

PERMANENT CHANGE OF USE AT 37-39 BLOOM STREET

MANCHESTER CITY CENTRE



HERITAGE ASSESSMENT

GARRY MILLER
Heritage Consultancy

PERMANENT CHANGE OF USE AT 37-39 BLOOM STREET
MANCHESTER CITY CENTRE
HERITAGE ASSESSMENT
MARCH 2023

GARRY MILLER
Heritage Consultancy

Crosby House, 412 Prescott Road, Eccleston Hill, St Helens, Lancashire WA10 3BT
Telephone: 01744 739675
garrymillerhbc@gmail.com
© Garry Miller 2023

GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 35 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘scholarship as its best’ by *Country Life* (June 2003), and ‘well analysed and presented’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 *Buildings of England* volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

Date of issue: March 2023

Status: for planning submission

Text: Garry Miller

CONTENTS

1: Executive Summary	5
2: The Site	6
3: The Proposal/Scope of this Report	8
4: The Conservation Area	10
5: The Application Premises	11
6: Summary of Significance	14
7: Planning Policy Context	15
8: Impact of the Proposal	17

1: EXECUTIVE SUMMARY

This report relates to numbers 37 and 39 Bloom Street, which are located on the southeast edge of Manchester City Centre. The premises are themselves non-designated but stand within Whitworth Street/Princess Street Conservation Area.

A retrospective application has been submitted to Manchester City Council for permanent change of use of the premises to a fish and chip shop, following temporary permission granted in 2015. The heritage consideration arising is its impact upon the significance (i.e. heritage interest and value) of the conservation area. The scope and purpose of this report is to identify this significance and assess how it will be affected.

The significance of the conservation area derives from its character and appearance as an area of substantial, fine warehouses built at the height of Manchester's textile prosperity. This significance essentially derives from its original buildings and their relationship to each other within the pattern of streets and spaces.

Numbers 37 and 39 Bloom Street were originally a pair of working class dwellings, built in what was a 19th century commercial/ industrial district focussed upon the Rochdale Canal that has been revitalised in the late 20th century as The Village. The properties are currently in use as The Village Fish and Chip Shop. Their significance stems primarily from their group value and historical interest with the remainder of Bloom Street's terraced properties as evidence of the early 19th century development of the streets adjoining the Rochdale Canal, which opened in 1804.

Temporary permission for change of use of the premises from use class A1 (retail) to A3 (cafe) was granted in 2015 (reference 110613/TMCOU/2015/C2), for a two-year period beginning on December 1, 2015. The current application seeks to make the permission permanent.

The proposal's effect upon the conservation area relates only to what is visible from the public realm, as the interior of the undesignated buildings does not contribute to the conservation area's character and appearance. The proposal requires no further change than what was granted in the 2015 permission and therefore was considered acceptable at that time. The buildings' visual contribution to the conservation area is made primarily by their front elevation, and the principal effect of the application upon it is made by its signage, which is typical of that found on the remainder of the terrace and reflects the vibrancy and diversity of the businesses on Bloom Street. The effect on the rear elevation comes in the form of an extraction flue, but this side has limited public visibility only and again this element must not have been considered harmful in 2015 otherwise consent would not have been granted.

For these reasons, the proposal will sustain the significance of the conservation area along with the positive contribution of the application premises. It is thereby in accordance with national planning guidance and the local development plan policy, and hence the proposal merits approval without delay.

2: THE SITE

The application premises stands on the southeast edge of Manchester City Centre, where it is situated on the south side of Bloom Street, close to its junction with Sackville Street. The premises comprise numbers 37 and 39 Bloom Street, originally a pair of working class dwellings built in what was a 19th century commercial/ industrial district that was revitalised in the late 20th century as The Village. The properties are currently in use as The Village Fish and Chip Shop.



Map 1. Location of the application premises



1. The application building



2. Aerial view of the premises amid their surroundings , looking southeast

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Designation

The application premises are themselves non-designated but stand within Whitworth Street/Princess Street Conservation Area.

3.2 Proposed development

A retrospective application has been submitted to Manchester City Council for permanent change of use of the premises to a fish and chip shop, following temporary permission granted in 2015.

3.3 Heritage impact

The heritage consideration arising from the proposal is its impact upon the significance (i.e. heritage interest and value) of the conservation area. This relates only to any external works involved in the change of use.

3.4 Scope and purpose of this report

Paragraph 194 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised July 2021) states local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the conservation area and to assess how this will be affected by the proposal. It is considered the level of detail presented is proportionate to its importance, in accordance with paragraph 194, and is no more than necessary to understand the impact of the proposal. This report is to be read in conjunction with other documentation submitted in support of the application.

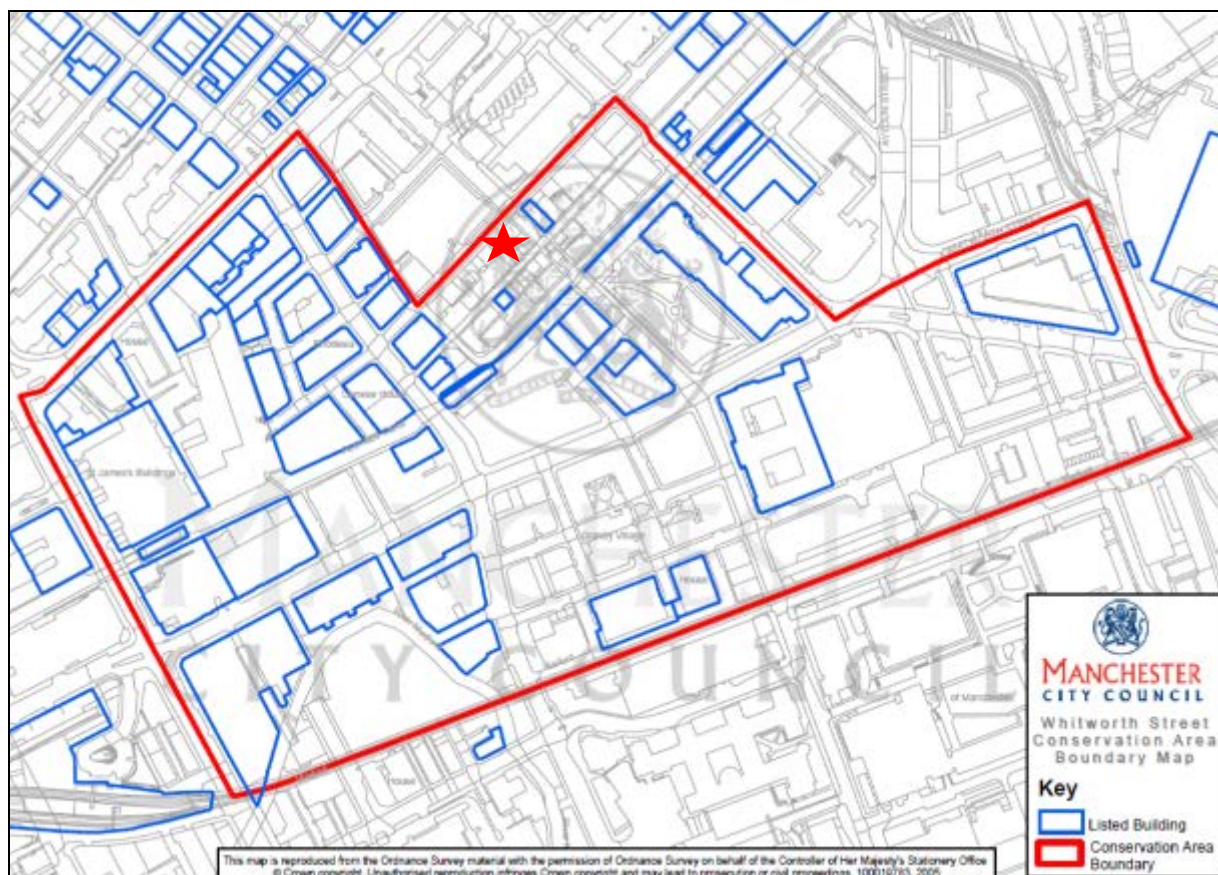
3.5 Report structure

This is as follows:

1. A brief analysis of the conservation area (Section 4)
2. A summary of the contribution made by the application property (Section 5)
3. A summary of their heritage significance (Section 6)
4. A summary of the relevant planning policies against which the application will be assessed (Section 7)
5. An assessment within this context of the proposal's impact upon the significance of the conservation area (Section 8)

4: THE CONSERVATION AREA

Whitworth Street/Princess Street conservation area was first designated in 1974 and extended in 1985. Its special interest and character derives from being primarily a planned district of fine Victorian and Edwardian warehouses erected during Manchester's 19th century zenith as world's principal textile centre. They date from between 1850 and the 1920s and are the monumental legacy of the historical importance of the textile trade to the city. A high percentage of buildings within the area are listed as being of national importance for their special architectural or historic interest. A character appraisal for the conservation area has not however been produced by Manchester City Council. As regards Bloom Street, its character is of a mixed nature, with 19th century cottages, warehouses and modern buildings all forming part of the streetscene.

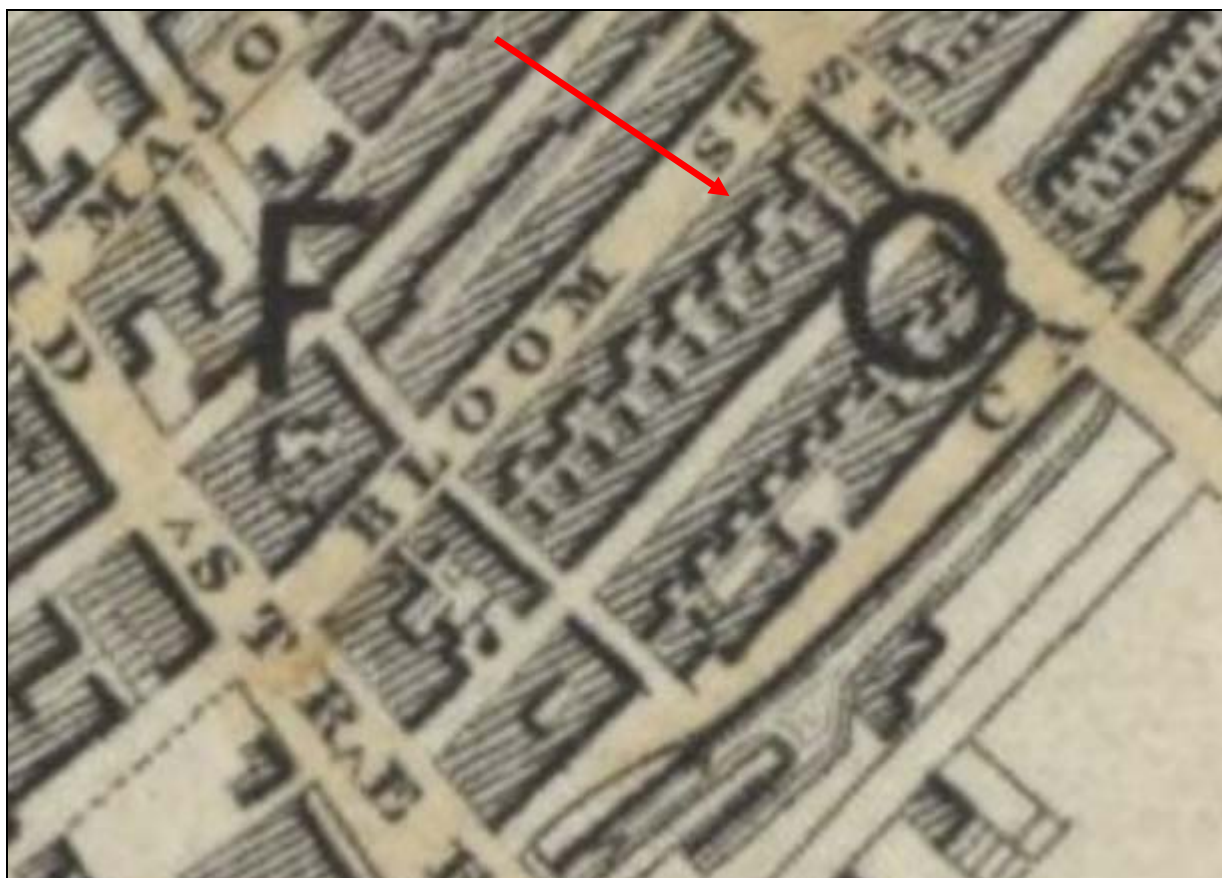


Map 2. The conservation area, with the application building indicated

5: THE APPLICATION PREMISES

5.1 Historical context

Bloom Street was developed in the early 19th century as part of an industrial/commercial district focussed upon the nearby Rochdale Canal, which opened in 1804. The application properties date from this time and belonged to a block of workers' houses located between Bloom Street and Richmond Street that stood within a grid pattern of terraced streets recorded on the six-inch OS mapping surveyed in 1845 (Map 3, below). The properties later switched to commercial use.



Map 3. The properties formed part of a terraced block between Bloom Street and Richmond Street, recorded by the six-inch OS map surveyed 1845



Map 4. Numbers 37 and 39 depicted by the 25-inch OS map of 1913



3. 1960s view of the properties, by then in commercial use

5.2 Description

The properties are essentially a pair or heavily-altered modest narrow-fronted dwellings representative of the early 19th century development of the area. They are of interest largely not for their own intrinsic qualities, but rather their collective role as part of a row of two or three storey properties of similar date that stands on the eastern side of the street. Both properties retain narrow round-arched doorways typical of their date, but their windows all have altered framing and the front elevation has a busy array of signage typical of other properties in the street.



4. The premises share group value with their early 19th century neighbours

5.3 Contribution to the conservation area

The application premises make a positive contribution for their group value with the remainder of the early 19th century row on the east side of Bloom Street and as part of the architecturally diverse surrounding streetscene.

6: SUMMARY OF SIGNIFICANCE

6.1 Rationale

Paragraph 195 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

6.2 The conservation area

The significance of the conservation area derives from its character and appearance as primarily an area of substantial, fine warehouses built at the height of Manchester's textile prosperity. This significance essentially derives from its original buildings and their relationship to each other within the pattern of streets and spaces.

6.3 The application premises

The significance of the application premises stems primarily from their group value and historical interest with the remainder of the Bloom Street terraced properties as evidence of the early 19th century development of the streets adjoining the Rochdale Canal.

.

7: PLANNING POLICY CONTEXT

7.1 Statutory duty

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

7.2 Relevant policies

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 197 states that in determining applications, local planning authorities should take account of:

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

Regarding designated heritage assets, paragraph 199 states that ‘great weight’ should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting.

This guidance is reflected by heritage policies of the local development plan. Relevant in this case are:

- Policy EN3 of the City Council’s Local Development Framework Core Strategy, adopted July 2012. This states:

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

- Saved policy DC18 of the Unitary Development Plan (Conservation Areas), which states that the council will seek to preserve and enhance the character of its designated conservation areas

The council's general policy for Whitworth Street Conservation Area is to retain existing structures where feasible, and for new buildings and extensions to existing ones to achieve a high standard of design that relates to the architectural and urban design character.

8: IMPACT OF THE PROPOSAL

8.1 Summary of the application

Temporary permission for change of use of the premises from use class A1 (retail) to A3 (cafe) was granted in 2015 (reference 110613/TMCOU/2015/C2), for a two-year period beginning on December 1, 2015. The current retrospective application seeks to make the permission permanent.

8.2 Its effect

The proposal's effect upon the conservation area relates only to what is visible from the public realm, as the interior of the undesignated buildings does not contribute to the conservation area's character and appearance. The proposal requires no further change to the buildings than what was granted in the 2015 permission and therefore was considered acceptable at that time. The buildings' visual contribution to the conservation area is made primarily by their front elevation, and the principal effect of the application upon it is made by its signage, which is typical of that found on the remainder of the terrace and reflects the vibrancy and diversity of the businesses on Bloom Street. The effect on the rear elevation comes in the form of an extraction flue, but this side has limited public visibility only and again this element must not have been considered harmful in 2015 otherwise consent would not have been granted.

8.3 Concluding statement

For the reasons stated above, the proposal will sustain the significance of the conservation area along with the positive contribution made by the application premises. It is thereby in accordance with national planning guidance and the local development plan policy, and hence the proposal merits approval without delay.