

HERITAGE STATEMENT

Client: Ryde studios
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REVISION

PROJECT TITLE	Barton Arcade
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- 1.0 INTRODUCTION
- 2.0 THE HERITAGE AND ITS SIGNIFICANCE
- 3.0 IMPACT ON THE SIGNIFICANCE
- 4.0 CONCLUSION

1.0 INTRODUCTION

1.1 PURPOSE

This Heritage Statement has been prepared by Seven Architecture on behalf of Ryde Studios to support a Change of Use application for works to the Grade II* Listed Barton Arcade, Manchester.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings, to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it 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 should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

(Ministry of Housing, Communities & Local Government, 2012)

This Heritage Statement has been prepared to assess the impact of the following works :-

- Removal of modern metal/timber stud walls currently with no finish.
- New floor coverings in most of the spaces
- Restoring tiled floor finish throughout the corridors
- New shower room and wc provisions
- Change of use from bar into spin and yoga studio.

This document has been prepared to set out the significance of the building, in particular the areas affected by the proposed works, to provide a benchmark against which the impact of the proposed works can be assessed.

1.0 INTRODUCTION

1.2 RESEARCH METHODOLOGY

This document has been prepared based on primary and secondary sources including historical maps, drawings and reports.

The following sources were accessed in the preparation of this report:-

- www.earth.google.co.uk (accessed 03rd July 2023)
- www.maps.nls.uk (accessed 05th July 2023)
- National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 27 March 2012
- Conservation Principles, Policy and Guidance, Historic England, 2008.

A site visit to the application site have been undertaken on the 26th April 2023.

1.3 STRUCTURE OF THE REPORT

The report is set out as follows :-

Section 2.0	The Heritage and Its Significance
Section 3.0	Impact on Significance
Section 4.0	Conclusion

1.4 AUTHORSHIP

This report has been prepared by Samantha Gill, Associate at Seven Architecture, an RIBA Registered Conservation Architect and Supporter Member of the Institute for Historic Building Conservation (IHBC).

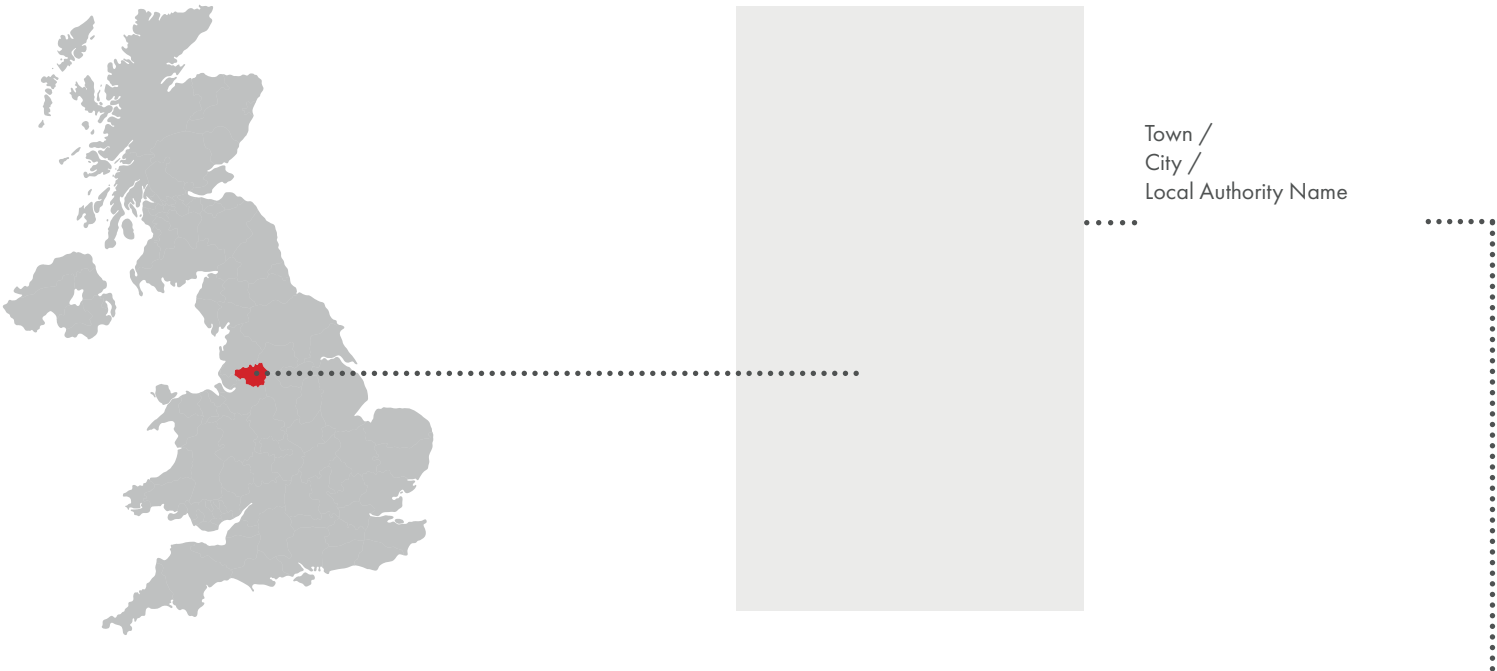
1.0 INTRODUCTION

1.5 LOCATION

The location of Barton Arcade is within Manchester City Centre, within the North-West of England.

The building is located north west off St Anns Square, with its main frontage off Deansgate.

The building is a prime location within the city centre, within walking distance to the main shopping centre, and the two main train stations (Piccadilly and Victoria).

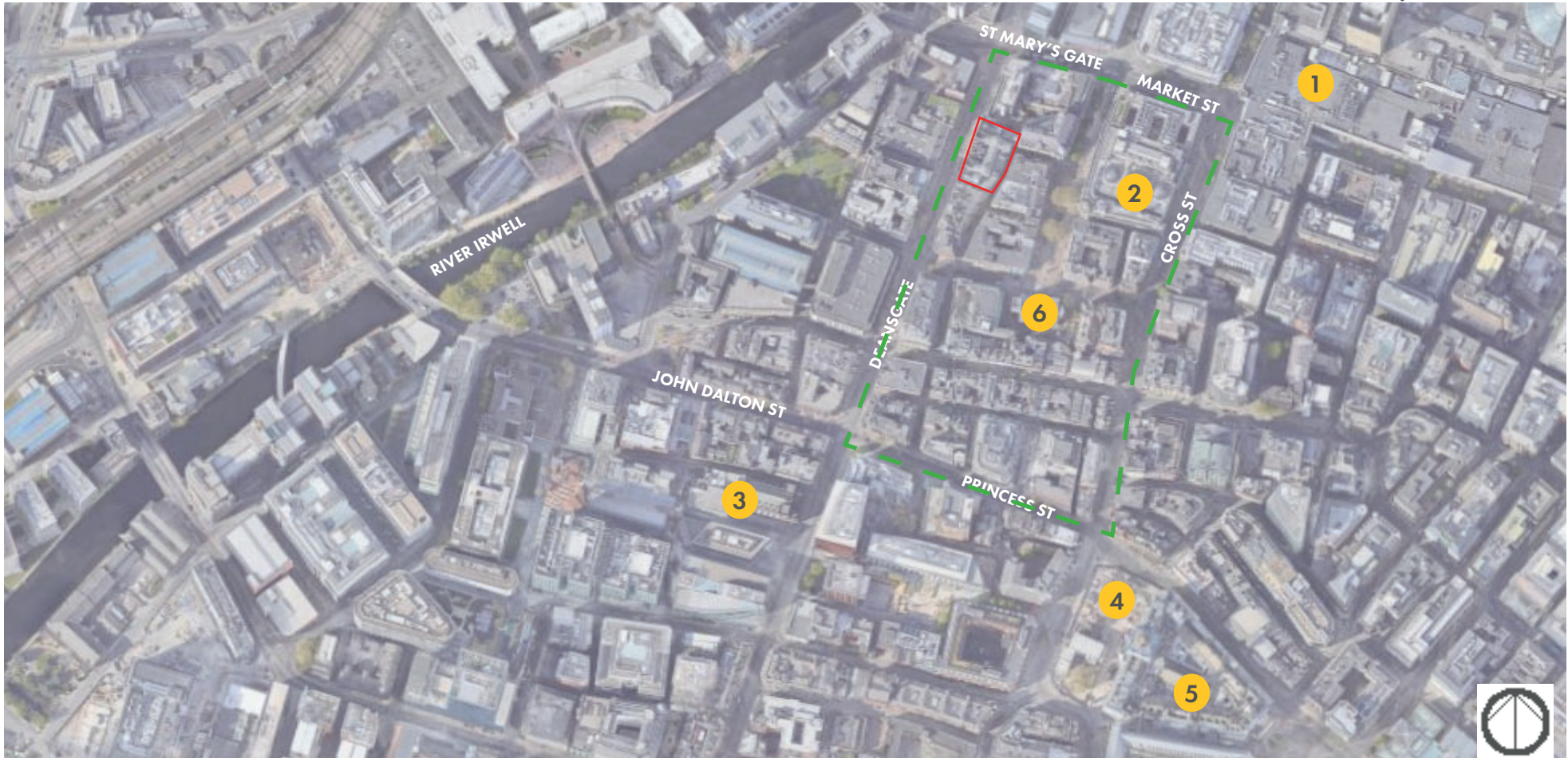


KEY

- 1 Arndale Shopping Centre
- 2 Royal Exchange Theatre
- 3 John Ryland's Library
- 4 Albert Square
- 5 Manchester Town Hall
- 6 St Ann's Church

Site Boundary

St Anns Square Conservation Area



Location Plan

1.0 INTRODUCTION

1.5 LOCATION

Barton Arcade’s main frontage is along Deansgate, housing two entrance points to the arcade along the street, with separate, independant access to a number of the units. There is a secondary entrances to the arcade and upper and lower floors off St Anne’s Square and Barton Square.

KEY

- Site Boundary
- Entrance and Egress from the arcade

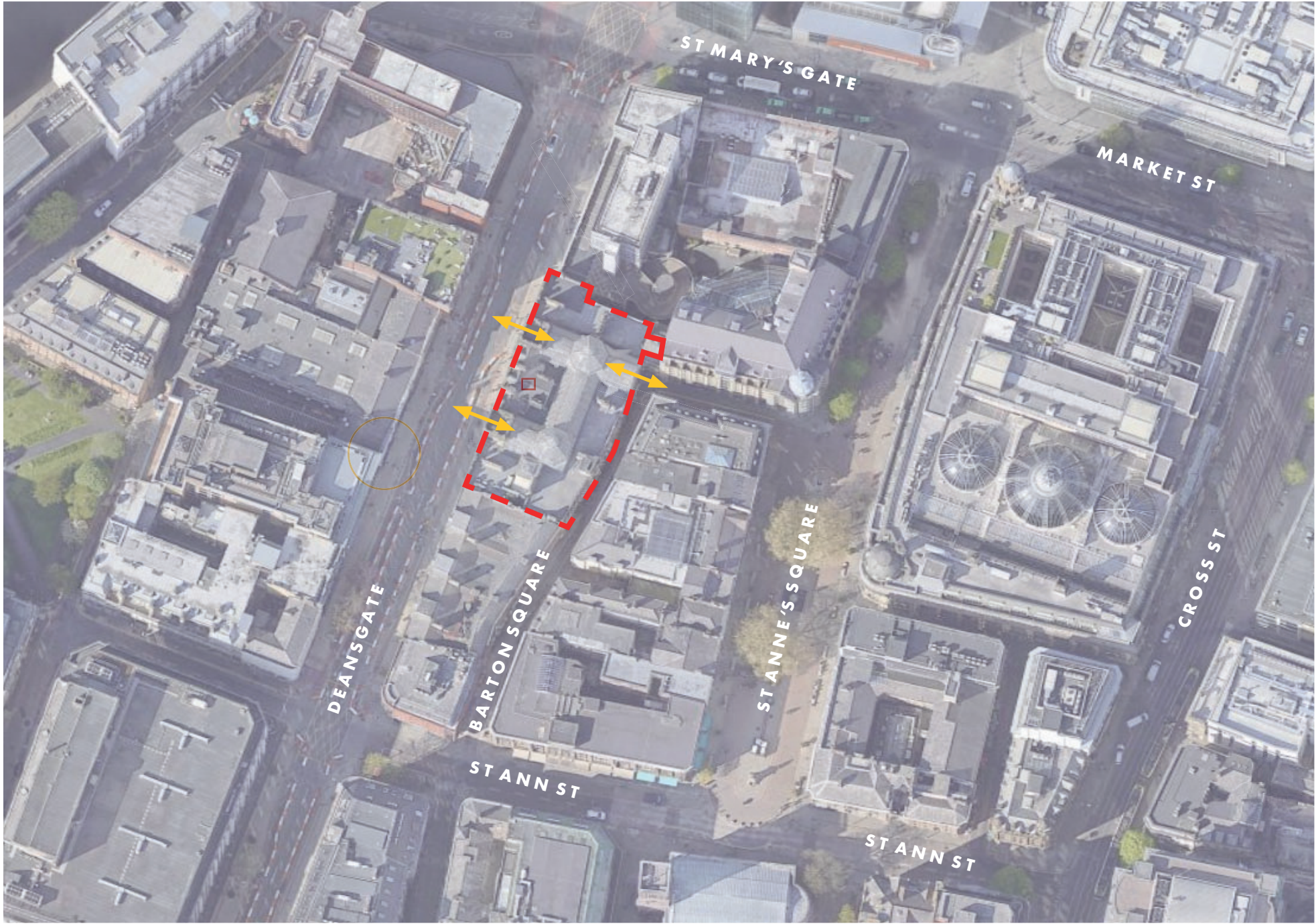


Figure 01
Aerial view showing the location of Barton Arcade (outlined in red) within the context of Manchester City Centre, showing entrance and egress from the building.
(Source : www.earth.google.com accessed 05th July 2023).

1.0 INTRODUCTION

1.6 THE NATURE OF THE PROPOSAL

The proposals look to convert a section of basement level -01 into a spin and yoga studio.

The space has previously been a bar and had recently had consent for adaoption which has been partially completed, including the insertion of metal and timber stud walls which currently have no finsihes applied.

The proposals look to retain the existing large volumes of the spaces, creating spin and yoga studios, whilst removing the modern partitions to create shower and wc facilities.

KEY

- Site Boundary
- ↔ Entrance to the basement unit
- Basement unit



Figure 02
Aerial view showing the location of Barton Arcade (outlined in red) and basement unit within the context of Manchester City Centre.
(Source : www.earth.google.com accessed 05th July 2023).



1.0 INTRODUCTION

1.7 DESIGNATED RECORDS FOR THE HERITAGE ASSET

LISTED BUILDING DESCRIPTION

MANCHESTER SJ8398SE DEANSGATE 698-1/27/100 (East side) 25/01/72 Nos.51 TO 63 (Odd) Barton's Building including Barton Arcade GV II* Includes: Nos.1 AND 3 AND 63 BARTON SQUARE. Also known as: BARTON SQUARE. Block of shops and offices enclosing shopping arcades. 1871, by Corbett, Raby and Sawyer; restored late C20. Cast-iron and glass with facing of sandstone ashlar, slate and glass roofs. Large almost rectangular block intersected by east-west arcade and L-shaped arcade off south side of this. Eclectic style. Four storeys and attic, a long 9-bay facade to Deansgate, divided in half horizontally by a balustraded balcony. The ground and 1st floors are treated as a single architectural storey, the bays divided by narrow piers with foliated capitals, the 3rd and 7th bays being full-height entrances with pendent semi-circular arches of cast-iron open-work and the other bays having C20 shop-fronts at ground floor and arcaded 3-light windows above with slender shafts and enriched spandrels. The upper floors have bracketed cornices, and sashed windows with stilted surrounds, except the bays over the entrances which have pilasters, coupled round-headed windows at 4th floor and square turrets above, with heavy bracketed cornices and pierced parapets. Chimneys over the outer ranges and round-headed dormers over the central range. Rear (to Barton Square), of cast-iron and glass in Crystal Palace style, round-headed top with dome and cupola. Interior: fine example of Victorian shop-and-office arcading, 4-storeyed and with balconies on 2 levels curved round at the corners and intersections, furnished with bracketed ornamental cast-iron balustrades and mahogany handrails; vaulted glazed roof raised to domes over the north and south ends of the axial arcade.



Figure 03
Aerial view showing the location of Barton Arcade (outlined in red) within the context of Manchester City Centre.
(Source : www.earth.google.com accessed 05th July 2023).



1.0 INTRODUCTION

1.7 DESIGNATED RECORDS FOR THE HERITAGE ASSET

KEY

- 1 Haywards Building - Grade II
- 2 War Memorial (Boer War) - Grade II
- 3 No.16, St Ann's Square - Grade II
- 4 No.18-20, St Ann's Square - Grade II
- 5 No.22, St Ann's Square - Grade II
- 6 Cordens Statue - Grade II
- 7 Royal Exchange
- 8 Mansfield Chambers
- 9 25, St Ann Street
- 10 Alliance House
- 11 Church of St Ann
- 12 Deacon monument north of Apse at east end of church of St Ann

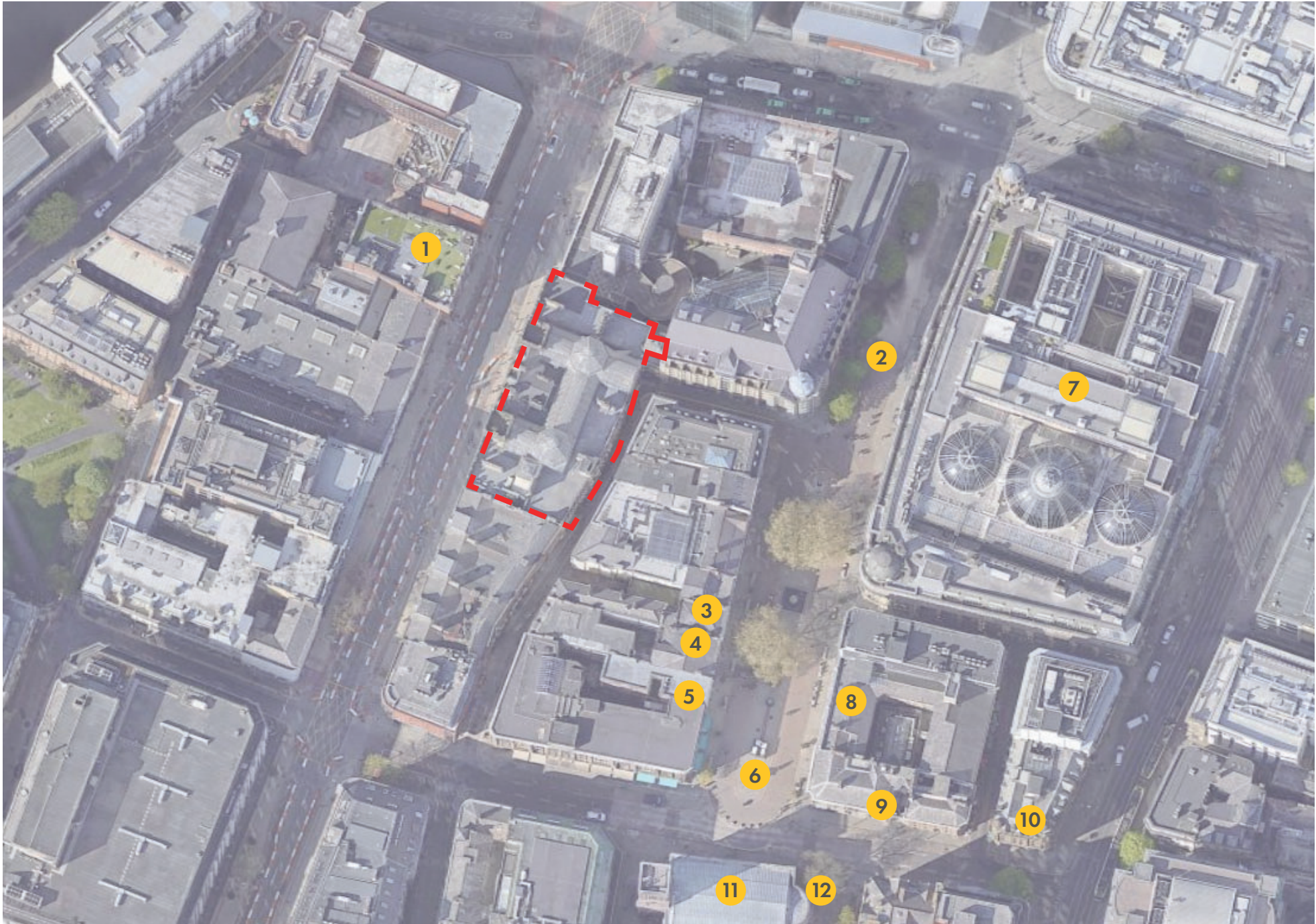


Figure 04
Map showing the Listed Buildings and curtilage buildings within the site.
(Source : www.earth.google.com accessed 05th July 2023).

1.0 INTRODUCTION

1.8 ARCHAEOLOGICAL POTENTIAL

The proposed works includes the removal of one wall within the women’s shower and WC facilities. It does not look to remove any other historic fabric or excavate any floors.

1.9 PLANNING HISTORY

Please refer to planning report.

1.0 INTRODUCTION

1.10 ST ANN’S CONSERVATION AREA

Barton Arcade sits within the St Ann’s Conservation Area as identified on the adjacent map.

There are also a number of other listed buildings within close proximity of the arcade, included below.

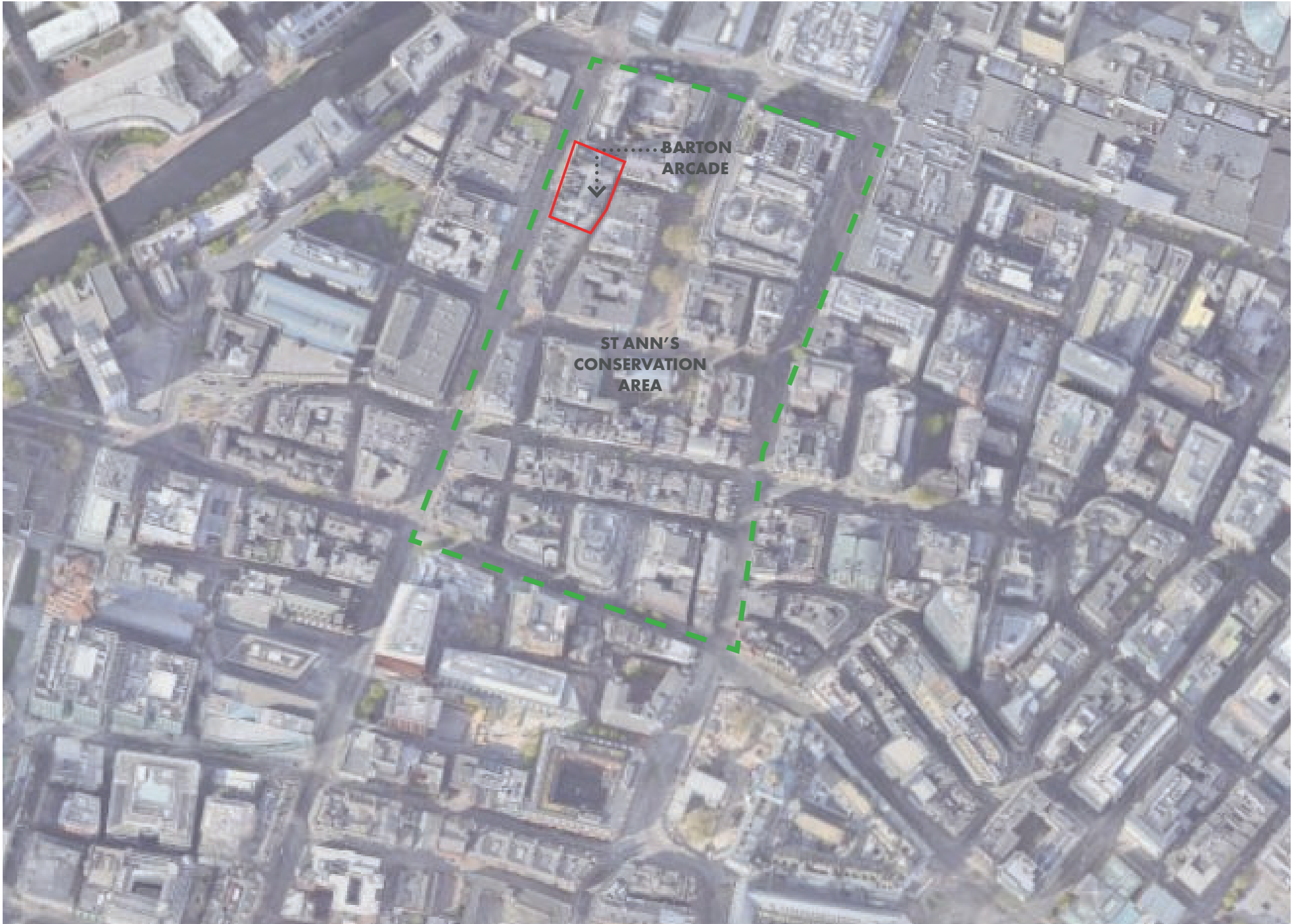


Figure 05
Map showing the extent of the St Ann’s Conservation Area.
(Source : www.manchester.gov.uk/downloads/file/12687/st-anns-square-conservation-area-map accessed 05th July 2023).



1.0 INTRODUCTION

1.11 APPROACH AND METHODOLOGY

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it 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 should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.¹

To comply with these NPPF requirements, Section 2 and 3 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the proposed works.

Section 2 and 3 sets out the assessment of significance for the identified heritage assets potentially impacted on by the development.

This assessment is based upon available published information, and a visual survey undertaken on site on 26th April 2023.

¹ National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019, p54

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.1 1848 - 1871

Barton Arcade was constructed in 1871. It was designed and built by Corbett, Raby and Sawyer and the decorative ironwork came from Walter Macfarlane's Saracen foundry in Glasgow. The inspiration for the Arcade was Galleria Vittorio Emanuele II in Milan, which appeared in the British architectural publication, *The Builder* in 1868.

The map adjacent, from 1848, indicates that the original Barton Arcade was not the first building on the site with the map predating the building.

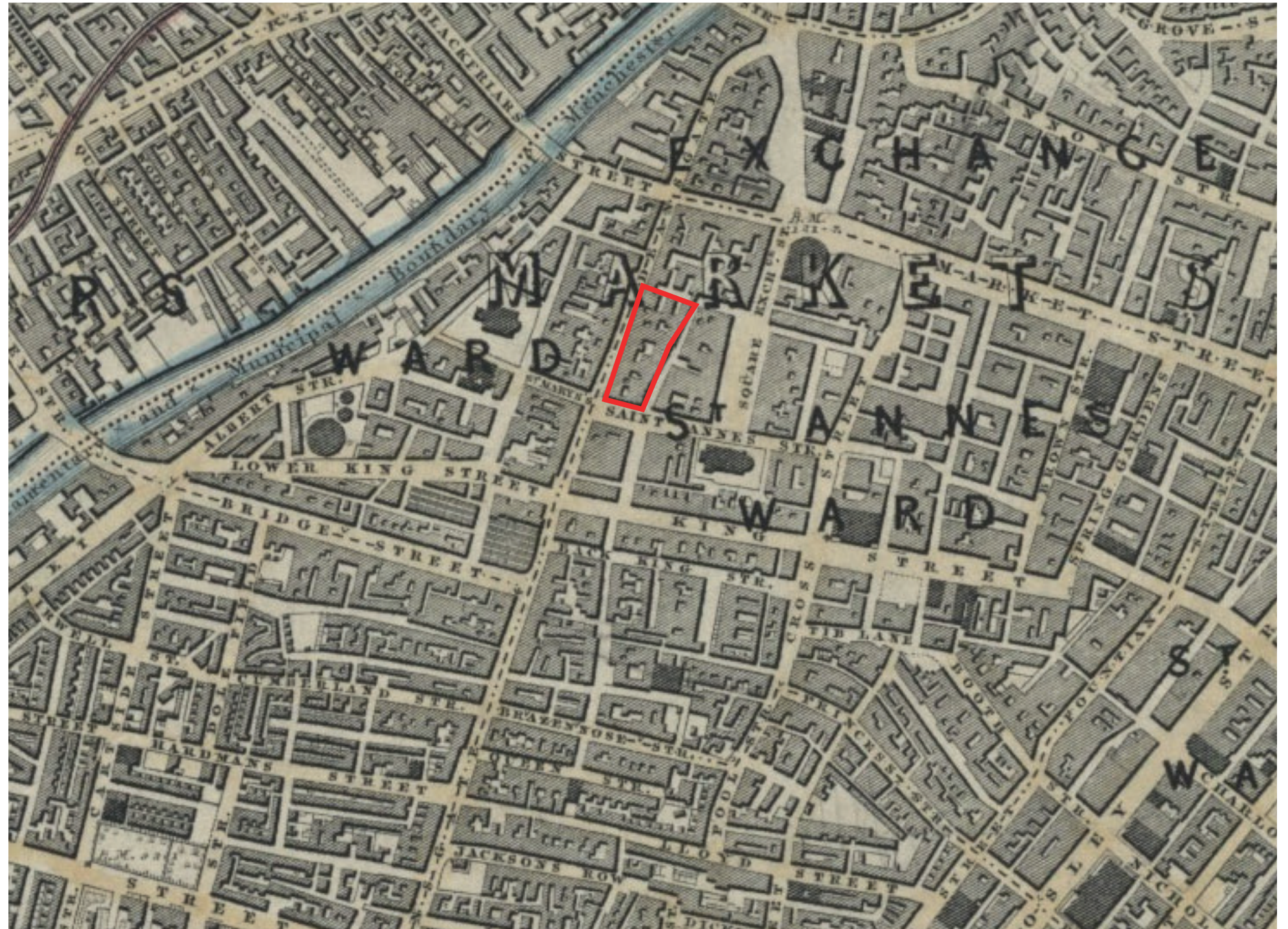


Figure 06
Ordnance Survey Map from 1848.
(Source : www.nls.uk/digital-resources accessed 07th July 2023).



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.2 1915-23

The map indicated the location of Barton Arcade, in place of the previous building.



Figure 07
Ordnance Survey Map from 1915, published in 1923.
(Source : www.nls.uk/digital-resources accessed 07th July 2023).



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.3 1930

Again there doesn't appear to be much change from the original with the principle form remaining as originally built.

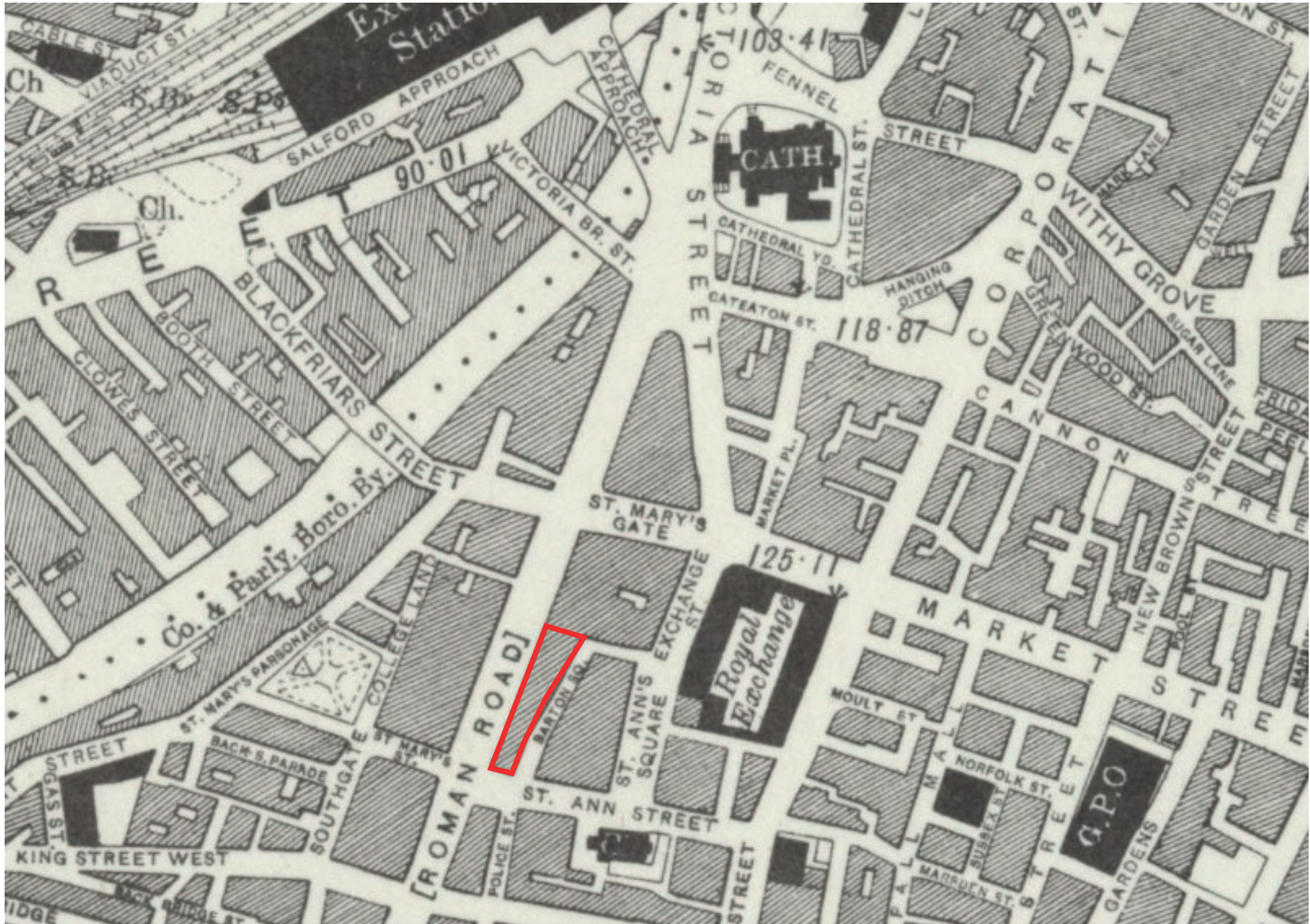


Figure 08
Ordnance Survey Map from 1930.
(Source : www.nls.uk/digital-resources accessed 07th July 2023).



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.4 1940

The building was damaged in the 'Christmas Blitz' on 22nd december 1940 in Manchester. Many buildings were impacted, including Cheethams Hospital, the Royal Exchange and St Ann's Church. It is unclear the extent of the damage but it is documented that the bombs 'reduced shops and buildings in St Ann's Square to ruins'¹



Figure 09
Photo thought to be taken of the north entrance to St Anne's Square, with the exchange in the background.
(Source :<https://www.mediastorehouse.com/memory-lane-prints/mirror/1400to1499-01466/manchester-blitz-also-known-christmas-blitz-21900435.html> accessed 07th July 2023).

¹ BBC News Article

<https://www.bbc.co.uk/news/uk-england-manchester-35094565>

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.5 2023

The arcade is an eclectic style and rises to a height of 53 feet. The ground floor contains shops and showrooms, and until at least 1957 there was only 12 units. The 2 upper floors now contain offices and also feature the same decorative ironwork and mahogany handrails as the elevations. It has 2 basement levels that have had over time had multiple uses. Much of the first basement has become an extension of the ground floor shops/cafes, providing additional storage and usable space. A number of units have independant access outside of the arcade, including one unit to the basement off Barton Square.

There is access to the roof top from a central staircore, providing access to an apartment at roof level.

The façade of the building on Deansgate is stonework and projects higher than the roof, completely hiding the glass and iron building behind it.

The Barton Arcade is widely renowned as one of the best surviving examples in the country.

The arcade is believed to have remained largley the same over time, with minor known internal changes, such as the stair enclosure, the removal of the historic shop fronts and the enclosure of the entrances.

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



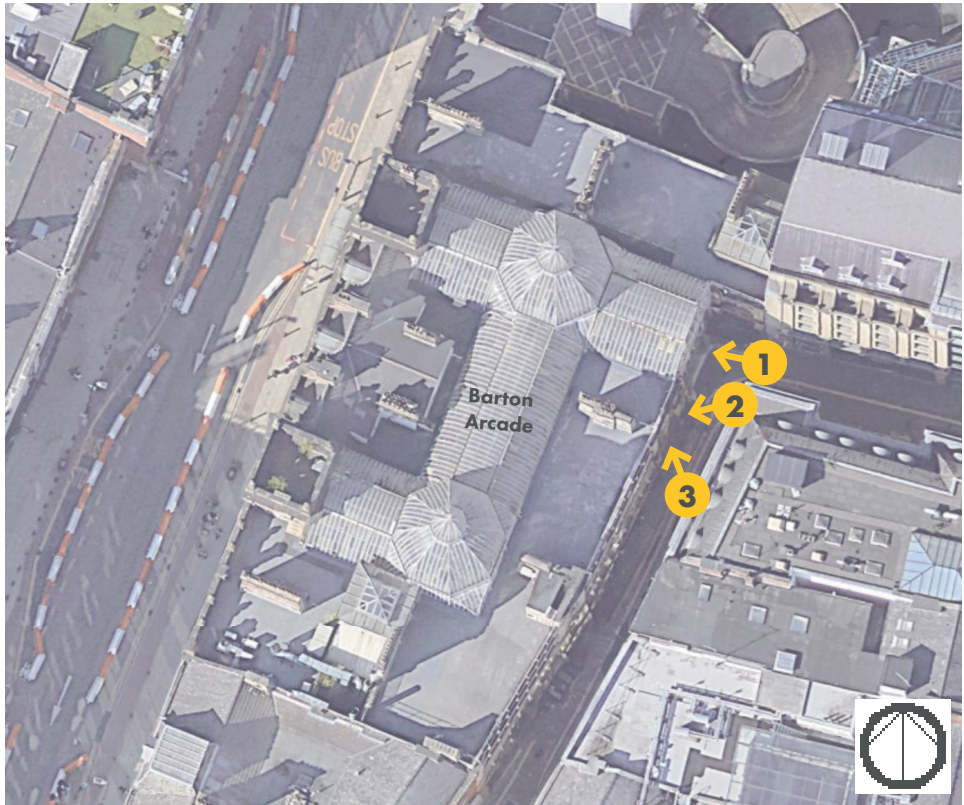
1 View looking to the principle, east, elevation



2 View looking towards the entrance to the basement unit



3 View looking towards the entrance to the basement unit



Key Plan

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



1 View into the spin studio



2 View of the tiled finish to be retained



3 View of the entrance towards the yoga studio



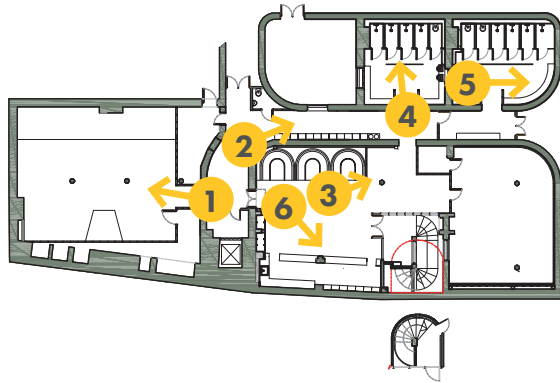
4 View of the existing male changing rooms



5 View of the existing female changing rooms



6 View of the reception area



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



7 View of the staircase entrance



8 View down the corridor



9 View into the yoga studio



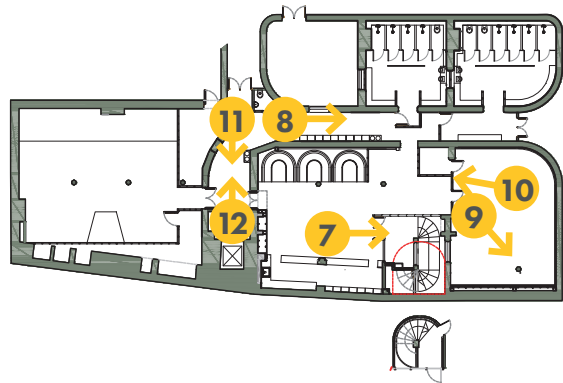
10 View to location of new store. Timber studs to be replaced.



11 View along the corridor



12 View along the corridor



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.6 VALUE OF THE HERITAGE ASSET

The following assessment of significance looks at identifying the significance of Barton Arcade’s heritage value, as outlined by Historic England’s Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12) (2019). It is also informed by the Ministry of Housing, Communities and Local Government Planning Guidance on the Historic Environment (2019) and Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008).

Significance is defined in policy as:

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

Appraising significance provides a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assess in a considered and methodical manner.



the potential of a place to yield primary evidence about past human activity.



ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative.



the ways in which people draw sensory and intellectual stimulation from a place.



the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.



HIGH SIGNIFICANCE

elements deemed to be of particularly special interest



MEDIUM SIGNIFICANCE

elements deemed to be of special interest



LOW SIGNIFICANCE

elements deemed to be of more modest interest



NONE/ DETRIMENTAL SIGNIFICANCE

elements that do not contain any special interest or detract from the significance of the building

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.6 VALUE OF THE HERITAGE ASSET

The heritage value of a building such as Barton Arcade is extensive and a thorough and detailed investigation of the building's significance is outside the scope of this report. However, a summary of the building's significance, in order to assess the impact of the proposal, is detailed below.

2.1.7 STATEMENT OF SIGNIFICANCE

EVIDENTIAL VALUE

The existing arcade provides primary evidence of a Victorian arcade, showcasing both internal and external details and engineering, with alterations having minimal impact on the evidential value of the arcade as a whole.

The arcade is considered to be of **HIGH EVIDENTIAL VALUE**.

HISTORICAL VALUE

Barton Arcade is a designated Grade II* Listed building protected by Historic England. The building is therefore considered to be of 'special interest, warranting every effort to preserve it'.

Barton Arcade began a trend of shopping arcades in Manchester, with two others built after Barton Arcade in the same decade, with the basement levels having, for a long time, been used as private members clubs or bars, supporting the famous Manchester night life.

The building is thought to have housed well-renowned companies such as Stephenson's glass and chinaware. Although the shop fronts are no longer original, Barton Arcade (along, with the Exchange Arcade) clearly showcases examples of how affluent (predominantly women) would have shopped. It was 'suggested by a newspaper report from 1878 where a pickpocket, caught at the Barton Arcade is described as "respectably attired" so that he blended in with the other clientele.'¹

Barton Arcade is therefore considered to be of **HIGH HISTORICAL VALUE**.

AESTHETIC VALUE

The building was built in 1871, by Corbett, Raby and Sawyer and restored in the late 20th century.

The building is made of cast-iron and glass with facing of sandstone ashlar, slate and glass roofs. Large almost rectangular block intersected by east-west arcade and L-shaped arcade off south side of this. The arcade and basement levels have been adapted over time with the ground floor shop fronts no longer original and the units being extended into the basement levels to provide additional commercial/ space.

The building is thought to be one of the best surviving examples of a Victorian arcade in the country and is deemed to have **HIGH AESTHETIC VALUE**.

COMMUNAL VALUE

Barton Arcade continues to be a widely used asset within Manchester City Centre. The ground floor is occupied by cafes and shops, spilling out into the arcade. The basement levels have previously been used as bars, clubs and production sets. The overall building has a **HIGH LEVEL OF COMMUNAL VALUE** but the unit highlighted as part of this application is currently not open to either public or private visitors, thus its current **COMMUNAL VALUE IS LOW**.

¹ 20219. Heritage Assessment, SO Associates Ltd.

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The proposed works are to undertake a change of use application for a basement unit to Barton Arcade to change it from a bar/restaurant to a recreation unit with a spin and yoga studio.

EXTERNAL

- Replacement of the sign above the door with a metal top hung sign.
- The addition of glass manifestations along the elevation.

INTERNAL

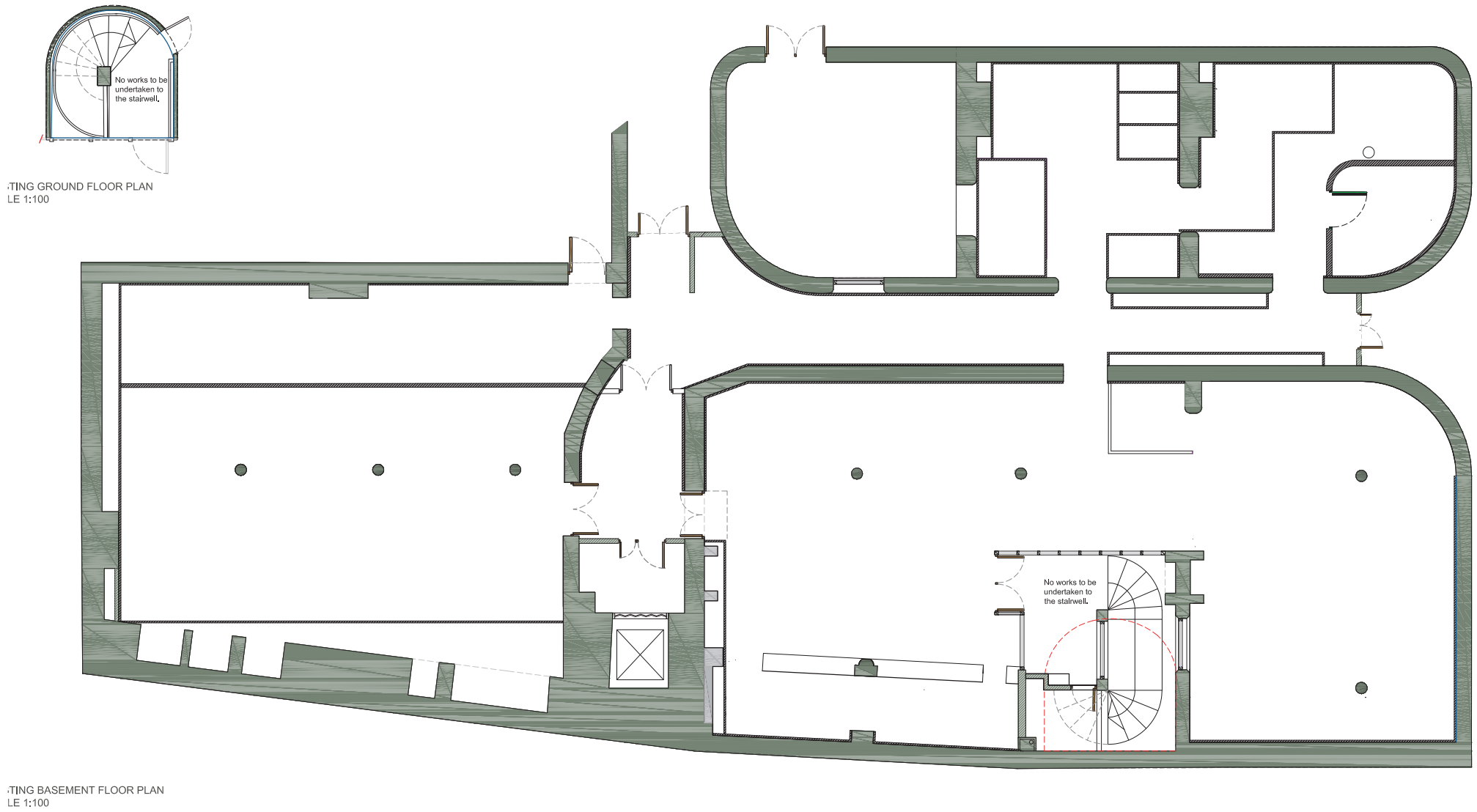
- Removal of modern finishes
- Removal of curved wall within the proposed female shower room.
- Removal of the modern separation wall in main space.
- Instalation of new flooring and wall finishes to the main spaces, including entrance, spin and yoga studio.
- Instalation of new WC and shower facilities.

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent plans illustrate the existing fabric as follows :-

The existing plan highlights that much of the internal spaces have already undergone changes as part of recent use as a bar. The building is currently left unfinished and in an unoccupiable state.

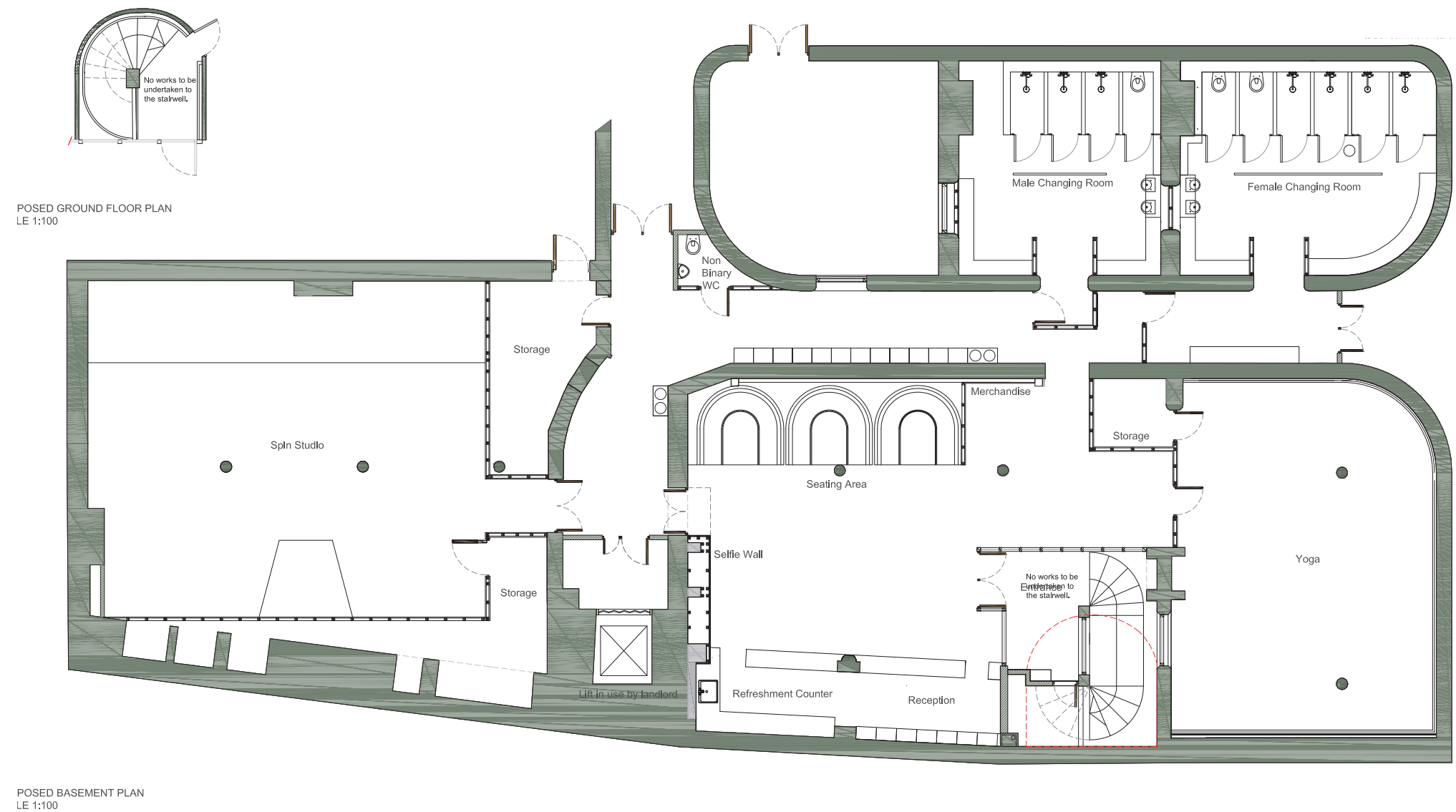


3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent proposed plans illustrate the proposed works to the existing plans :-

- The main south space's volume will be re-instated as a large volume with the removal of the internal wall.
- Instalation of plasterboard on existing studwork.
- Removal of some of the modern existing studwork to expose high qulaity brickwork and tile finishes.
- Removal of modern mirrored finishes and replacement with paneled walls to match the remainder of the room.
- The preservation of existing floor tiles underneath proposed finishes within spin and yoga studios and changing facilities.
- Instalation of new WC and shower facilities including a non-binary WC and changing space.
- The preseration of the fireplaces within the spin studio and male changing rooms.



3.0 IMPACT ON SIGNIFICANCE

3.2 ASSESSMENT OF IMPACT ON SIGNIFICANCE

EVIDENTIAL VALUE

The proposed works to the basement level do not make any additional change to the evidential value of the building. The basement has been continually been used as a bar/club within its recent past and so the works are seen to have a **NEUTRAL IMPACT** on the building's **EVIDENTIAL VALUE**.

HISTORICAL VALUE

The basements levels have, for a long time, been used as private members clubs or bars, supporting the famous Manchester night life however is now sat vacant and unused. By bringing the basement unit back into use is deemed to have a **NEUTRAL IMPACT** on the arcade's **HISTORICAL VALUE**.

AESTHETIC VALUE

The proposals look to make signage alterations to the external facade and change/add internal finishes internally. Although it is appreciated that any change to historic fabric can be deemed as negative it can be argued that the half finished nature of the basement currently has a negative impact on the aesthetic value of the arcade and Barton Square, including the current disregard for any historic features. By bringing the unit back into viable use, sensitive and discrete signage and high quality internal finishes it could be argued that this would have a **POSITIVE IMPACT on the building's AESTHETIC VALUE**.

COMMUNAL VALUE

Barton Arcade continues to be a widely used asset within Manchester City Centre. The ground floor is occupied by cafes and shops, spilling out into the arcade. The basement levels have previously been used as bars, clubs and production sets.

By bringing the unit back into viable use it is hoped that this will increase the communal engagement with the building increasing its **COMMUNAL VALUE over time**. **The proposal is deemed to have a POSITIVE IMPACT on the building's COMMUNALVALUE.**

4.0 CONCLUSION

The proposed works looks to make positive change to the basement unit of Barton Arcade and is thought to have an overall **POSITIVE IMPACT ON SIGNIFICANCE.**

The internal proposals include the removal of one internal wall however this is deemed to be outweighed by the positives of bringing the unit back into viable use. The removal of the modern walls are not seen to affect the significance of the historic building and as such is believed to have a **NEUTRAL IMPACT ON THE BUILDING’S SIGNIFICANCE.**

Increasing engagement with the building by its surrounding community is thought to have a **POSITIVE IMPACT ON THE BUILDING’S SIGNIFICANCE, and it is hoped this will have a porsitive impact on the surrounding businesses.**

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