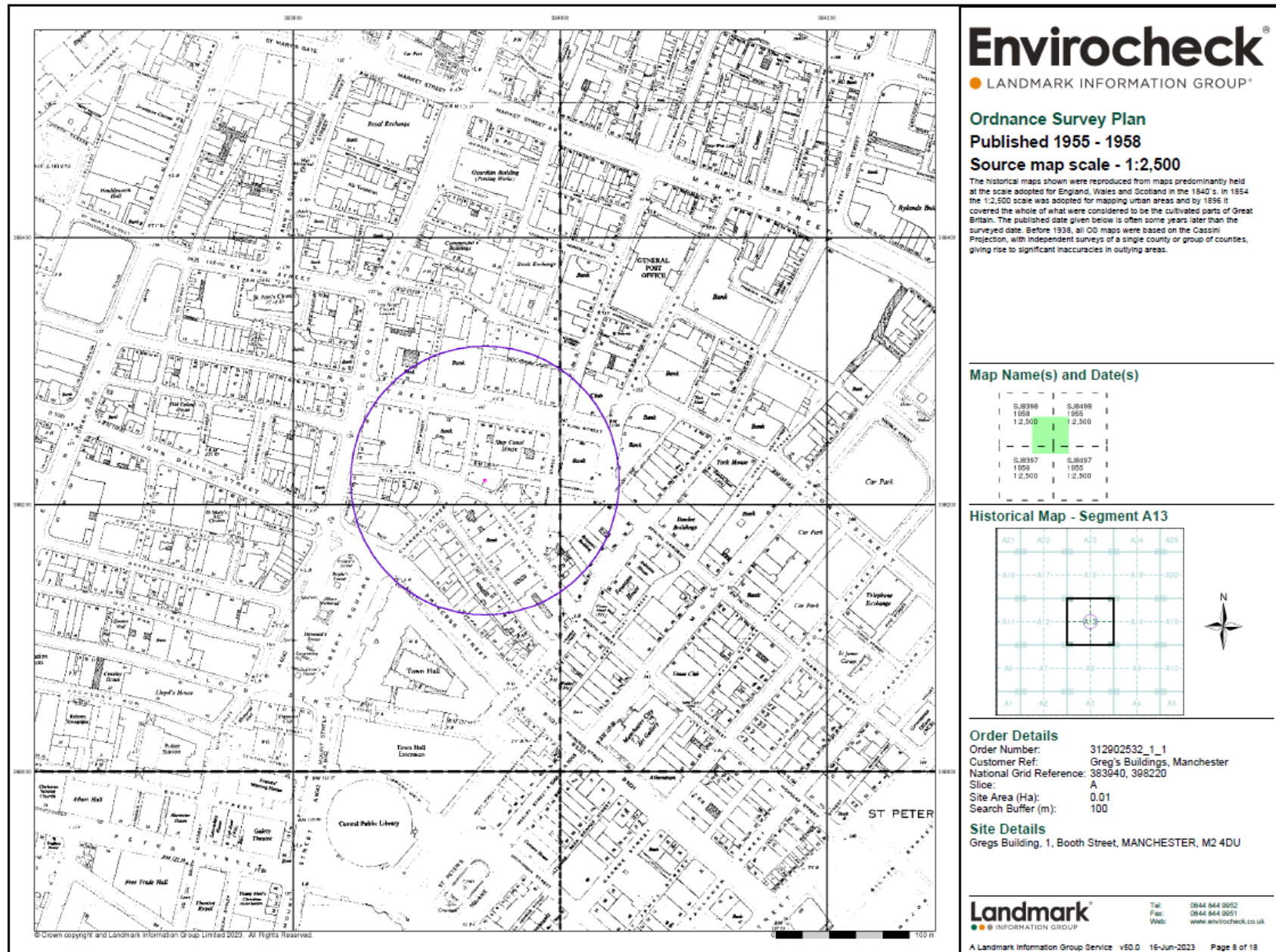


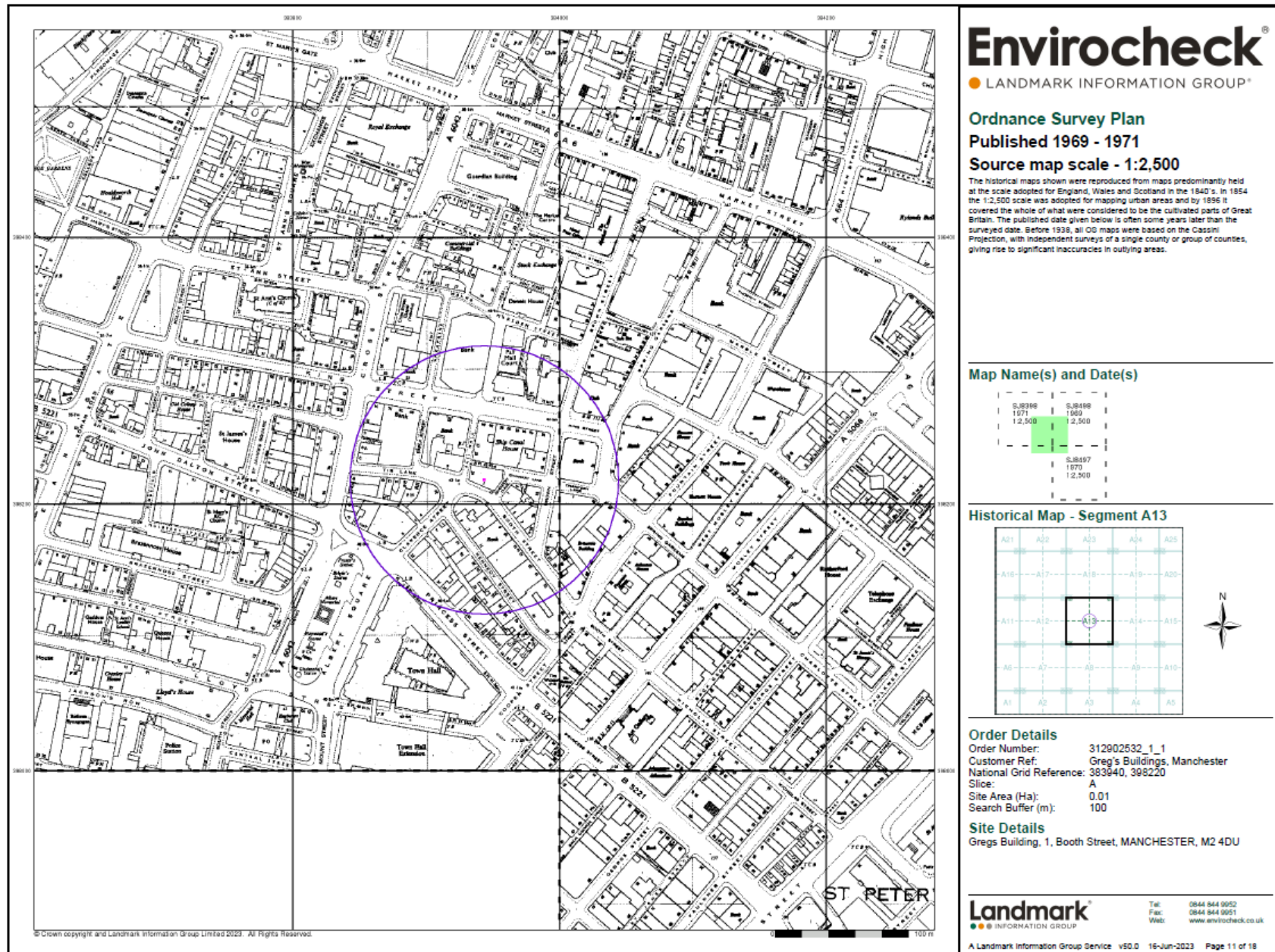


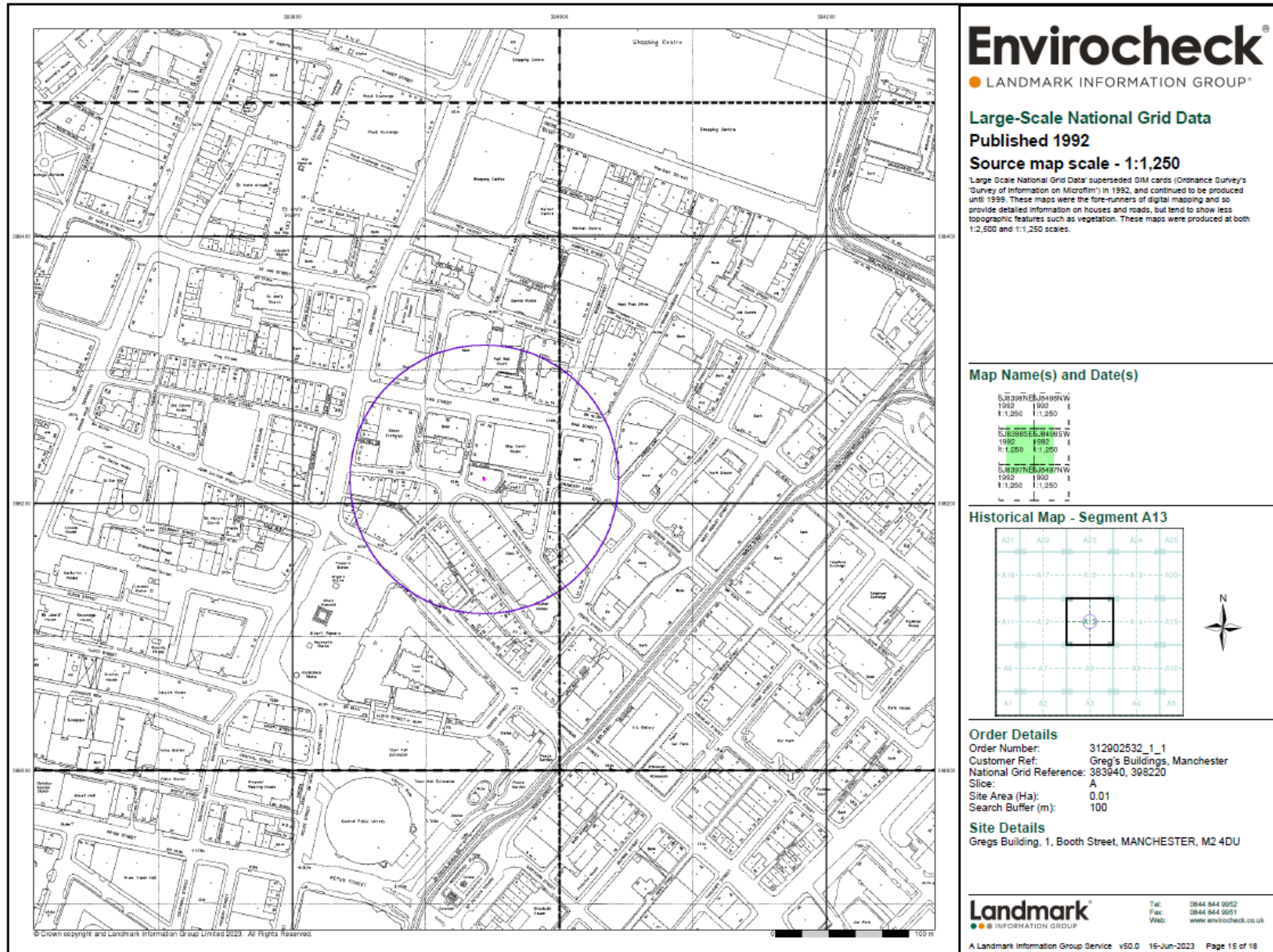


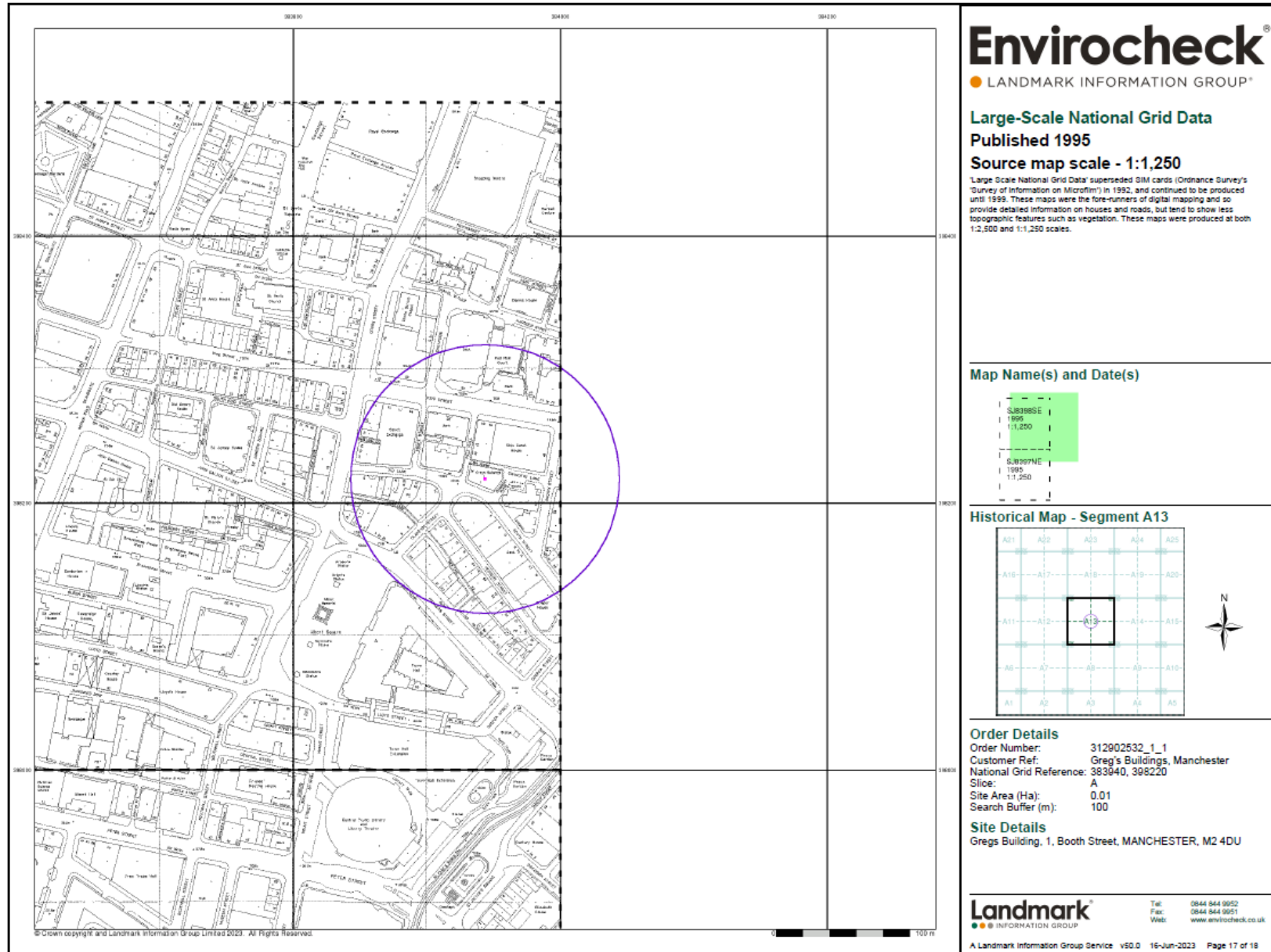












Appendix 3: Heritage Impact Assessment Methodology

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.
High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.

Greg's Building, 1 Booth Street, Manchester: Heritage Statement

Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 200-201. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)