39 – 41 Richmond Street, Manchester

Heritage Statement

Client: First Entertainment Limited

AB Heritage Project No: 62504

Date: 09/02/2024

39 – 41 Richmond Street, Manchester

Heritage Statement

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Project Number	**62504**
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EXECUTIVE SUMMARY

AB Heritage was commissioned by First Entertainment Limited to produce a Heritage Statement covering proposed works at 39 – 41 Richmond Street, Manchester, M1 3WA.

The site comprises a bar/nightclub 'Vanilla', located within the Whitworth Street Conservation Area. The client seeks to demolish the existing building and replace it with a four-storey residential apartment block.

This area of Manchester was developed in the late 18th century, with residential terraces laid out in a gridiron pattern, largely replaced by industrial and other buildings during the 19th and early 20th century as the city prospered from the textile industry.

This report demonstrates that 39 – 41 Richmond Street survives from c. 1800, as the shell of a pair former terraced residences. It has been rendered largely unrecognisable by modern alterations, including the current use as a nightclub. Accordingly, this report considers it to hold very low heritage significance, and to contribute little to the character of the Conservation Area.

Whitworth Street Conservation Area (CA) is recognised as a Designated heritage asset of high significance, derived from the special architectural and historic interest. It holds many historic, principally 19th century buildings, of aesthetic merit and consistent character, with a scale largely of three-storeys and above, in brick with period details and materials.

27 Sackville Street, a Grade II Listed purpose-built textile warehouse is the nearest Listed Building, located c. 20m north-west of site. It has a well-designed and attractive exterior, providing architectural interest, as well as holding illustrative historic interest as a 19th century textile warehouse. It is assessed by this report as a heritage asset of high significance.

The site is also located c. 20m south-east of the Grade II Listed 27 Sackville Street, a mid-19th century textile warehouse. It has detailed elevations and an historic interest tied to the textile industry and is accordingly assessed as a heritage asset of high significance, with the setting also considered to make a broadly positive contribution.

The proposals would see the complete demolition of 39 – 41 Richmond Street. This would also result in a barely perceptible change to the built character of the CA, and to the setting of 27 Sackville Street.

The designs for the new building are for a four-storey apartment building with set-back fourth storey, with hipped roof, predominantly in red brick with Crittal style windows and classical-style architraves to the entrances. The brick elevations will be broken up by vertical and horizontal detailing. The proposed scale of the building would match that continuing south-west along Richmond Street.

The design is intended to reflect those positive aspects which make the Whitworth Street CA special, including 27 Sackville Street. This report assesses that the new building would therefore result in a small enhancement of significance to both the CA, and 27 Sackville Street, through a positive change to the built environment.

In summary, the proposals are considered to result in an overall beneficial effect to the local built heritage resource, with the public benefits of the proposal deriving from the opportunity for a positive redevelopment on this site, including the provision of residential accommodation.

The proposals will, however, result in the loss of a non-designated heritage asset, 39 – 41 Richmond Street. This report therefore recommends that demolition be preceded by Historic Building Recording, to Historic England Level 2 Standard, to provide a photographing record of the building to supplement the information gathered for this report.

All final decisions are the preserve of Manchester City Council.

1. INTRODUCTION

1.1 Project Background

1.1.1 AB Heritage Limited has been commissioned by First Entertainment Limited to produce a Heritage Statement covering proposed works at 39 – 41 Richmond Street, Manchester, M1 3WA.

1.1.2 A Heritage Statement is required to support a planning application because the proposals include the demolition of a non-designated heritage asset and demolition of a building within a Conservation Area.

1.1.3 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

1.2.1 The site comprises a two-storey bar / nightclub ('Vanilla') on the south side of Richmond Street, Manchester, M1 3WA (Figures 1 - 4; Plate 1). It covers an area of c. 80m^2 centred approximately on National Grid Reference SJ 84339782.

1.2.2 The site is bounded to the north by Richmond Street, to the east by a small parking area, and to the south and west by buildings. It is sited fairly centrally within Manchester, with Manchester Central Coach Station located c. 40m to the north and Manchester Piccadilly Station c. 390m to the east.

1.2.3 The site is located within Whitworth Street Conservation Area.

Plate 1: Application Site (outlined in red) (Google Maps, 2023)

1.3 Overview of Proposed Development

1.3.1 The proposal is for construction of a four storey apartment block following demolition of an existing property (Figures 5 - 7).

1.4 Planning Background

1.4.1 An application for the site in 2022 (ref: 134954/FO/2022) could not be progressed for reasons detailed in a response letter from Julie Roscoe (Director of Planning, Building Control & Licensing) dated 2nd of November 2022. This included the following comments pertaining to heritage:

> *For demolition which affects Designated Heritage Assets (Listed Buildings, Buildings within Conservation Areas and buildings or structures of Archaeological interest) and Non Designated Heritage Assets (some proposals affecting the setting of a Conservation Area) - your application will need to include a comprehensive Heritage Statement for the demolition that takes its lead from the requirements of The National Planning Policy Framework (NPPF), in particular Section 16.*
>
> *You should assess the existing historical, technical and architectural significance of the building and explain how the proposal would impact on the architectural and historical character and appearance of the heritage asset.*
>
> *Your statement should include:*
>
> - *the relative importance of the building, its intrinsic architectural and historic interest and rarity (see Conservation Area Practice published by English Heritage October 1995) for advice on making this assessment;*
> - *the merits of particular physical features of the building;*
> - *the merits of the building's setting and its contribution to the street scene;*
> - *the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;*
> - *the adequacy of efforts made to retain the building in use; and*
> - *the merits of alternative proposals for the site.*
>
> *You should explain how the proposed demolition and new building would impact on the architectural and historical character of the Conservation Area. The Heritage Statement is required to enable all consultees to make an informed response.*

1.5 Consultations Undertaken by AB Heritage

1.5.1 Following the feedback detailed above, the clients team appointed AB Heritage to provide heritage consultancy and assessment services for the project. Since March 2023 ABH involvement has included a range of consultations with the relevant stakeholders.

Historic Environment Record Consultation

Paul Cooke (AB Heritage) emailed Lesley Dunkley (Greater Manchester Historic Environment Officer) on the 16th of March 2023 to enquire as to whether the Greater Manchester Historic Environment Record (HER) held any information on 39 – 41 Richmond Street. Ms Dunkley provided outline information on the heritage resource held by the HER within a 250m radius of the site on the 6th of April 2023, including one non-designated heritage asset. A formal data order was therefore placed on the 11th of April. HER data was received on the 17th of April.

Planning and Building Conservation Consultation

1.5.2 Paul Cooke (Senior Heritage Consultant, AB Heritage) filled out a planning contact form on the Manchester City Council website on the 16th of March 2023 to request contact from a member of the Conservation Team to discuss this Heritage Statement. Ms Paula Burbicka (Career Graded Planning Officer, Heritage and Urban Design) acknowledged receipt by email on the 21st of March and confirmed over the phone on the 13th of April to that a senior member of her team was going to provide feedback.

1.5.3 Jennifer Atkinson (Principal Planning Manager, Manchester City Council) emailed Paul Cooke (AB Heritage) on the 14th of April 2023 to provide the following comments:

- Ms Atkinson wanted to understand who the applicant for the site was and what the situation was with the current use of the site.
- Ms Atkinson recommended the client seek pre-application advice, noting that, whilst a response had been sought specifically regarding heritage, the broader proposal required discussion.

1.5.4 Ms Atkinson's feedback was provided to the client on the 17th of April, 2023. Supporting information for planning application ref:134954/FO/2022 was provided by the client during August and September 2023, including a previous version of this Heritage Statement. The application was withdrawn on the 9th of November 2023 following feedback from Manchester City Council.

1.5.5 Angela Leckie (Senior Planner, Manchester City Council) emailed Dr Kanadi Jagafa (Mason & Marlowe Ltd) on the 11th of November 2023. This was to provided notice that the Officer recommendation on the proposals was to refuse the application for the site (ref: 134954/FO/2022). Some of the key details Ms Leckie provided are included below:

- *On account of its high historic interest and rarity, the building is considered a non-designated heritage asset and an important contributor to the sense of place, sense of history and overall special significance of the Whitworth Conservation Area.*
- *It* [had] *not been demonstrated that the building is incapable of viable reuse. No alterative options to demolition have been considered as part of the application.*
- *the appearance and elevation treatment of the proposed new development are not considered acceptable within the site's context and location. The proportions of the elevations would not match or reflect those of the adjacent buildings, with no evident measures, apart from the use of brickwork, to tie the proposal onto existing streetscene and its historic context through design measures (i.e. use and distribution of architectural*

features, dept modulation, visual balance). The development is not considered to be well-designed and would fail to function well in its context, be visually attractive and sympathetic to the local character and history.

1.5.6 As a result of this feedback from Ms Leckie, the clients team have subsequently produced new designs for the site. This updated Heritage Statement addresses this latest iteration of the proposed scheme.

1.6 Project Qualifiers

1.6.1 This report has been prepared under instruction and solely for the use of First Entertainment Limited and any associated parties they elect to share this information with.

1.6.2 No assessment of archaeological potential or impact has been included in this report.

1.6.3 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.

1.6.4 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology, and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.

1.6.5 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.

1.6.6 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 200 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

> *'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'.*

2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage significance of potentially affected heritage assets and any potential impacts on such a resource, to inform the Local Planning Authority's decision-making process in relation to the current planning application.
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

2.2.1 Following historic research and a site visit, a 250m study area was selected for HER data order, as it was felt this provided sufficient context as to the built heritage resource in proximity to the site and within Whitworth Street Conservation Area.

Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the following guidance:

- *Standard and guidance for historic environment desk-based assessment* (CIfA, 2020).
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (CIfA, 2020).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
- *Understanding Historic Buildings* (Historic England, 2016).
- *The Setting of Heritage Assets* (Historic England, 2017).
- *Conservation Area Appraisal, Designation and Management* (Historic England, 2019).
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

Selection and Assessment of Sources

2.2.1 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Greater Manchester Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	16/03/2023	The Greater Manchester HER currently has no online search facility. Paul Cooke, Senior Heritage Consultant AB Heritage, contacted to check whether the HER held any records for 39 – 41 Richmond Street, which they do not.
Consult Manchester City Council Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	16/03/2023	See Section 1.4.
Site Visit	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	22/03/2023	A site visit was undertaken by Paul Cooke Senior Consultant, AB Heritage; full access was provided to the interior of the existing building.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	15/03/2023	
Manchester Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	22/03/2023	Building plans for 39 – 41 Richmond St inspected (Section 4).
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	16/03/2023	No Non-Designated heritage assets or resources identified relevant to the proposed development.

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Historic Aerial Photographs	The following online repositories of aerial photographs consulted, including Britain From Above and Historic England.	15/03/2023	Aerial photograph of Richmond Street from 1946 included and referenced in Section 4.
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	30/03/2023	Manchester Histories website consulted – no relevant resources or local groups identified.

Assessment of Receptors Significance

2.2.2 Assessment of the heritage significance of a heritage asset is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological, or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Heritage Asset

SCALE OF ASSET SIGNIFICANCE	
VERY HIGH	Sites of exceptional interest that reflect the highest qualities of evidential, historic, aesthetic, or communal value. These can include Scheduled Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors.
HIGH	Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to its historic character.
MEDIUM	Buildings / Structures / Landscapes with coherent historic merit or value, reflected in sites such as 'locally designated' buildings or 'non-designated heritage assets', albeit ones with clear survival of key elements, historic interests and/or context associations.
LOW	Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.2.3 The significance of known assets is typically determined by reference to existing designations. **Where a heritage asset's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a heritage asset is based on professional judgement**. For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case-by-case basis.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.

3.1.2 Likewise, structures are afforded legal protection in the form of their addition to ‘lists’ of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

3.1.3 The categories of assets with some forms of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2023

3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as ‘having a degree of significance meriting consideration in planning decisions, because of its heritage interest’.

3.2.2 Paragraph 200 states that 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 required in the assessment should be ‘proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

3.2.3 Paragraph 207 explains that ‘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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

3.2.4 Paragraph 208 advises that where a proposal involve 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 securing its optimum viable use.

3.2.5 In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Manchester Local Plan

3.3.1 Manchester's Core Strategy was adopted in July 2012 and is the key Development Plan document in the Local Development Framework (LDF). Development strategy also includes some saved Unitary Development Policies (UDP)

Core strategy development plan

Policy CC 9 - Design and Heritage

3.3.2 Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

3.3.3 Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

3.3.4 The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy DM 1 - Development Management [abridged]

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Effects relating to biodiversity, landscape, archaeological or built heritage.

Policy EN 3 – Heritage

3.3.5 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.

3.3.6 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.

Extant Unitary Development Policies

18. CONSERVATION AREAS

DC18.1 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.

19. LISTED BUILDINGS

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

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

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

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

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

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

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

4. HERITAGE REVIEW OF THE SITE

4.1.1 Manchester is a city with Roman origins; however, it is from the middle of the 18th century that the city began to expand and take on its current appearance, driven by industrialisation and the creation of transport links (Farrer and Brownbill, 1911).

4.1.2 Plate 2 shows a map of Manchester by William Green, surveyed between 1787 and 1794. This shows the location of the site (outlined in red), in an as-then undeveloped part of Richmond Street. Richmond Street, and the surrounding roads, are laid out on a gridiron pattern typical of the era, showing planned development expanding the southern edge of Manchester.

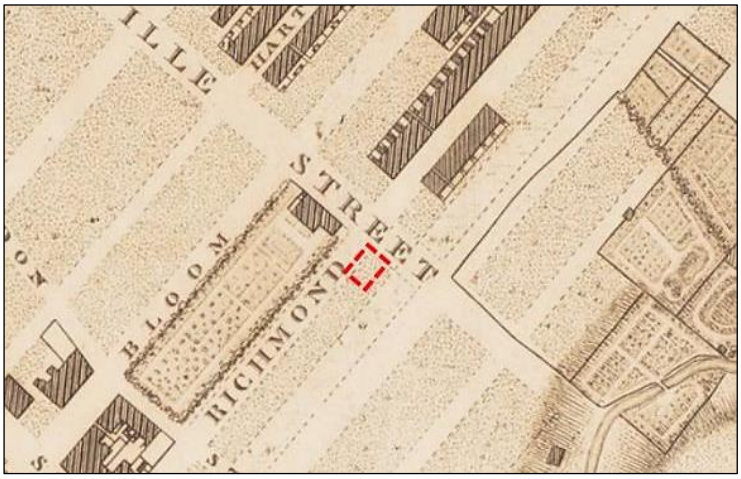

Plate 2: 1787 - 94 Green map of Manchester (The University of Manchester, 2023)

4.1.3 Plate 3 is from the 1850 Joseph Adhead map and shows that in the time following the Green map (Plate 2), the streets had been infilled with closely packed back-to-back housing, including the site. Canal Street, parallel to the south-east of Richmond Street, took its name from the adjacent Rochdale Canal, constructed 1804 – 5.

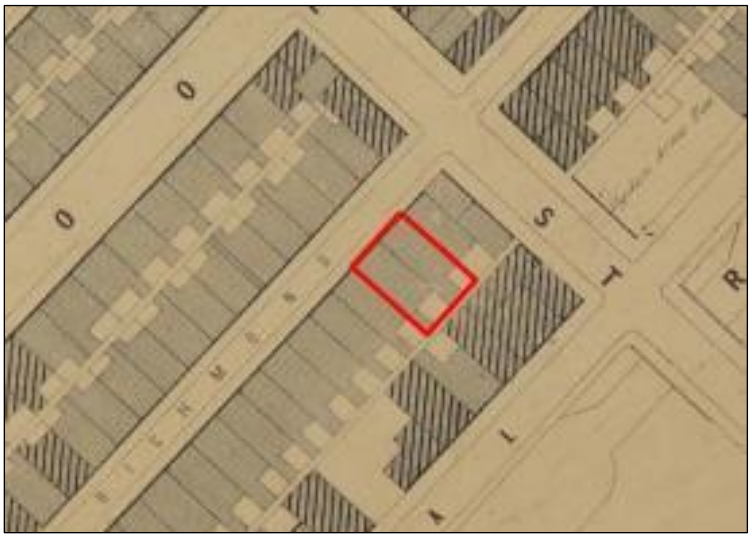

Plate 3: 1850 Adhead map of Manchester (The University of Manchester, 2023)

4.1.4 The 1886 Goad Fire Insurance map for the site (not depicted due to low resolution) confirms the layout of the Adhead map and shows most of the buildings along the body of the street as dwellings, with shops and public houses at the street corners and along the main streets. The southern building within the site appears to be labelled as a restaurant (Manchester Vol I, Sheet 19 - British Library, 2023).

4.1.5 The Manchester archives hold a 1907 application specifically for 39 - 41 Richmond Street, for works to replace the privies at the rear of the properties with water closets (ref: GB127.M900/1/1/2/5/7925). This shows the buildings to have been two storeys, with pitched roof, single bay rear two-storey projection at the south corner, and single-storey lean-to along the rest of the rear elevation, where a small passage separated the rear of properties along Richmond and Canal Street (Plate 4).

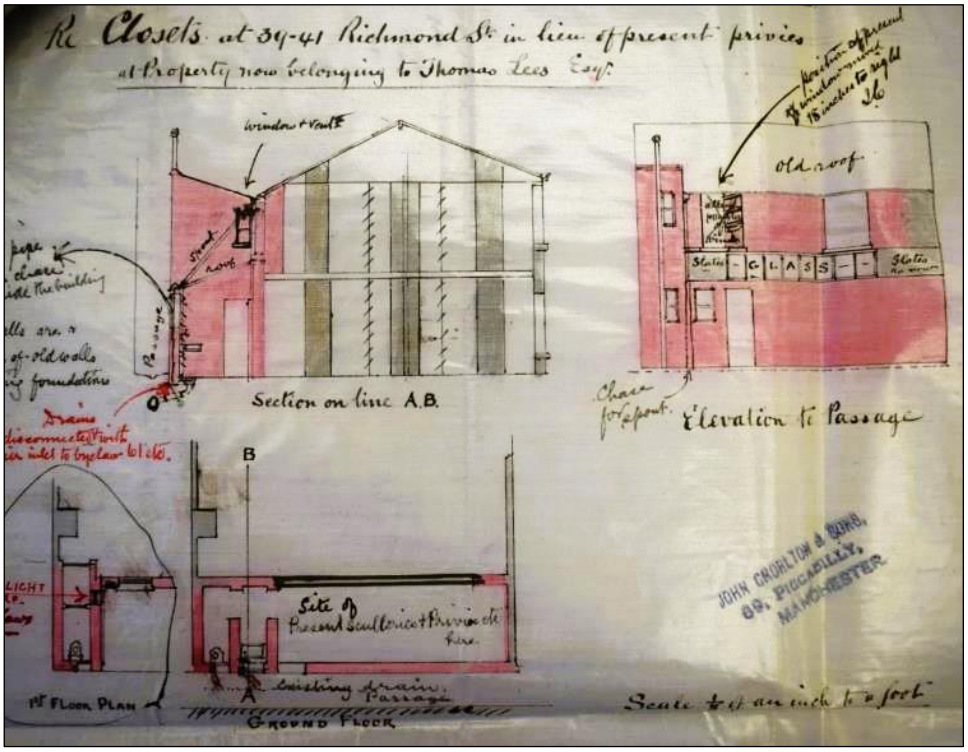

Plate 4: 1907 planning drawings for 39 - 41 Richmond Street (Manchester Archives, 2023)

4.1.6 The 25-Inch Ordnance Survey maps of 1915–16 and 1932 offer little further detail beyond showing the site continuing as part of a terrace. On the 1932 map, however, the terrace is shown without individual building/ownership delineations, despite these being present on the opposite side of the street (Plate 5). What is notable from the early 20th century OS maps is how many of the former terraces present in 1850 (Plate 3), appear to have been cleared for larger buildings (Plate 5), and it might be suggested that the former terrace which held the site had been repurposed, perhaps for an industrial use; the site visit confirms that there are numerous surviving buildings along Richmond Street and Canal Street which likely served industrial functions (Section 5.3).

Plate 5: 1932 25-Inch OS map (National Library of Scotland, 2023)

4.1.7 A 1937 aerial photograph demonstrates the changes that had taken place along Richmond Street; whilst of limited quality, different building heights present along the south of Richmond Street are suggestive of demolition and redevelopment of parts of the former terrace (Plate 6 – Richmond Street highlighted; the site is at the top of shot but obscured by a taller building).

Plate 6: 1937 aerial photograph (Britain from Above, 2023)

4.1.8 Manchester was heavily bombed during the Second World War and bomb damage maps show properties along Richmond Street were damaged by a high explosive detonation, leading to subsequent demolition; however, this did not include the site (Manchester University, 2023). An aerial photograph from 1947 shows a structure surviving on-site amidst piecemeal demolition along Richmond Street (Plate 7).

Plate 7: 1947 aerial photograph (Historic England, 2023)

4.1.9 Mid-20th century OS maps and late 20th century aerial photographs do not show any changes to the site (not depicted – Google Earth, 2023; National Library of Scotland, 2023).

5. SITE VISIT

5.1 Introduction

5.1.1 A site visit was conducted by Paul Cooke (AB Heritage) on the 22nd of March 2023. The purpose of this visit was to gain first-hand understanding of the site and any heritage settings, to understand any the potential for heritage issues from the development proposals.

5.2 39 – 41 Richmond Street

5.2.1 39 – 41 Richmond Street is two-storeys, with pitched roof, rendered and painted walls and modern doors and windows (Photos 1 – 2). Damage to the render on the north-west elevation shows the building is brick built, and two vertical protrusions against this elevation may be buttresses (Photo 1). Wall ties are present on the front elevation and the central window has the hint of a shallow, rather than flat arch (Photo 2).

Photo 1: 39 - 41 Richmond Street, looking south

Photo 2: 39 - 41 Richmond Street, front elevation

5.2.2 At the rear of the building, a narrow two-storey projection is present at the south-east corner, with the rest of the rear elevation being a single storey lean-to (Photos 3 – 4). Both have mono-pitched roofs, albeit angled in opposite directions, and both are constructed of brick, part rendered in places, with alterations visible.

Photo 3: 39 - 41 Richmond Street, rear elevation

Photo 4: 39 - 41 Richmond Street, looking south-east

5.2.3 Comparing the existing building exterior with the 1907 architectural drawings (Plate 4), this is undoubtedly the same building. No chimneys or first-floor windows in the main building survive, and aerial photographs suggest the roof is in pantiles, or equivalent, whereas the original would likely have been slate. Rainwater goods also appear modern.

5.2.4 Internally there is nothing of architectural or historic interest. The building interior, both in layout, finish and materials, is entirely that of a modern bar / nightclub (e.g., Photos 5 – 6).

Photo 5: 39 - 41 Richmond Street, first floor, general view

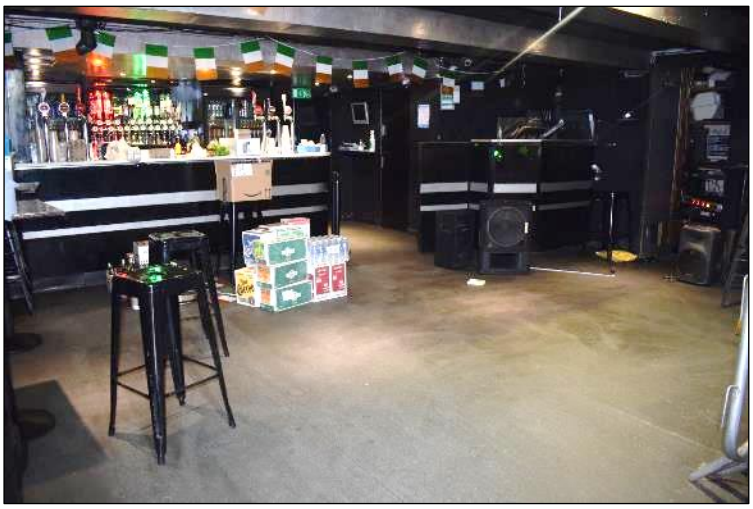

Photo 6: 39 - 41 Richmond Street, ground floor, general view

5.3 Whitworth Street Conservation Area

5.3.1 The site is in the Whitworth Street Conservation Area (CA). In the area of the site this comprises, in the main, densely built urban streets with a clear 19th century architectural character, including much exposed brick as the main building fabric and typical features of the period (ashlar stone detailing, moulded terracotta, regular fenestration). The predominant scale is three-storeys or higher, albeit some two-storey structures are

present, such as in the immediate vicinity of, and including, the site (Photo 7). Whilst there are many impressive buildings (such as 27 Sackville Street, c. 20m north-west of site, and 42 & 44 Sackville Street, c. 30m south-east of site, both Grade II Listed), more modest buildings with a clear industrial heritage are present, particularly in proximity to the canal, such as along Richmond Street and Canal Street. These still conform to the broad built character, but are less ostentatious and include, for example, the Grade II Listed 51 & 53 Richmond Street, c. 20m south-west of site, a small, purpose-built textiles workshop).

5.3.2 Building lines are usually continuous, to the rear of the pavement, with street views predominantly along roads, long views being otherwise blocked by buildings. Roof styles vary, from pitched to flat with other styles present. Richmond Street typically features pitched roofs. Roof heights along streets are nearly never continuous, rising and falling from building to building – corner plots are as likely to be small buildings as they are to be statement buildings, representative of piecemeal redevelopment (e.g., Photos 7, 8 and 10).

Photo 7: Junction of Sackville Street and Bloom Street, looking south-east to site

5.3.3 The road layout broadly corresponds to the gridiron style of the period, as seen on historic mapping (e.g., Plates 2 – 4). Of these, there are larger principal streets, such as Whitworth Street and Sackville Street which feature (in general) larger buildings (e.g., Photo 8). The areas between the larger streets typically hold narrower streets, such as Richmond Street (Photo 9). The Goad Insurance maps, as well as the modern situation, suggests the larger streets would have held non-residential buildings such as retail / commercial premises, whilst the narrower streets would originally have been principally residential terraces, later replaced by buildings of more industrial character along Richmond Street and Canal Street, for example, taking advantage of their proximity to the Rochdale Canal.

Photo 8: Whitworth Street, looking west

Photo 9: Richmond Street, looking north-east to site

5.3.4 The CA contains numerous Listed Buildings, of which the closest to the site is 27 Sackville Street, c. 20m north-east of site on the junction of Richmond Street and Sackville Street (Photo 10). 27 Sackville Street clearly exemplifies the built character of the CA and will be discussed further in Section 6.

Photo 10: 27, Sackville Street, viewed from site

5.3.5 Modern infill is present in the CA, such as along the south-east side of the Rochdale Canal (right of Photo 7), and in the main this has sought successfully to respond to the historic built environment, using red brick with regular fenestration and an absence of unsympathetic modern details, such as white uPVC. This is not the case on Richmond Street, immediately opposite and adjacent the site. Modern infill here is of two-three storeys, using modern materials, including dark brick and white uPVC (Photos 11 – 12). Combined with the modern treatment of the site itself, this part of Richmond Street forms a discrete concentration of buildings which offer little discernible contribution to an otherwise consistent built environment. While the use of modern materials marks these later changes, it jars with the dominant scale and material palette of the CA.

Photo 11: Modern infill, adjacent south of site

Photo 12: Modern infill, opposite site

6. STATEMENT OF SIGNIFICANCE

6.1 Focus of Study

6.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.

6.1.2 The site is in proximity to several heritage assets (see Figure 8). However, based on the site visit, historic research, and consultation, this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and/or their settings:

- 39 – 41 Richmond Street
- Whitworth Street Conservation Area
- Grade II Listed 27, Sackville Street

6.2 39 – 41 Richmond Street

Description & General Condition

6.2.1 39 – 41 Richmond Street (the site) has been identified by Manchester City Council as a non-designated heritage asset (Section 1.4). Based on historic research and the site visit it is the opinion of this report that the building survives from the former housing terrace likely constructed at the end of the 18th century or very start of the 19th century.

6.2.2 Regarding condition, the building appears weatherproof and of apparently sound condition.

Assessment of Heritage Interest

Architectural Interest

6.2.3 Considered to be the sole heritage interest of the building, architecturally, only the shell of the historic building survives, but this appears to retain the original scale and mass.

6.2.4 The building has however been heavily altered and re-treated so that the layout and other key features – fireplaces, chimneybreasts, windows, doors, etc, are no longer present or otherwise heavily obscured. In its current form it offers no aesthetic interest, including to the street-scene.

Historic Interest

6.2.5 The building has no identifiable associative historic interest, and in its heavily altered state, offers no illustrative historic interest as to the lives of the working class in 19th century Manchester.

Overview of Significance

6.2.6 This report considers 39 – 41 Richmond Street to be a surviving remnant of the former housing terraces originally present along Richmond Street. The building has been altered to such an extent that it offers little in the way of architectural interest, beyond its basic shape and form.

6.2.7 Whilst some traces of former features might survive below modern treatments, such as blocked windows (particularly at first floor level on the street front), these would be unlikely to add much to our understanding of the building or the wider historic context.

6.2.8 39 – 41 Richmond Street is consequently assessed as holding Low Significance, in line with Table 2, e.g., '*Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc*', However, even Low may overstate the lack of surviving heritage interest held by the building, beyond the survival of the shell.

6.3 Whitworth Street Conservation Area

Description & General Condition

6.3.1 Whitworth Street Conservation Area (CA) was designated by the City Council in 1974 and last amended to extend it in 1985, to include an area bounded by Whitworth Street, London Road and the Piccadilly to Oxford Road viaduct. No appraisal was available, but it is described as '*uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city*' (Manchester City Council, 2023).

6.3.2 In the area of the site the CA is characterised by brick-built buildings of two – four storeys. Richmond Street holds a mix of 19th – 20th century buildings, including some in modern materials. Piecemeal redevelopment by plot is indicated by a lack of shared roof height and architectural styles, albeit the character is largely 19th – early 20th century, and typical of industrial cities.

Assessment of Heritage Interest

Architectural Interest

6.3.3 Considered the key heritage interest of Whitworth Street CA, and a positive contributor to the significance of the area, much of the road layout and building stock survives from the 19th – early 20th century, a period of success and expansion for the city of Manchester. This is reflected in the scale and quality of many of the buildings, even where they fulfilled prosaic functions, such as 27 Sackville Street which is a detailed and well executed textile warehouse c. 20m north-west of site. Interspersed throughout the CA are surviving reminders of the industrial heritage of the area, particularly in proximity to, and including, the canal; whilst more modest in appearance than examples such as 27 Sackville Street, these still conform to the broad architectural themes present.

6.3.4 Modern infill for the most part respects and arguably adds to the scale and appearance of the area, such as to the south-east of Canal Street (e.g., Photo 7). However, some examples of modern alteration and infill are less respectful of the historic character of the area, particularly on Richmond Street, including opposite the site (e.g., Photo 12).

Historic Interest

6.3.5 Considered the secondary contributor of heritage significance, the layout and built environment of the CA has an illustrative historic interest as an example of late 18th and 19th century urban expansion in response to the success of the textile industry, including the surviving canal, workshops, warehouses, etc. The surviving buildings also hold an illustrative historic interest as to how the local population here lived and worked, and in the case of the merchants, advertised their wares and success through their buildings.

Setting

The CA is located fully within the wider conurbation of Manchester, giving it an urban city centre setting.

Overview of Significance

6.3.6 Whitworth Street CA is assessed to be a designated heritage asset of High Significance, in line with Table 2, i.e., '*Designated heritage assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to the historic character'*.

6.4 27 Sackville Street

6.4.1 27 Sackville Street was Grade II Listed in 1994. It is located c. 20m north-west of, and overlooks the site, occupying the corner plot on the junction of Sackville Street and Richmond Street.

6.4.2 The National Heritage List for England entry describes it as follows:

> *Textiles warehouse. c.1870-80. Red brick with sandstone dressings, slate roof. Shallow rectangular plan on end-of-block site, parallel to street, with loading bay in right-hand return wall. Four storeys over basement, 9 windows; with punch-dressed plinth, channelled ground floor, sill-bands to all floors (that to 1st floor on a brick corbel table), and elaborate brick-bracketed frieze to prominent moulded stone cornice. Doorway at left end, with panelled double doors and elaborate stone overlight of 2 round-headed lights with small shaft and various enrichments, in a rectangular surround of carved square panels; windows sashed without glazing bars, alternate pairs coupled, those at ground floor with stone lintels under bands of small brick brackets, those at 1st floor with segmental arched heads enriched with stone imposts, keystones and hoodmoulds, and those on both upper floors with plain stone lintels. Segmental-arched basement openings with iron railings. Four-window return walls, the left in matching style with coupled windows in the centre, and the right with a segmental-headed loading bay doorway next to the rear corner, a very narrow*

tall doorway to the left of this, and segmental-headed windows to the upper floors. Small and little-altered example of textile warehouse, still functioning as such. (Historic England, 2023: List Entry No. 1247607).

6.4.3 No internal inspection was conducted.

Assessment of Heritage Interest

Architectural Interest

6.4.4 Considered the key contributor of heritage significance to the building, 27 Sackville Street is an attractive and apparently little-altered textile warehouse. It is a striking and aesthetically pleasing part of the streetscape, occupying a prominent corner plot on a wide street.

Historic Interest

6.4.5 Considered the secondary contributor of heritage significance, the expansion and prosperity of this part of Manchester was tied to the textile industry, of which this building is a surviving element. Furthermore, it has illustrative historic interest as a surviving textile warehouse.

Setting

6.4.6 The broad setting of the site is inner-city and urban. Sackville Street in particular provides the key element of the setting; the building exterior was clearly designed to be appreciated from this main street.

6.4.7 The built environment in proximity is broadly sympathetic and provides legibility, being broadly 19th century in date and with a similar material palette.

6.4.8 New developments of modern character are present in the setting, including buildings opposite the site in Richmond Street; these diminish the experience and legibility of the setting to a slight extent.

Overview of Significance

6.4.9 27 Sackville Street holds architectural interest from the well-designed and aesthetically pleasing exterior, has historic interest from the ties to the textile industry, and has a setting which, in the main, contributes positively. It is accordingly considered to be a heritage asset of High Significance, in line with Table 2, i.e., '*Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance.'*

7. IMPACT ASSESSMENT

7.1 Details of Proposed Development

7.1.1 The proposal is for the demolition of the existing nightclub and construction of a three-storey apartment block, with fourth storey set back from the street elevations.

7.1.2 The proposal designs (Figures 5 – 7) are intended to reflect the good quality elements of the Conservation Area. They are for a building in red brick with set-back fourth storey in a light-coloured cladding. The brickwork will include vertical and horizontal detailing to break up the elevations. The roof will be hipped and will include a decorative finial on the north corner.

7.1.3 The windows will be regularly spaced and Crittal style, with those on the ground floor below decorative arches. The architraves to the entrances will also be moulded and detailed, including pilasters.

7.1.4 The scale of the building will be an increase on the existing structure at 39 – 41 Richmond Street, but will be equal in height to the adjacent building to the south-west.

7.2 Predicted Impact of Proposed Development

7.2.1 NPPF Paragraph 203 states that 'in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Demolition of 39 – 41 Richmond Street

7.2.2 Total demolition of the non-designated heritage asset 39 - 41 Richmond Street will result in the complete loss of the very low degree of residual significance embodied in the building. Regarding effect of the demolition on the setting of 27 Sackville Street and the Conservation Area, the change will be noted, but would be unlikely to alter the character of the Conservation Area nor to affect the key architectural and historical interests of 27 Sackville Street. The result would be a barely perceptible adverse effect to the significance of either Designated Heritage Asset.

Proposed Development

7.2.3 The designs will provide an attractive and good quality building which contributes positively to the character and appearance of the Conservation Area, incorporating design motifs that will allow it to blend it, to some extent, against the historic building stock. Whilst the proposed new-build structure will increase the building height on the current plot, the proposal is in keeping with the present building height continuing south-west along the street. The proposed scale at four storeys is therefore assessed to be acceptable.

7.2.4 The proposed new building would replace a dilapidated building of little recognisable architectural interest with a well-designed and detailed new building which reflects the positive aspects which make the Whitworth Street CA special, and also contribute

beneficially to the setting of 27 Sackville Street, resulting in a low beneficial increase to the significance to both, through a positive change to the built environment.

7.3 Summary

7.3.1 The proposal for the demolition of the existing nightclub and construction of a four-storey apartment block, in line with the requirement in NPPF 209 for a balanced judgement, is assessed to result in a slight beneficial outcome to the significance of the Whitworth Street Conservation Area through an improvement to the character and appearance, and to the significance of 27 Sackville Street by a slight improvement to the setting.

8. RECOMMENDATIONS & CONCLUSIONS

8.1 Outline Recommendations

8.1.1 The development proposals will result in the demolition of 39 – 41 Richmond Street, a non-designated heritage asset.

8.1.2 Whilst 39 – 41 Richmond Street is considered to hold little surviving heritage significance, it is recommended that Historic Building Recording of Level 2 standard, in line with Historic England guidance, would offset the loss to some extent by providing a photographic record, which incorporates the research provided in this report.

8.2 Conclusion

8.2.1 This report has considered the heritage interest of 39 – 41 Richmond Street, and the potential for impacts to the built heritage resource from demolition of 39 – 41 Richmond Street, and the construction of a four-storey apartment building on the site.

8.2.2 39 – 41 Richmond Street is currently in use as a bar / nightclub, 'Vanilla'. In feedback provided to the client, Manchester City Council consider 39 – 41 Richmond Street to be a non-designated heritage asset. This report has demonstrated that the structure is the shell of a former pair of back-to-back houses of c.1800, the rest of the terrace having since been demolished and replaced. The building has undergone wholesale alteration such that only the external brick walls are likely to be original, albeit even these have probably been altered. This report considers 39 – 41 Richmond Street to be of low, or even very low heritage interest, and to contribute little to the character of the Conservation Area.

8.2.3 The site is located within Whitworth Street Conservation Area (CA) which holds many surviving historic buildings, predominantly from the 19th century, tied to, and resulting from, the success of the textile industry. It holds numerous Listed buildings and has a consistent character, predominantly in brick with period details, and limited low-quality modern insertions. The CA is assessed to be a heritage asset of high significance, deriving from the special architectural and historic interest.

8.2.4 The site is also located c. 20m south-east of the Grade II Listed 27 Sackville Street, a mid-19th century textile warehouse. It has detailed elevations and an historic interest tied to the textile industry and is accordingly assessed as a heritage asset of high significance, with the setting also considered to make a broadly positive contribution.

8.2.5 The proposals would see the complete demolition of 39 – 41 Richmond Street. This would also result in a barely perceptible change to the built character of the CA, and to the setting of 27 Sackville Street.

8.2.6 The designs for the new building are for a four-storey apartment building with set-back fourth storey, with hipped roof, predominantly in red brick with Crittal style windows and classical-style architraves to the entrances. The brick elevations will be broken up by vertical and horizontal detailing. This design is intended to reflect those positive aspects which make the Whitworth Street CA special, including 27 Sackville Street. This report

assesses that the new building would therefore result in a small enhancement of significance to both the CA, and 27 Sackville Street, through a positive change to the built environment.

8.2.7 In summary, the proposals are considered to result in an overall beneficial effect to the local built heritage resource, with the public benefits of the proposal deriving from the opportunity for a positive redevelopment on this site, including the provision of residential accommodation.

8.2.8 The proposals will, however, result in the loss of a non-designated heritage asset, 39 – 41 Richmond Street. This report therefore recommends that demolition be preceded by Historic Building Recording, to Historic England Level 2 Standard, to provide a photographing record of the building to supplement the information gathered for this report.

8.2.9 All final decisions are the preserve of Manchester City Council.

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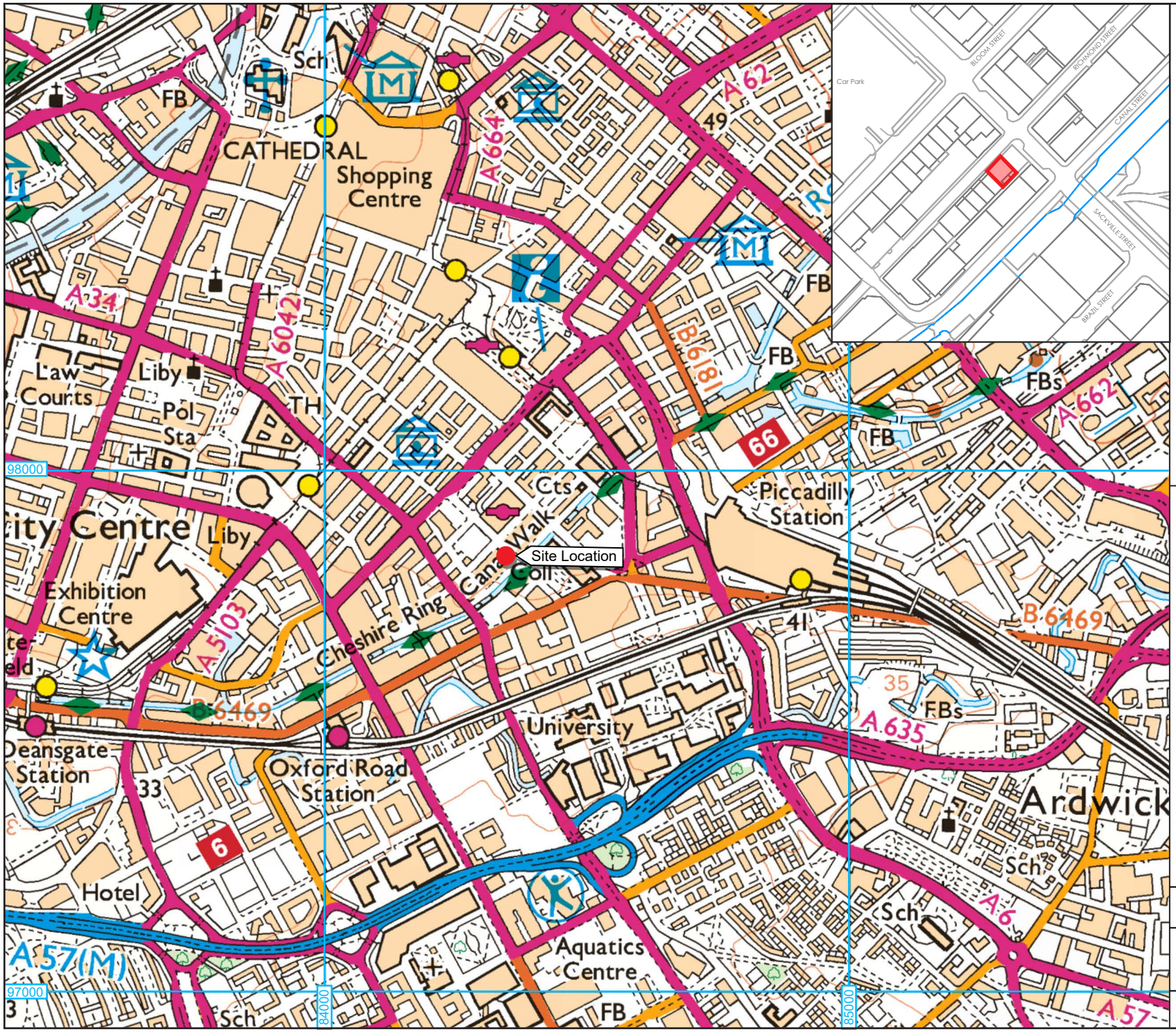

AB HERITAGE
ARCHAEOLOGICAL CONSULTANCY

KEY

- Site Boundary (inset)
- Site Location

0 500m
1:10,000

Figure 1: Site Location

Project: 39 – 41 Richmond Street, Manchester

Date:13/04/23 | Job No: 62504

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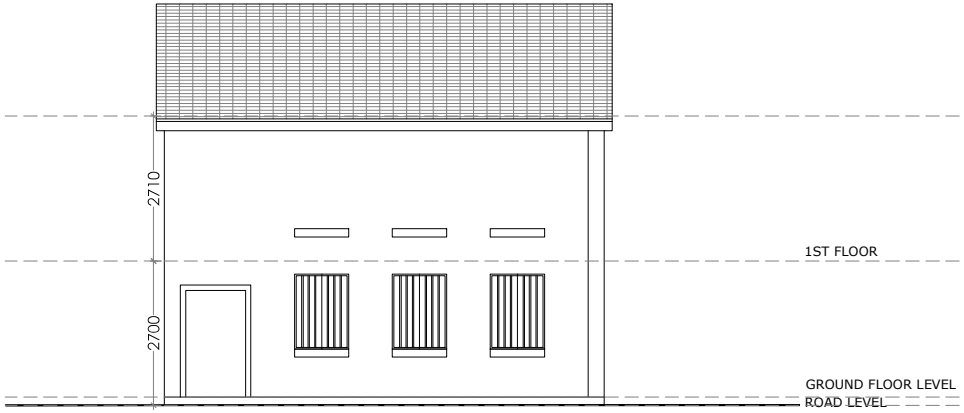
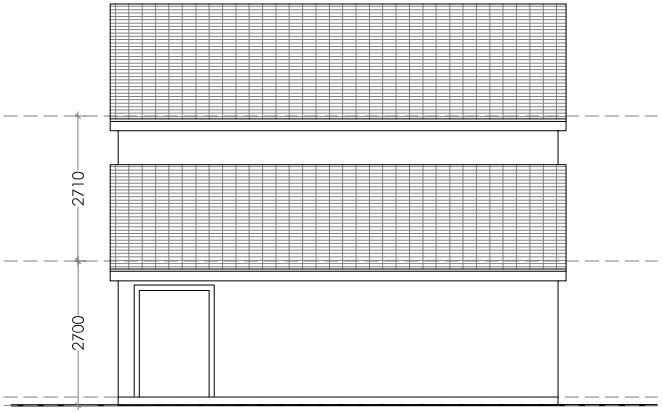
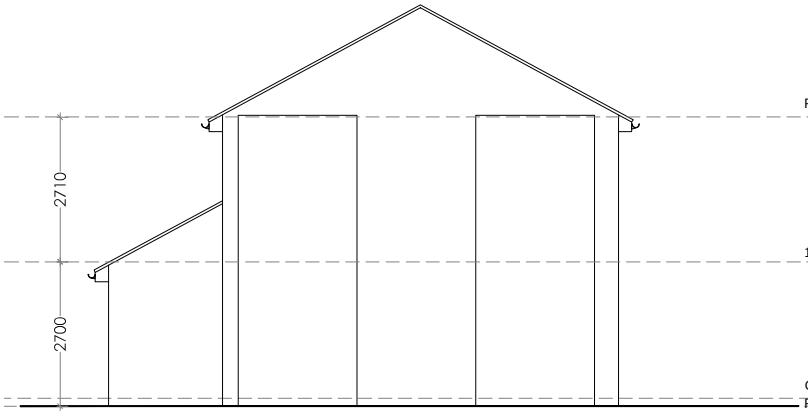
Drawn by: Pighill



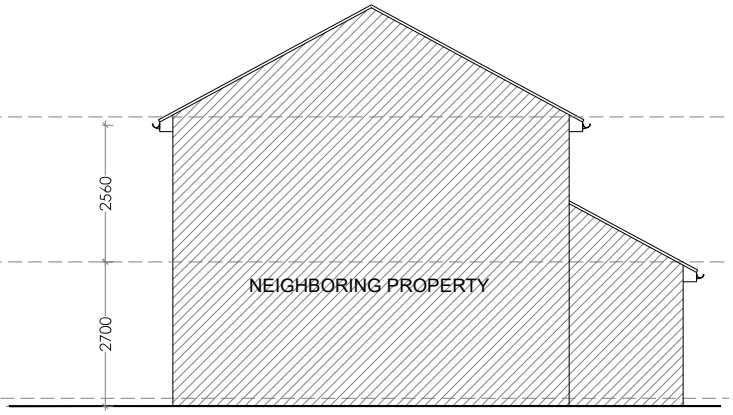
FRONT ELEVATION



REAR SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

Mason and Marlowe Ltd.

Project Managers and Quanity Surveyors

3 Colmam Gardens,
Salford Quays, M5 3NT

Project Name and Address

Vanilla,
39-41 Richmond St,
Manchester M1 3WB

Project

Date
10/09/2022

Scale
1/100

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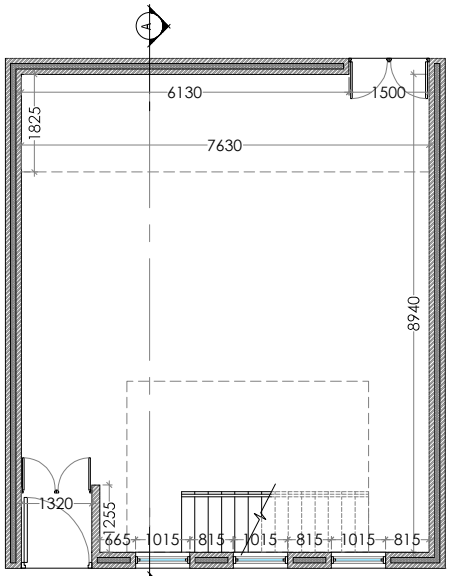
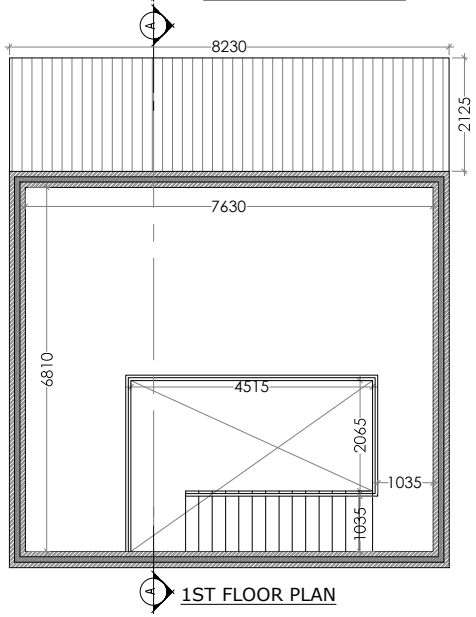
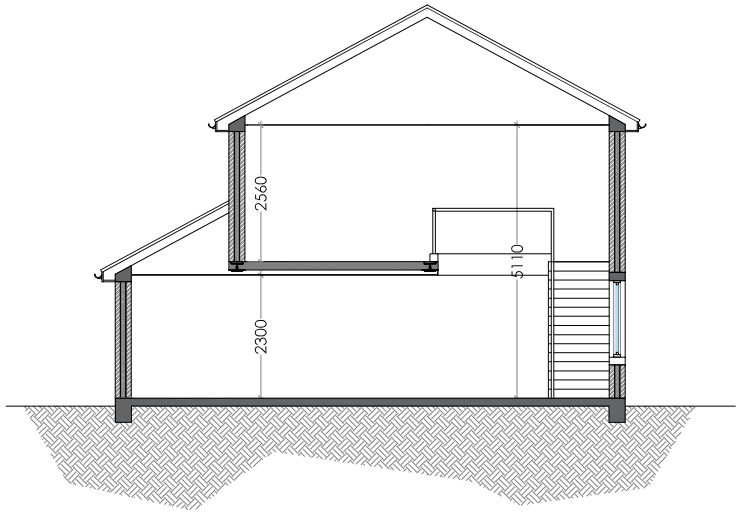


GROUND FLOOR PLAN



1ST FLOOR PLAN



SECTION AA

General Notes

No.	Revision/Issue	Date

Firm Name and Address

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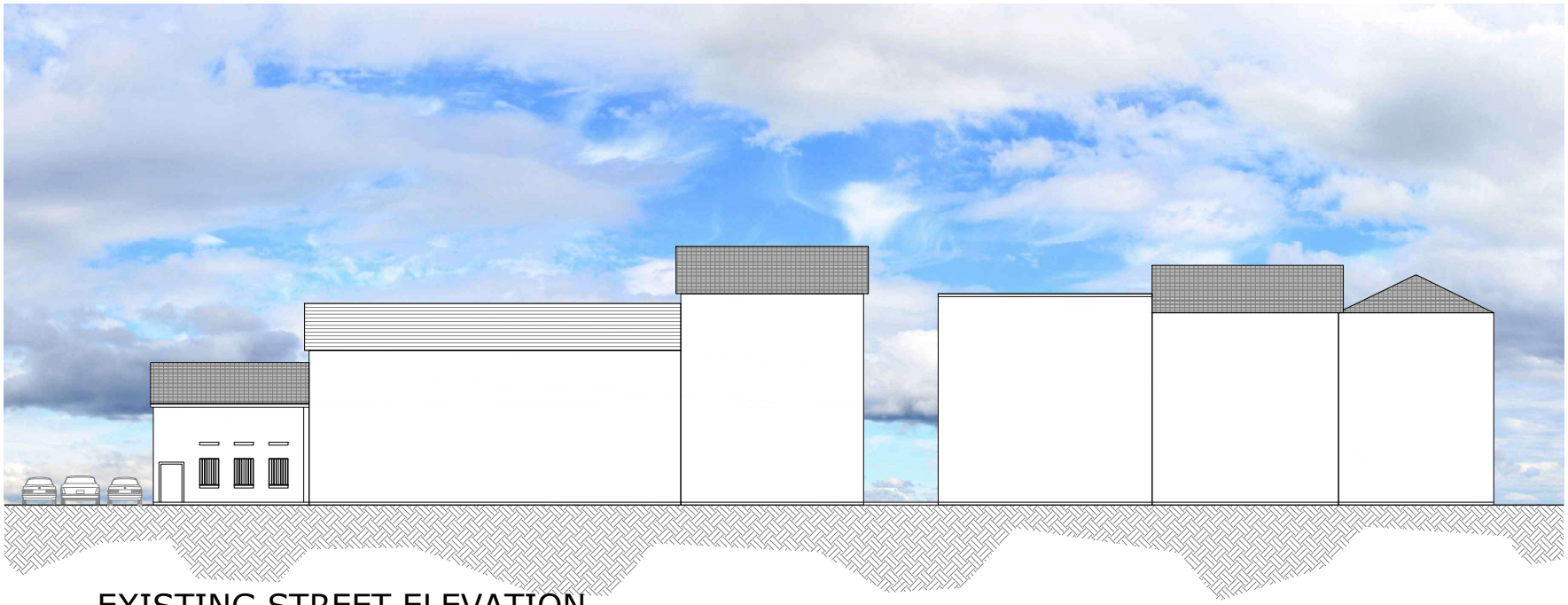


EXISTING STREET ELEVATION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Mason and Marlowe

Mason and Marlowe Ltd.

Project Managers and Quanity Surveyors

Vanilla,
39-41 Richmond St,
Manchester M1 3WB

Project Name and Address

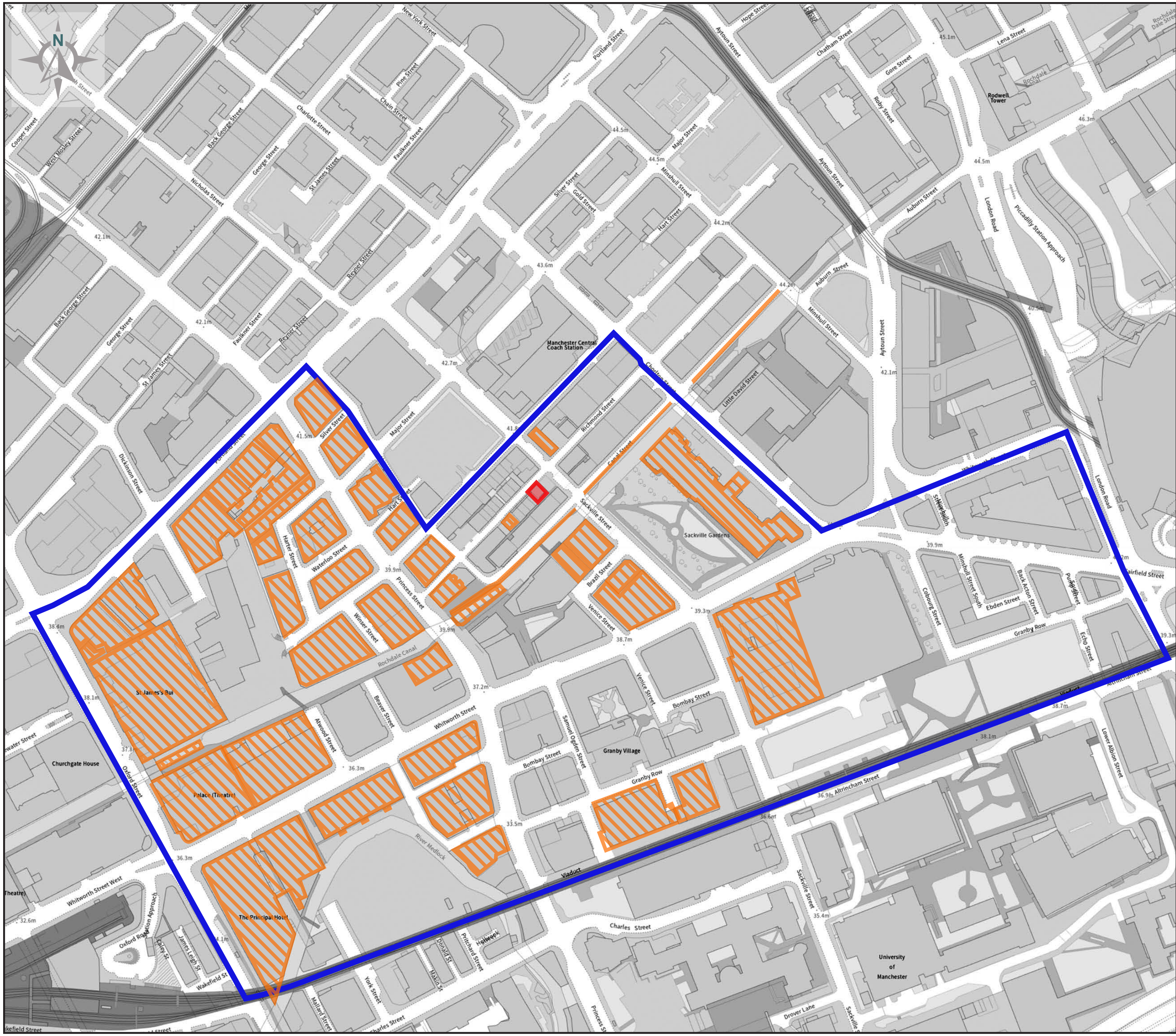
Vanilla,
39-41 Richmond St,
Manchester M1 3WB

Project

Date
06/10/2022

Scale
1/250

Sheet
A3



AB HERITAGE
ARCHAEOLOGICAL CONSULTANCY

KEY

- Site Boundary
- Conservation Area
- Listed Building

0 150m

Figure 8: Cultural Heritage Features Map

Project: 39 – 41 Richmond Street, Manchester

Date: 13/04/23	Job No: 62504

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Drawn by: Pighill

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