

Address: Basement of Transact House
Heritage Statement
Nov. 2023- Rev 2
Prepared by Muse Architects

1. Introduction:

This comprehensive heritage statement undertakes a meticulous evaluation and justification of proposed alterations in line with the Grade II Listed Building situated at No. 50 Princess Street. The report embarks on an intricate exploration of the architectural nuances and historical context of this esteemed structure, emphasizing the impact and significance of proposed modifications in preserving the building's rich historical integrity.

This statement should be read in conjunction with the drawing information submitted within this application. For over 20 years basement of no. 50 princess street was trading as Taj Restaurant, a listed building consent was issued and approved for the external signage of the restaurant, later, Taj restaurant has also later then installed a flue pile to accommodate the restaurant's kitchen.

In summary, this heritage statement illustrates a meticulous assessment of proposed alterations to a Grade II Listed Building, echoing the principles outlined in NPPF section 16. It emphasizes the importance of preserving architectural heritage while accommodating contemporary functionality, aligning with the overarching goals of conserving and enhancing the historic environment within the planning framework.



2. Historical Context and Architectural Significance

The property is a Grade II Listed Building, listed under No. 1247386 on June 1994. Known as 2 Transact House on Waterloo Street, the property was listed due to its historic importance as a shipping and packing warehouse. But it has since its construction converted into offices and storage facilities.

Delving into the building's historical narrative, it emerged as a shipping and packing warehouse during the late 19th century (circa 1880-90). Its architectural eminence stems from an exquisite fusion of red brickwork harmonized with sandstone dressings, embodying an era of meticulous craftsmanship and architectural finesse. Its architectural significance lies in its meticulous craftsmanship and finesse of that era. Built on an island site, it features:

- A four-story façade, including a basement and attic.
- The ground floor boasts a stone plinth, brick pilasters, and a moulded cornice.
- A distinctive main cornice with a brick parapet.
- Pedimented attic dormers over the central and corner sections.
- Chamfered corners on the ground floor.

3. Evolutionary Timeline and Societal Transformations

Navigating through various epochs, the building underwent a compelling transformation from a vacant basement (1915-1950) to a hub for offices, commercial spaces, and eventually transitioning predominantly into residential apartments. The socio-commercial landscape of Manchester in the 1980s-90s heralded a vibrant wave of entertainment venues and eateries, notably the Taj Restaurant, reshaping the neighbourhood's ambiance.

4. Detailed Overview of Proposed Alterations

Architectural Considerations in Proposed Alterations:

The current use of the site (basement of 50 princess street) is a restaurant. To accommodate this use, we propose the removal or the wooden timber doors with modern frameless doors. Along with removal of Taj Restaurant signage, with a more suitable internally illuminated signage.

Door Replacement:

Proposed replacement of existing non-original wooden doors with modern frameless counterparts. This alteration seeks to preserve functionality while ensuring architectural congruity. It is not clear when the wooden doors were installed, but they are not part of the original listing of the property nor have any historic significance, the proposed doors would also signify a clear differentiation between it and the original fabric of the building.

Signage Enhancement:

Introduction of internally illuminated signage in lieu of the former Taj Restaurant's signage. Which was approved historically under application Reference: 091277/AO/2009/C2. The intention is to seamlessly blend modern visibility needs with the building's historical façade, showcasing architectural sensitivity. The signage can be removed or replaced in the future without ever impacting the overall significance of the façade.

5. Impact Assessment on Architectural Integrity**Preservation Ethics and Architectural Relevance:****Historical Authenticity:**

A comprehensive evaluation indicates limited historical significance of the timber doors installed in place of basement windows. Proposing contemporary replacements aligns with adaptive use without compromising historical essence. A thorough evaluation suggests that the timber doors, previously installed in lieu of basement windows, possess limited historical significance. The proposal to replace this non-original material with contemporary counterparts aligns with the building's adaptive use without compromising its historical essence.

This approach ensures a delicate balance between preserving the building's historical essence and allowing for architectural evolution. It respects the structure's past while embracing a functional adaptation that resonates with the building's adaptive nature over time.

Structural Cohesion:

The meticulous alterations are designed with a profound focus on bolstering the building's structural integrity while elevating its functional adaptability. This thoughtful approach cherishes the architectural heritage while seamlessly accommodating modern-day needs and usage.

The proposed alterations are a testament to a delicate balance between honouring the building's historical legacy and embracing its evolution to serve contemporary purposes. Each modification is carefully crafted to ensure not only structural strength but also a harmonious blend of heritage preservation and practical functionality.

6. Continuation of Architectural Legacy and Preservation Goals

The rationale underpinning the proposed alterations is deeply rooted in architectural ethos of Continuity and Sensitivity:

Continuity of Functionality:

The proposals are aimed at securing enduring functionality for future generations while seamlessly intertwining modern architectural requisites. These alterations are strategically aligned with adaptive reuse principles, ensuring the building's sustained functionality.

The envisioned changes not only cater to modern architectural needs but also strategically align with the building's adaptive reuse, marking a thoughtful and forward-thinking approach towards preserving its functionality for posterity.

Aesthetic Congruity:

The approach to these alterations is deeply rooted in architectural sensitivity, aspiring not only to elevate the building's aesthetic allure but also to uphold a seamless harmony with its historical context. Emphasizing architectural sensitivity, these alterations aim to elevate the building's visual appeal while meticulously maintaining a cohesive architectural congruence with its rich historical backdrop.

This conscientious approach ensures that the proposed changes not only enhance aesthetic appeal but also honour the building's heritage, weaving a narrative that resonates with its historical significance and cultural context.

7. Conclusion and Recommendations

Synthesizing rationale and implications of proposed alterations:

Architectural Continuum:

Proposals are aiming to strike a balance between contemporary functionality and historical preservation ensures sustained architectural relevance and integrity.

Contextual Cohesion:

Proposed alterations harmoniously merge with the building's evolutionary narrative and contextual significance within the surrounding architectural urban fabric.

Based on the comprehensive architectural assessment and alignment with preservation goals, the recommendations ardently endorse the proposed alterations. These changes epitomize architectural sensitivity, preserving the building's historical legacy while embracing contemporary architectural requisites seamlessly.

8. Relationship with Planning Policies (National and Local)

The proposed alterations resonate profoundly with established national and local planning policies, notably:

National Planning Policy Framework (NPPF) Sections 16 and 12:

Emphasizing the conservation of historic environments and well-designed places, respectively. The National Planning Policy Framework (NPPF) section 16 emphasizes the importance of conserving and enhancing the historic environment within the planning process. It provides guidance on preserving heritage assets, from local sites to those of exceptional national significance, and emphasizes their conservation for present and future generations.

The heritage statement presented aligns with the principles outlined in NPPF section 16 by addressing several key aspects as outlined in this document.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Enforcing legal protection for listed buildings and guiding alterations within conservation areas.

Heritage Assets and Local Heritage Policies:

Policies within local frameworks aimed at protecting and managing heritage assets aligning with conservation principles.



9. Conclusion

The meticulous evaluation of planning policies distinctly showcases the proposed alterations' alignment with entrenched architectural principles and steadfast preservation goals. This alignment stands as a testament to the profound consideration given to heritage conservation principles while gracefully accommodating contemporary necessities.

The proposed modifications, painstakingly curated to honour the building's historical essence and architectural context, embody a harmonious fusion between preservation imperatives and the demands of modern functionality. This delicate equilibrium not only echoes the overarching ethos of safeguarding our cherished historical landscapes, as prescribed in both national and local planning policies, but also echoes a deeper commitment to preserving cultural heritage.

Beyond the precision of architectural alteration, these proposals resonate with the vibrant cultural narrative embedded within the listed building. It speaks to an era of meticulous craftsmanship, embodying the evolving societal landscape of Manchester and bearing witness to the city's vibrant historical transitions.

This collective effort to honour the building's legacy, while seamlessly integrating contemporary necessities, reflects a profound dedication to sustaining and enhancing the cultural heartbeat of our community. We express genuine optimism that the council will recognize the thoughtful and nuanced approach adopted to safeguard the building's legacy, ensuring its enduring relevance and resonance for generations to come.

In endorsing these alterations, the council would not only affirm its commitment to architectural heritage but also pave the way for a future where the historical significance of this esteemed building continues to thrive and inspire. This unified effort promises to weave a seamless narrative of the past, present, and future, ensuring the enduring significance of this historically rich listed building for generations yet to unfold.

Yours sincerely,

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