

Heritage Statement for the Conversion of 39, Great Ancoats Street, Manchester into a house



Plate 1. Front elevation

Contents

- 1. Introduction**
- 2. Description**
- 3. History**
- 4. Heritage Designations**
- 5. Statement of Significance**
- 6. Relevant Heritage Policies**
- 7. The Proposal**
- 8. Assessment of the Proposal**
- 9. Conclusion**

1. Introduction

1.1 The purpose of this Heritage Statement is to provide:

- i) a description of 39, Great Ancoats Street, Manchester and its setting
- ii) an overview of the history and evolution of 39, Great Ancoats Street and its setting
- iii) an assessment of the heritage significance of 39, Great Ancoats Street and the Ancoats Conservation Area and
- iv) an assessment of the impact of proposal to: convert the building into a house.

1.2 This Heritage Statement has been informed by a visit to the site on 7th November 2022 and desk-based research and extensive discussions with the planning officers at Manchester City Council.

1.3 In preparing this Heritage Statement, special regard has been paid to the advice in Para.s 194 and 195 of the National Planning Policy Framework (NPPF) 2021:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance....

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

1.4 In preparing this Heritage Assessment, regard has also been had to the generic advice of Historic England (HE), including in its *Conservation Principles* (2008), *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (October 2019) and *Making Changes to Heritage Assets* (2016).

1.5 No. 39 Great Ancoats Street was constructed in the early 19th C but was altered around 1887 to a design influenced by the Arts and Crafts Movement, as a doctor's surgery and house. It has been used recently as an office. It is in poor decorative condition, has structural weakness at the rear and is now vacant. It is a Building At Risk of further deterioration without remedial works and a new use. The current owner bought it in good faith in the knowledge that it is within the Ancoats Conservation Area with the intention of converting it into a house. He lawfully commenced internal works which did not require planning permission. Most of the internal decorative features and original finishes had already been stripped out although some further features were removed in 2002. The building was then listed, at Grade II, in August 2022 and so the relevant legislative and policy framework changed, bringing more works under planning control.

1.6 Following the listing and discussions with the planning officers of Manchester City Council, the owner substantially reduced the extent of the interventions and extensions which he initially proposed. He submitted a pre-application consultation for the reduced proposals, supported by a Heritage Statement prepared by Veritas Planning. Manchester City Council provided comments on the application in an email from Eve Woolstencroft dated 26th October 2022, which raised several outstanding concerns about the details of the proposal and requested an enhanced Heritage Statement. An earlier version of this Heritage Statement by Hinchliffe Heritage was then prepared to assess the impact of further reduced proposals. Following extensive discussions with Manchester City Council, the applicant has further substantially reduced the extent of his proposed interventions and extensions. He has now reduced his proposals with the effect that:

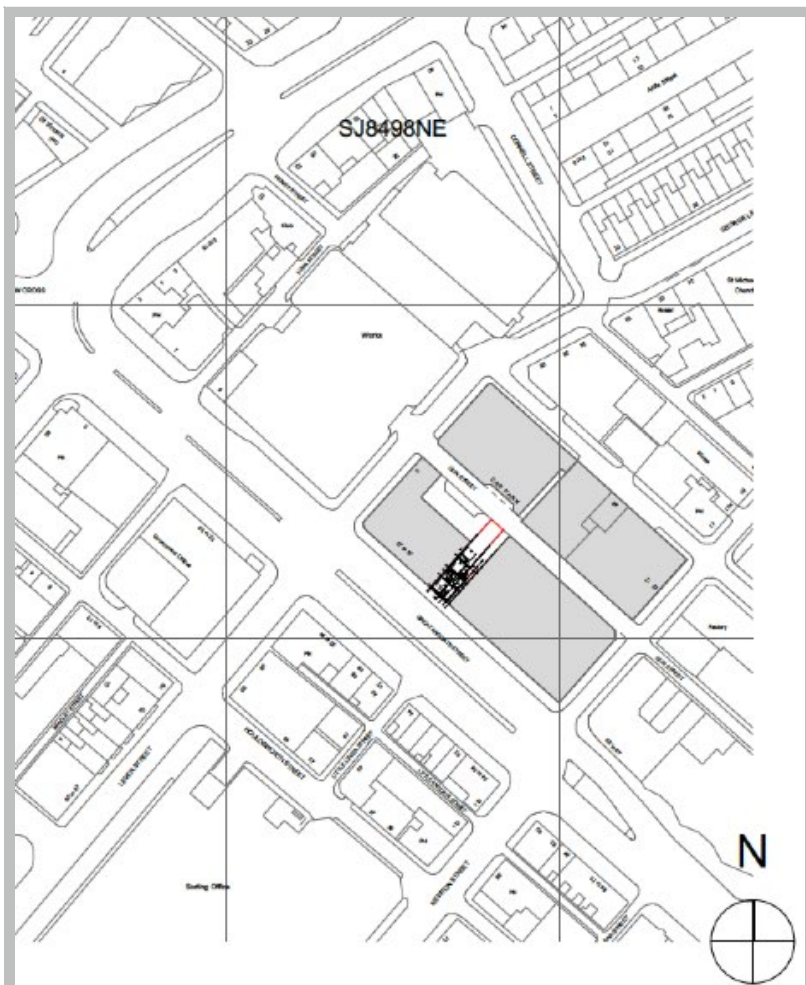
- the existing two storey outrigger and side extension, including the clerestory lantern roof light, will be retained with minimal intervention
- the existing fundamental floor plan of the ground floor will be retained (without the double height front room to enable light to get into the basement)
- previously proposed balconies and roof terraces have been omitted
- the existing roof plane and window openings will be retained with simply conservation-type roof lights now proposed
- the majority of the rear wall will be retained and
- the Minton floor tiles in the hall will be fully retained and exposed

1.7 Manchester City Council confirmed in an email dated 25th April 2023 from Jennifer Atkinson that, subject to provision of further details:

The proposal outlined in your email below would, in the City Council's opinion, would minimise any harm to the listed building including of removal of historic fabric, original mid 19th Century window and the later 19th Century walls/joinery. The original ground floor floorplan remains largely legible as does the 19th Century outrigger which has been retained albeit extended.

1.8 This current heritage statement is an updated version of the earlier heritage statement and relates to the current proposals.

Heritage Statement prepared by John Hinchliffe BA (Hons), BPI, MSc(Blg Heritage & Conservation), IHBC, RTPI of Hinchliffe Heritage.



Plan 1. Location Plan

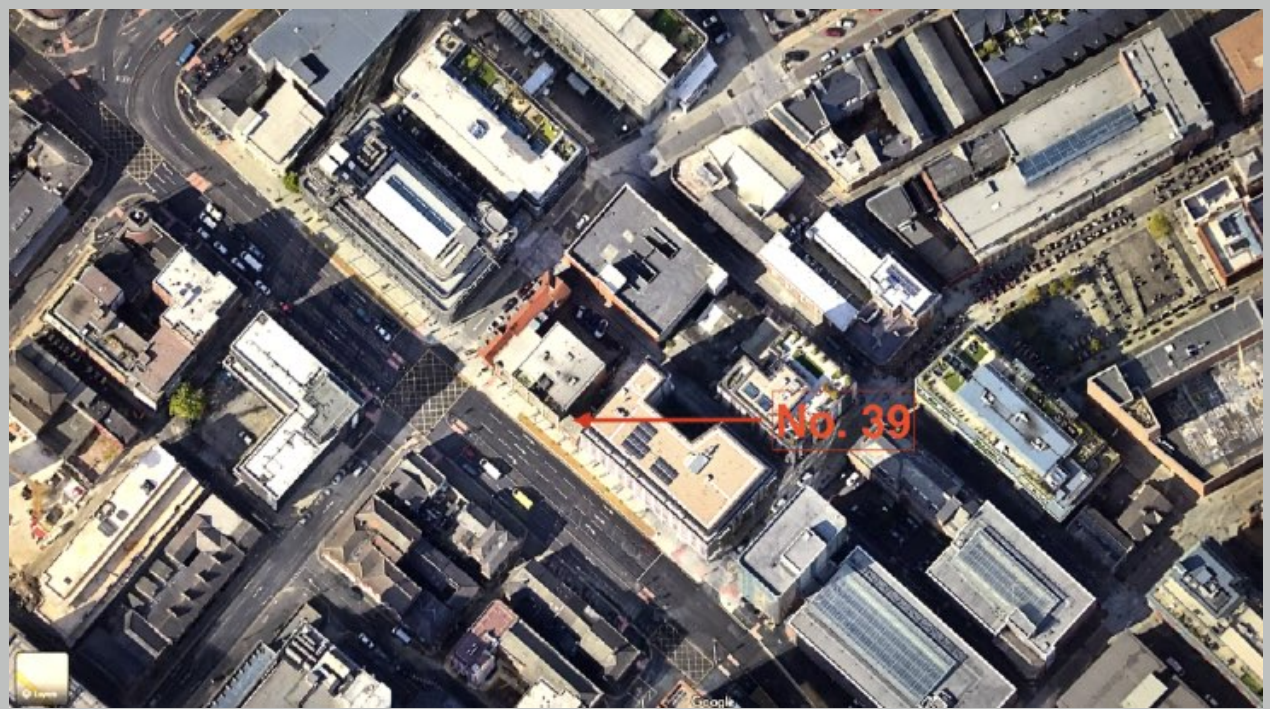


Plate 2. Aerial Photo of site

2. Description

2.1 Introduction

2.1.1 The application site, 39 Great Ancoats Street, is on the S fringe of Ancoats, in the N of Manchester city centre, within its dense urban grain. It is sited immediately at the back of the pavement, fronting on to the busy A665 ring road. It has a small yard at the rear, backing on to the narrow back street of Gun Street. It comprises a single building, which has a basement and three further stories plus accommodation in the roof space.

2.1.2 All of the original, early 19th C buildings along the N side of Great Ancoats Street, between Oldham Road to the NW and the Rochdale Canal to the SE, have been redeveloped with buildings of a much greater height and much bigger floor plans than No. 39, except The Crown and Kettle public house and the Derros Building (on the corner of with George Leigh Street), which was redeveloped 1899 on a similar narrow plot. The whole Ancoats area (and beyond) is undergoing major urban regeneration, following the catalytic effect of the restoration and conversion of Ancoats' mills. Most of the historic buildings within Ancoats have been restored and many new large buildings have been constructed, with a mix of commercial uses to the ground floor and residential apartments above, although the process continues.

2.1.3 No. 39 was originally built around 1800, probably as a house, but was altered around 1887 to a design influenced by the Arts and Crafts Movement, as a doctor's surgery and house. It has been used recently as an office in association with the construction of the neighbouring apartment building.

2.1.4 No.39 is in poor decorative condition, has structural weakness at the rear and is now vacant. It is a Building At Risk of further deterioration without remedial works and a new use. The current owner bought it in good faith in the knowledge that it is within the Ancoats Conservation Area with the intention of converting it into a house and lawfully commenced internal works which did not require planning permission. Most of the internal decorative features and original finishes have been stripped out, the building does not currently have an electricity supply and is uninhabitable.

2.2 The Exterior (Plates 1-8)

2.2.1 The front (SW) elevation of No. 39 is constructed in red stock bricks in Flemish bond but the side and rear elevations are constructed in red/brown common bricks. It can be seen at the RH front corner (Plate 6) that the front elevation appears to have been added or rebuilt later than the side elevation and that it is not fully keyed into the courses of the side elevation.

2.2.2 The whole front elevation is framed by a chamfered plinth at the bottom, brick pilasters at each side and a cornice at the top comprising some corbelled and moulded brick courses. The ground floor has three tall windows and a door (off-set to the R) with a continuous band of painted stone at lintel level and another at window sill level. All GF windows have been boarded over. The two outer windows have round, segmental brick arches over the lintel band with square terracotta tiles with a repetitive floral pattern. The door is a traditional four-panel door with a short (boarded-over) overlight.

2.2.3 At first floor level is a single and central, canted timber oriel window with an over-hanging fish-scale slate roof and leaded and stained glass upper lights in the fixed upper panels. The larger opening lower lights are plain glass in side-hung casements.

2.2.4 The second floor has two pairs of windows, again with leaded and stained glass upper lights in the fixed upper panels. The larger opening lower lights are plain glass in side-hung casements. The slate roof has a small roof-light, although historic photographs show that it historically had a dormer window.

2.2.5 Overall, the front elevation displays a symmetrical, balanced and well-articulated composition, which illustrates the influence of the Arts and Crafts architectural movement of the late 19th C, albeit it is not as stylistically strong as the work of the major proponents of that style, such as Philip Webb, C F A Voysey or the more local practitioner, Edgar Wood.

2.2.6 The NW side wall is abutted by the Hudson Building. The SE wall is blind and rendered, but is approx 400mm only from the blind wall of the new adjacent building, with a rebuilt chimneystack to the rear of the SE of the gable.

2.2.7 The NE rear wall is now very much hemmed in by the much deeper and taller buildings on either side of it. It is of three storeys at the left, where there is a timber canted oriel (similar, but not identical to the one on the front) spanning the first and second floors, with casement windows. Below the oriel is a recessed doorway (boarded) with an overhead light. At the right of the passage is a two-storey lean-to outshut (which probably dates from the 1887 remodelling) in English Garden Wall bond and which tightly abuts the rear wall only a few millimetres from the oriel.

2.2.8 Between the top of the roof of the outshut and the eaves of the main range is a wide but short window of four small lights. In the angle is a tall plain chimney stack, rising against the party wall with the Hudson building. The outshut has a 2 over 2 sash at first-floor under a shallow segmental brick arch. Its ground floor is obscured by an early-C20 lean-to outshut. At ground floor, the outshut has a projection to the L with a flat roof, a clerestory lantern window, a segmental arched doorway and a casement window at ground-floor, and a 2 over 2 sash overlooking the flat roof.

2.2.9 Notwithstanding the oriel window and the clerestory window, which had practical benefits of additional glazing for increased light, overall, the rear elevation is constructed in cheaper bricks than the front, was not designed in the Arts and Crafts style, has been altered and extended and is a much plainer and functional elevation. It has little to commend it in architectural terms (and was in this state at the time of listing).



Plate 3. Front elevation



Plate 4. Oriel window



Plate 5. Ground Floor



Plate 6. Front elevation not fully keyed into the side elevation



Plate 7. Rear elevation



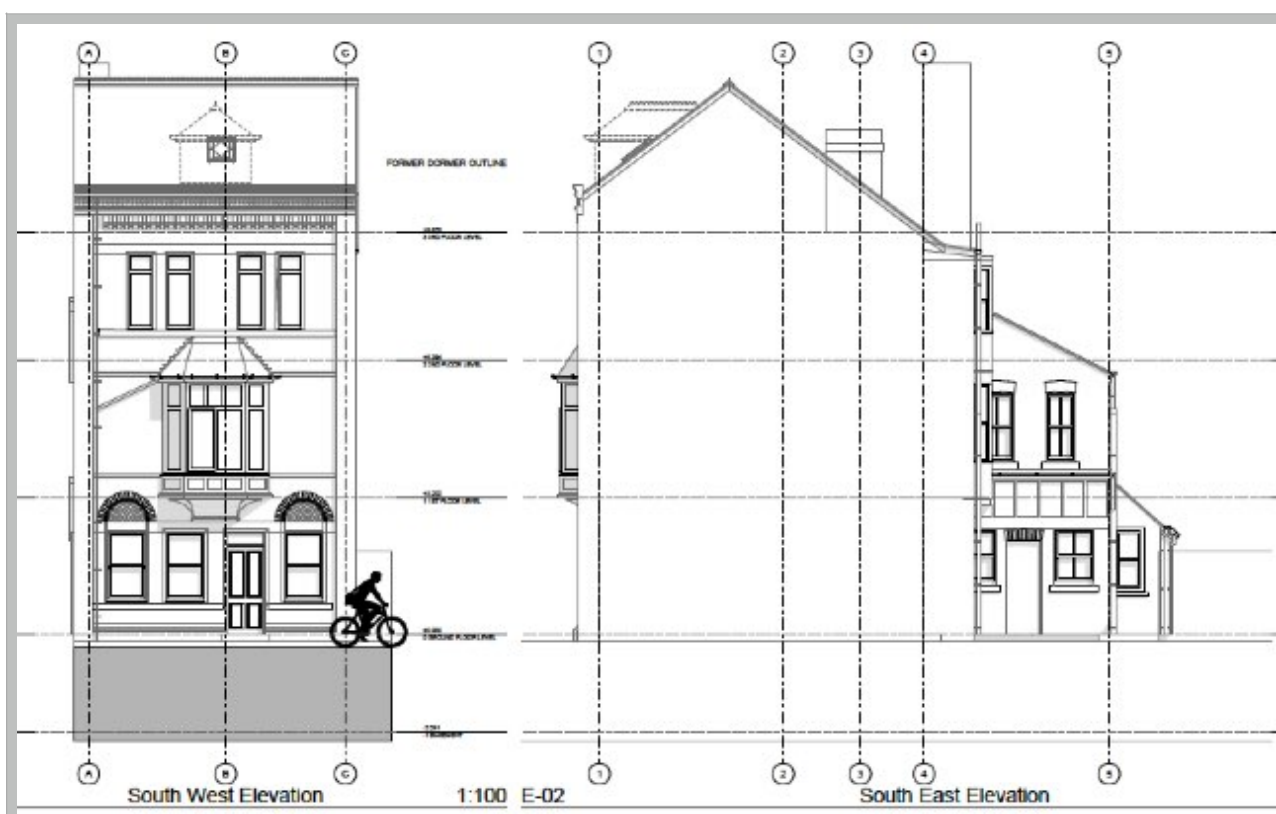
Plate 8. Rear elevation



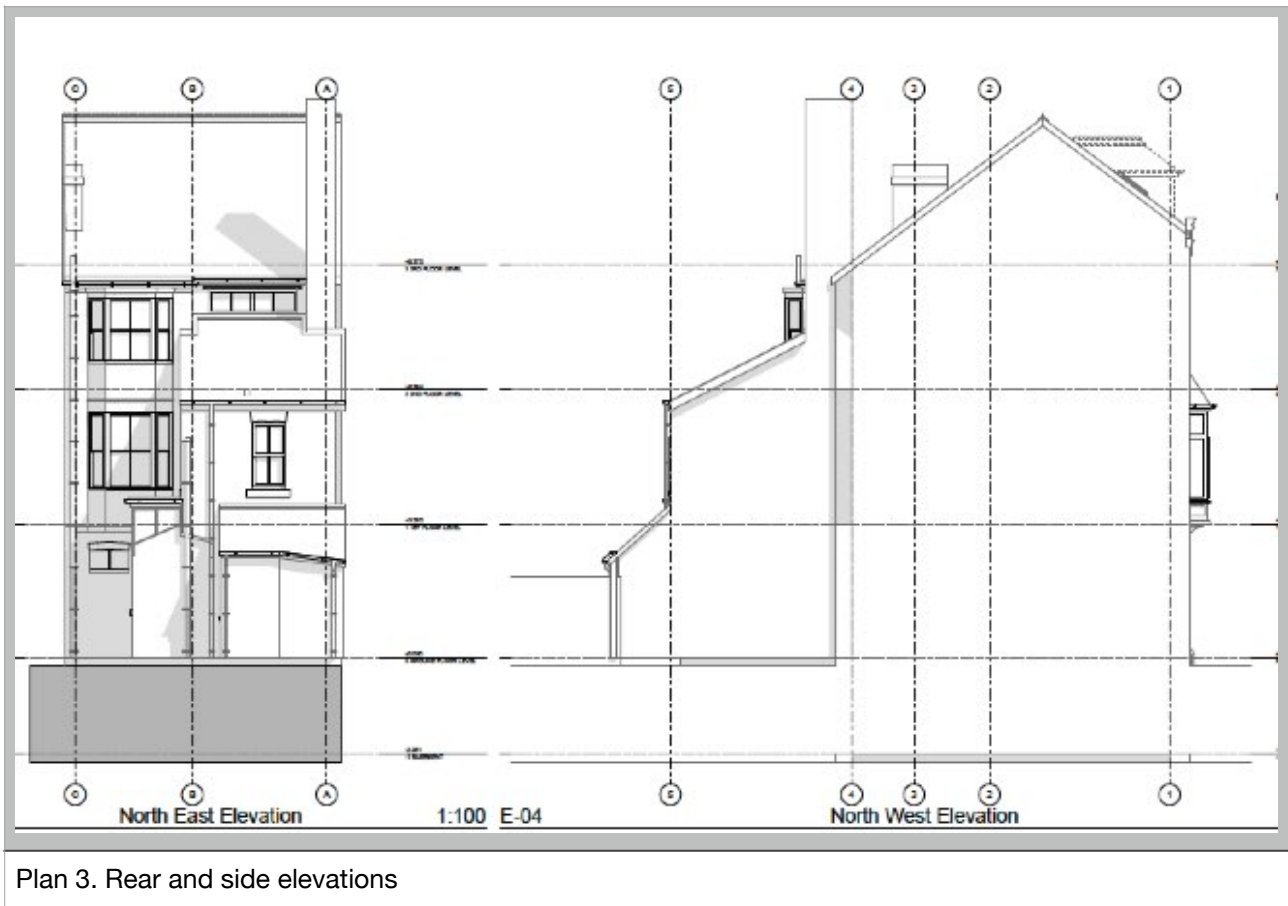
Plate 9. Oriel window and clerestory window



Plate 10. Clerestory window from the inside



Plan 2. Front and side elevations



2.3 Interior (Plates 11-14 and Table 1))

2.3.1 Much work had been undertaken on the interior of the building in the past, prior to listing, mainly by the removal of almost all plaster, cornices and skirtings from the walls and some ceilings. Although this has involved the loss of some historic fabric, it has also revealed some past interventions:

- Straight joints in the brickwork of the cross-walls approx 600mm from the rear wall (Plate 11) strongly suggest that the whole rear elevation was rebuilt further back (probably around the time of the 1887 remodelling)
- Almost the whole of the SE cross-wall has been rebuilt in concrete blocks (Plate 12)
- Many floor joists have been replaced, including in the N front room (Plate 13)
- A former staircase has been removed at some point (Plate 16)

2.3.2 Notwithstanding the loss of some historic fabric, the building retains: much of its floor plan from the re-modelling as a doctor's surgery and dwelling around 1887, although it is not discernibly different from a conventional domestic layout and; some architectural details, which are probably also from the remodelling of 1887.



Plate 11. Straight joints



Plate 12. Mahogany panelling between windows



Plate 13. New floor joists in N front room



Plate 14. Shadow line of former staircase

2.3.3 No evidence of the uses of the rooms when the building was remodelled in 1887 has been found but the existing floor plans incorporate:

- Ground floor: an off-centre (to the R) hall entry with a large front room (GF-01) to the L; a hallway with Minton tiles on the floor; a timber staircase up beyond the front rooms; a stone staircase down beyond; a large room (GF-06) at the back in the outshut; a narrow room (GF-02) at the front to the R of the hall and; a small room (GF-03) at the back, with a curious cant towards the back which projects in front of a window which has margins created by glazing bars and stained glass (now painted over and blocked beyond).

- Basement: the floorplan relates strongly to the Ground Floor floor plan above. It has recesses at the front for former light wells, although the glazing in the pavements has been replaced with solid paving materials. It has a few areas of damaged white ceramic tiles.

- First Floor: A full-width room (1-01) at the front with a grand large fireplace and a front oriel window; a narrow but deep room (1-02) at rear RH side with rear oriel window and; three small rooms at rear, partly in outshut.

- Second floor: A full-width room (2-01) at the front with large fireplace; two small room(2-02 and 2-03) at rear RH side and; a landing with slit window for the staircase up to the roof space
- Third Floor: A full-width front room (3-01) with just small roof-light and a void at the rear.

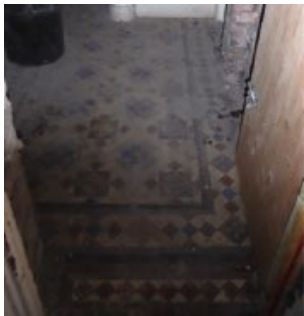
2.3.4 The existing staircases from ground floor up into the roof spaces probably date from the 1887 remodelling, as there is a shadow line (Plate 16) indicating the former presence of an earlier staircase. It is constructed in painted pine and has substantial turned newel posts and slender turned spindles but is a standard late 19th C design which does not express the Arts and Crafts style in any way.

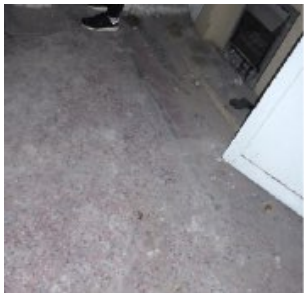
2.3.5 The staircase down from GF to basement is probably from the original building of the early 19th C. It had square-section iron spindles (now cut off), caulked into stone steps in the top flight but is enclosed by brick walls (partially with retained white glazed tiles) on both sides on the lower return flight.

2.3.6 Although the lack of documentary evidence prevents certainty about the age of the surviving internal fabric, the stylistic evidence and the floor plan, which is almost certainly from 1887, suggest that most surviving decorative internal fabric is from 1887, albeit it is of varying design quality and significance, but there are some exceptions of later insertions. A comprehensive photographic record has been prepared by Recon Solutions identifying all of the internal features and is submitted as a record of the site in October 2022. However, the principal internal architectural features are also identified in Table 1 below, together with photographs, an informed estimate of date and comment, where relevant.

Table 1. Internal Features

Item/ Location	Photograph	Approx Date	Comment
<u>1. Ground Floor</u>			
1.1 Ground floor to upper floors		1887	Typical late 19th C. Painted timber

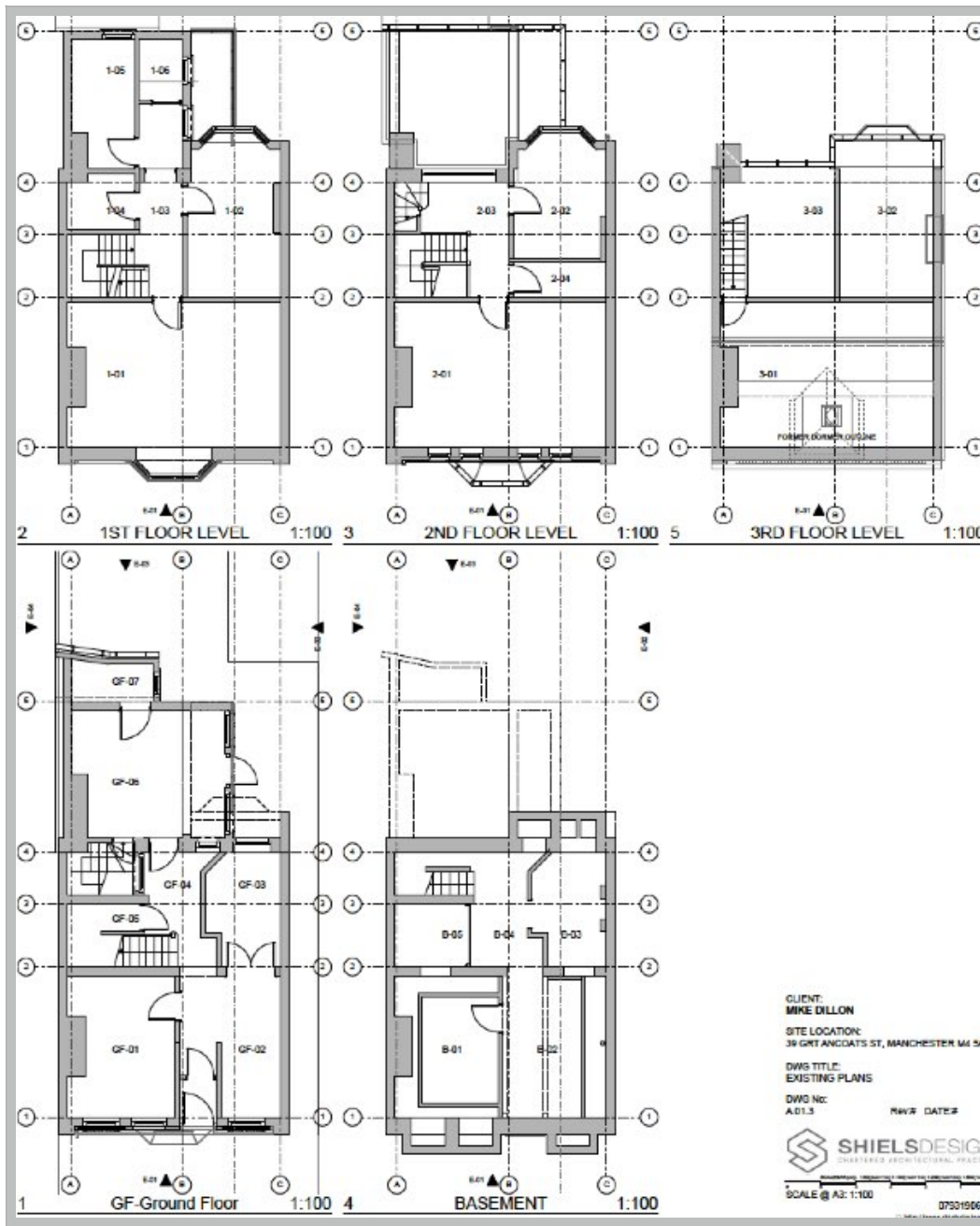
Item/ Location	Photograph	Approx Date	Comment
1.2 Rear Hallway floor		1887	Typical 19th C encaustic mosaic tiles
1.3 Front hallway floor		1887	Typical late 19th C mosaic encaustic tiles
1.4. Rear wall window in GF-04		1887	Painted over plain stained glass window with margins
1.5 Fireplace in GF-06		Late 20th C	Very recent insertion

Item/ Location	Photograph	Approx Date	Comment
1.6 Floor in GF-06		1887	Unexceptional terrazzo
1.7 Chamfered and stopped beam supporting upper floor of outshut. Plain plaster cornice		1887	Loosely pseudo "medieval" detail on beam Plain moulding on cornice
1.8 Plaster cornice below staircase		1887	Plain Ovolo moulding
1.9 Tiled fireplace in GF-01		Mid-20 th C	Plain
1.10 Clerestory lantern over side projection		1887	Functional rather than decorative
<u>2. Basement</u>			
2.1 Staircase with stone treads. White glazed tiles on Walls		19th C	Unexceptional fabric
<u>3. First Floor</u>			

Item/ Location	Photograph	Approx Date	Comment
3.1 Fireplace in 1-02		1887	Loosely Arts and Crafts style. Mass produced. Painted cast iron
3.2 Identical fireplace in 1-05		1887	Loosely Arts and Crafts style. Cast iron
3.3 2 over 2 windows in side elevation of outshut		1887	One pane of etched and stained glass
3.4 Skirting in 1-01		Late 20th C	7 inch Torus moulding
3.5 Large grand fire surround in 1-01		19th C	Impressive but not Arts and Crafts style

Item/ Location	Photograph	Approx Date	Comment
3.6 Ceiling cornice in 1-01		20th C?	Plain concave quadrant cornice
3.7 Stained and leaded lights in oriel windows in 1-01		1887	Loosely Arts and Crafts naturalistic theme
3.8 First floor to second floor staircase and tiled fireplace in 1-02		Staircase 1887 Fireplace 1930s	Typical late 19th C. Painted timber. Inappropriate 20th C insertion
4. Second Floor			
4.1 One of four similar (but not identical) painted glass panels in 2-01		1887	Loosely Arts and Crafts naturalistic theme
4.2 Large cast iron fireplace in 2-01		1887	Decent quality but stylistically not Arts and Crafts
4.3 Four-light slit window in rear wall in 2-03		1887	No decorative elements

Item/ Location	Photograph	Approx Date	Comment
4.4 Casement windows in rear oriel in 2-02		1887	Minimal decorative value
4.5 Second Floor to Roof space staircase		1887	Typical late 19th C. Painted timber.
<u>5. Roof space</u>			
5.1 Modern roof light RSJ Purlin		Late 20th C 20th C	Replaced a dormer window Probably replaced a pine purlin
5.2 Loose fireplace in 3-01		Late 19th C	Not fixed at time of listing but could be re-instated somewhere



2.4 The Setting of 39 Great Ancoats Street - Ancoats (Plates 15-26)

2.4.1 No.39 Great Ancoats Street is a rare surviving 19th C building on a narrow plot on the NE side of this part of the road. The only other historic buildings on the original narrow plots are The Crown and Kettle Pub and the Derros Building. All other 19th C buildings have been demolished and replaced with larger buildings, dramatically altering the grain of the street, the immediate setting of No. 39 and the light into the rear of No.39. Some of the replacement buildings were constructed in the early and mid 20th C, such as the adjacent Hudson Building and the Daily Express Building, and have architectural and historic interest in their own right, but many of the others sites have been redeveloped much more recently with buildings of varying architectural quality and materials. However, all are built at the back of the pavement and present a hard urban edge to the street, notwithstanding the recent planting of a few trees in the pavement.

2.4.2 Immediately to the L of No. 39, the Hudson Building is a large four storey building of the early 20th C which has been converted and extended. It retains its orthogonal form and articulation with

its large new windows framed by highly decorative original buff-coloured terracotta in the form of Corinthian, Ionic and Doric pilasters and spandrels, illustrating a Neo-Baroque influence. To the L of that is the Derros Building, which was built in 1899 as a women's shelter and rescue home in vernacular revival Arts and Crafts style. The canted corner, oriel window and cantilevered second floor in black and white mock timber framing are notable features. It too has recently been restored and conserved with new uses. The Crown and Kettle is constructed in buff bricks and has gothic style window frames within tall rectangular openings, under drip-moulds. The highly decorative ceiling in the pub has been in danger of collapse for many years and protected by netting. Although the ceiling in one room has been suitably repaired and repainted, the other remains in poor condition and with the protective netting in place.

2.4.3 Behind Great Ancoats Street, Ancoats, with its concentration of mill buildings, retains several historic buildings in a mostly grid layout, which provide evidence of Manchester's role in the history of the Industrial Revolution:

- Old Mill, which is probably the oldest surviving in Manchester, was built in two phases in 1798 and 1801. It is one of the group of Murray's Mills and was constructed around a courtyard, with a canal basin and tunnel under one of the mills and Redhill Street, connecting it with the Rochdale Canal.
- The firm of McConnel and Kennedy, whose group of mills was the largest cotton employer with 1500 workers, claimed to be the first to run spinning mules by steam power. Sedgwick Mill, dating from 1818-1820, is the oldest of the group still standing, and it is believed to be the oldest surviving iron-framed, fireproof factory in Greater Manchester.
- Beehive Mill, completed in 1824, has internal timber construction with rare cast-iron roof trusses, whilst the warehouse part has stone flag floors supported on cast-iron T-beams. The roof is a very early cast-iron space frame structure, unique in the area.

These three groups of buildings, together with Brownsfield Mill on the other side of Great Ancoats Street, represent the chronological development of cotton mill architecture from 1800 to the 1920's. Together they claim to constitute the first industrial estate in the world.

2.4.5 Although the area is dominated by the massive mill buildings, it also contains other listed buildings of differing character. The Victoria Square housing is a five-storey block of flats dating from 1889. Built in red brick with a pitched slate roof and in the form of an enclosed courtyard. There are also important areas of 2-3 storey terraced houses on and around George Leigh Street. The Church of St. Peter in Blossom Street, built of brick in the Romanesque style, is also notable and dates from 1860.

2.4.6 Interspersed between the historic buildings is a remarkable amount of new development which has increased the density of the area but in some ways has repaired the gaps in the area's damaged urban fabric.

2.4.7 Forming a historically crucial SE boundary to the area is the historic Rochdale Canal, which enabled the cheap and easy movement of goods and materials and so enabled the industries to flourish.



Plate 15. No.39 in the streetscape

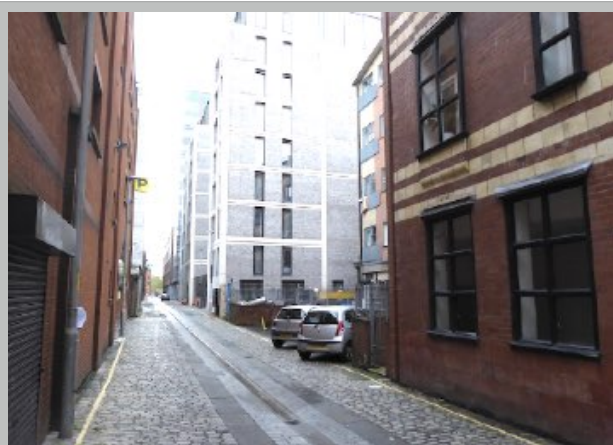


Plate 16. The rear boundary on to Gun Street



Plate 17. Crown and Kettle in the streetscape



Plate 18 Terrace houses further N



Plate 19. Former St Michael's chapel



Plate 20. Victoria Square - early social housing



Plate 21. Framed view of church tower



Plate 22. Restored former mill



Plate 23. Entrance to restored former mill



Plate 24. Mill alongside Rochdale Canal

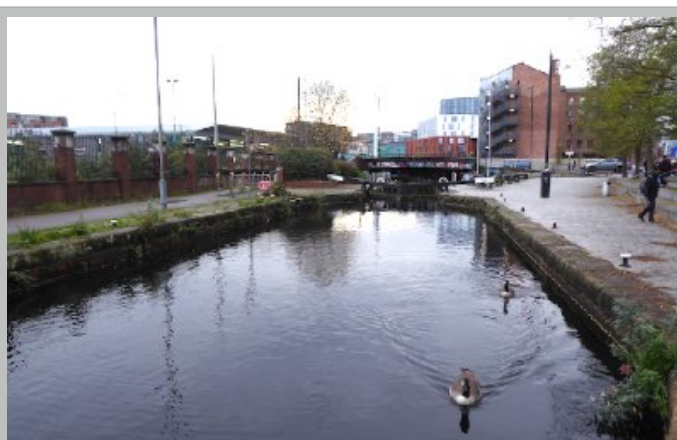


Plate 25. Rochdale Canal



Plate 26. Public realm along canal

3. History

3.1 Manchester

3.1.1 Prior to the Norman Conquest, the area which is now Manchester and the Lancashire Plain was occupied by the Mercian Angles. The Domesday Book records that in 1086 Manchester had a Parish Church. It is believed that it was located at the corner of St Mary's Gate and Exchange Street. In 1215 Lord of the Manor, Robert Greslet, built a church next to his manor house on a sandstone promontory between the Rivers Irwell and Irk and surrounded by a ditch known as the Hanging Ditch and ultimately it became the site of Manchester Cathedral.

3.1.2 In 1398 Thomas de la Warre became the Baron of the Manor of Manchester. In 1421 the church became a Collegiate Foundation dedicated to St Mary, St Denys and St George. On his death in 1426, Thomas de la Warre left £3,000 to be used on the buildings of his collegiate foundation. Most of this was spent on converting the Baron's Hall into the house-of-residence for the College Priests or Fellows.

3.1.3 The early maps of Manchester showed a very simple settlement around the confluence of the Rivers Irk and Irwell with Salford on the north side of the Irwell and Manchester to the south. The map of c. 1650 (Map 1) shows the Collegiate Church on its prominent site beside the Irwell. The letter "E" on the map marks Acres Field which became the site of St. Ann's Square. Across the Irwell Sacred Trinity Church is shown. Although it shows a very rural aspect some of the major streets are already in situ including Market Street and Deansgate but Ancoats was still open fields, well outside the N limit of the town.

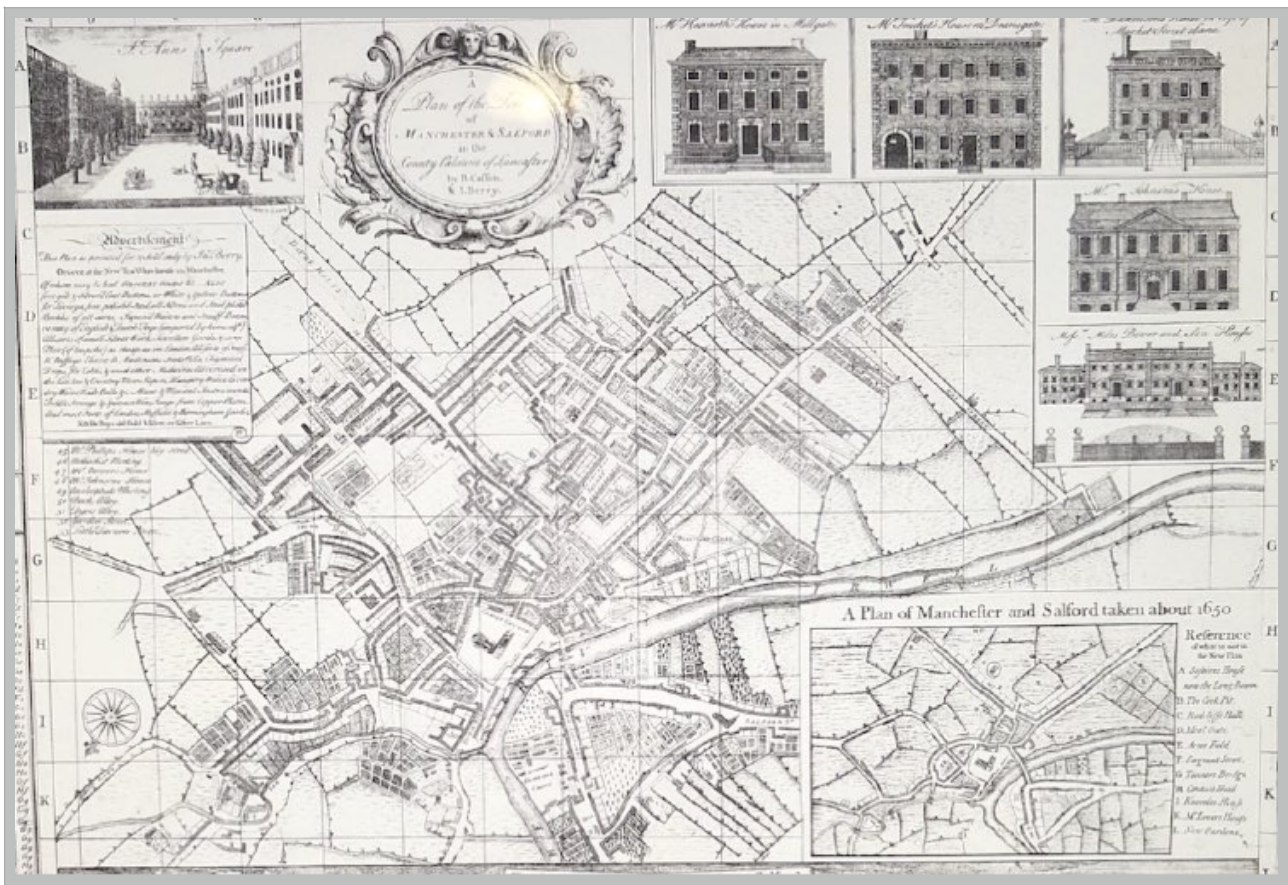
3.1.4 In the early part of the 18th Century, the area of Manchester that today is referred to as "The Northern Quarter" and Ancoats began to be developed for industrial production and remnants of that activity can be found today in the form of a few weaver's cottages around Oldham Street, although the town centre was still concentrated much further SW, as shown by the 1750 map (Map 2). As the 18th and 19th Cs progressed, Manchester grew exponentially, primarily as an industrial settlement for the production and sale of cotton goods, facilitated by the construction of canals such as the Bridgewater Canal and the Rochdale Canal which provided the catalyst for the development of Ancoats. In the mid-19th C, the railway age and in particular the Liverpool and Manchester Railway, which opened in 1830, further accelerated that growth and made Manchester the "first industrial metropolis in the world".

3.1.5 During the 20th C, many traditional industries declined but today's Manchester is a thriving city with two important universities, a new and extensive banking district, the new BBC Media City and many of the warehouses, mills and factories that once provided employment have been converted into living spaces for those who work in the city's offices.

3.1.6 In 2008, the City of Manchester covered an area of 11,565 hectares and stood at the heart of a Greater Manchester that covers 127,608 hectares. The estimated population of Manchester in 2007 was over 400,000 compared to the population of 17,101 in 1757. The estimated population within 30 miles of the Manchester City Centre was over 11,00,000. .



Map 1.Extract from Casson & Berry Map of Manchester & Salford showing it c.1650



Map 2.Extract from Casson & Berry Map of Manchester & Salford showing it c.1750

3.2 Ancoats

3.2.1 Ancoats began to develop around a series of highly innovative steam-powered textile factories alongside the Rochdale Canal, in the last years of the 18th C and became what is now recognised as the world's first industrial suburb. Subsequently other industries followed, including foundries, glass works and dye works. All of this industry was interspersed with crowded, unsanitary housing, as the suburb boomed. From 1831 to 1861 the population of Ancoats rose from 11,000 to 56,000. Social welfare provision was gradually provided throughout the 19th C, initially on charitable and voluntary lines, and then with increasing state and religious organisation. Ancoats was recognised in its day as a centre of constructional and manufacturing innovation, and was subsequently imitated throughout Britain, and then informed the development of factory-based communities throughout Europe and America from the mid-C19.

3.2.2 From the 1790s, houses sprang up rapidly on the small rectangular plots of land into which the district was divided. The first were built in the angle formed by Great Ancoats Street and Oldham Road, spreading north-eastwards towards German Street and Union Street. The small parcels of building land were let and sublet, rapidly losing any contact with their original owners, such as the Leigh family, except for the payment of chief rent and the occasional street name.

3.2.3 A recent study has found that the overwhelming majority of the population in the early and mid-19th centuries were Irish-born inhabitants and that they mostly occupied the poorer housing, with higher rates of occupancy per dwelling and with employment in the textile industry. Working hours were long, conditions were dangerous and living conditions were generally very poor and insanitary, including in back-to-back terraces. However, the standard of houses did vary across the area and following the clearance of most of the very worst of the houses in the mid-19th C, the condition and opportunities improved for some.

3.2.4 The population of the greater Ancoats area reached a peak of 56,000 in 1861. After that, numbers declined to 46,000 in 1891. It remained a wholly working-class community, much of it by later in the century, belonging to a pool of casual labourers and small traders living a hand to mouth existence in still crowded and deteriorating housing. The hostility that originally greeted the Irish immigrants in the early 19th C lessened with the spread of Irish inhabitants to a better standard of housing in the district.

3.2.5 The growth of housing was accompanied by provision of buildings for social, community and religious uses, including: a doctor's surgery at 39 Great Ancoats Street around 1887; Jactin House, a shelter for homeless men in 1891 and; the Derros building, a refuge for abused and "fallen" women in 1899, just along the street from No.39.



Plate 27. Early 20th C photo of Ancoats illustrating the identity and industrial chimneys



Plate 28. McConnel and Co.'s Mill 1913



Plate 29. Coffee Tavern in Women's Shelter, 1893

3.3 No. 39 Great Ancoats Street

3.3.1 The listing description provides a summary of the history of No. 39:

A Goad fire insurance map published in 1888 depicts the property substantially as it is today, with its front and rear timber oriel windows and a two-storey rear outshut. The works are believed to have been carried out for Thomas Price, a doctor who had previously been living at 22 Great Ancoats Street. He had first been appointed as one of six medical officers to the 'guardians of the poor' (officials administering on behalf of the Poor Law Union) in 1873, when he was around 26 years old. In 1882 he left the Cathedral district and became medical officer for relief district 2, and public vaccinator for the Ancoats district. Price remained in post until 1895 when another district medical officer for the poor law union, Walter Treliving Williams, took occupancy of number 39. In 1915, when the Manchester, South Manchester and Prestwich poor law unions were amalgamated, Williams sold the building and moved to Prestwich. The building subsequently became a lodging house.

A lean-to toilet outshut was added to the rear in the early C20. Historic photos of number 39 show that until at least 1967 it had a small gabled dormer in the front pitch of the roof, which was removed before 1994. They also show that by the 1960s the south wall had been rendered. In the early C21 the building was converted to office use and in 2022 the interior was stripped back to the bare walls and stud partitions prior to renovation. Fireplaces were retained in situ, and in some cases later inserts removed.

3.3.2 The 1793 Laurent Map of Ancoats (Map 3) shows that the streets in Ancoats had been largely laid out, in orthogonal plan and that the block now bounded by Great Ancoats Street, George Leigh Street, Gun Street and Blossom Street had been developed at each end but that the site of No. 39 had not been developed. The 1819 Johnson Map (Map 4) is less detailed but suggests that the whole of the block had been developed and that the first building at No.39 was therefore probably built between 1793 and 1819.

3.3.3 The area of the 1893 OS Map (Map 5) was surveyed between 1888 and 1891 and is the first detailed OS map to show No. 39, as remodelled and extended. It shows the rear outshut and also illustrates that it then had only a tiny back yard, as there was another building immediately at the rear, fronting on to Gun Street.



Map 3. Laurent Map of Ancoats 1793



Map 4. 1819 Johnson Map of Ancoats



Map 5. 1893 OS Map



Plate 36. Aerial photo with no. 39 in bottom R with dormer



Plate 30. Mid 20th C photo of Great Ancoats Street with dormer



Plate 31. Mid 20th C photo of Great Ancoats Street with dormer in No. 39



Plate 32. Early 21st C photo of Great Ancoats Street



Plate 33. Mid 20th C photo of Great Ancoats Street



Plate 34. Early 21st C photo of Great Ancoats Street before construction of building adj. to No. 39



Plate 35. Mid 20th C photo of Gun Street at rear of No. 39 Great Ancoats Street



Plate 36. Similar recent photo of Gun Street at rear of No. 39 Great Ancoats Street

4. Heritage Designations

4.1 Listed Buildings

4.1.1 No 39 Great Ancoats Street is a Grade II listed building (listed in 2022). The comprehensive listing description is provided at Appendix 1.

4.1.2 There are three other listed buildings fronting on to this part of Great Ancoats Street, which are shown on Plan 5:

- The Derros Building, approx 25m NW of No.39 - Grade II
- The Daily Express Building, approx 40m NW of No.39 - Grade II*
- The Crown and Kettle Pub, approx 80m NW of No.39 - Grade II

4.1.3 There are several other listed buildings in Ancoats, which are shown on Plan 6.

4.1.4 Grade I listed buildings are defined by Historic England as “buildings are of exceptional interest”. Only the most important 2.5% of all listed buildings are Grade I.

Grade II* listed buildings are defined by Historic England as “buildings of more than special interest” and account for approx 6% of listed buildings.

Grade II listed buildings are defined as buildings of “special interest” and, nationally, they constitute approximately 92% of all listed buildings.

4.1.5 Listed Buildings are subject to the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, including:

S.7 Restriction on works affecting listed buildings.

Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised

S.16 Decision on application.

(1) Subject to the previous provisions of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, if they grant consent, may grant it subject to conditions.

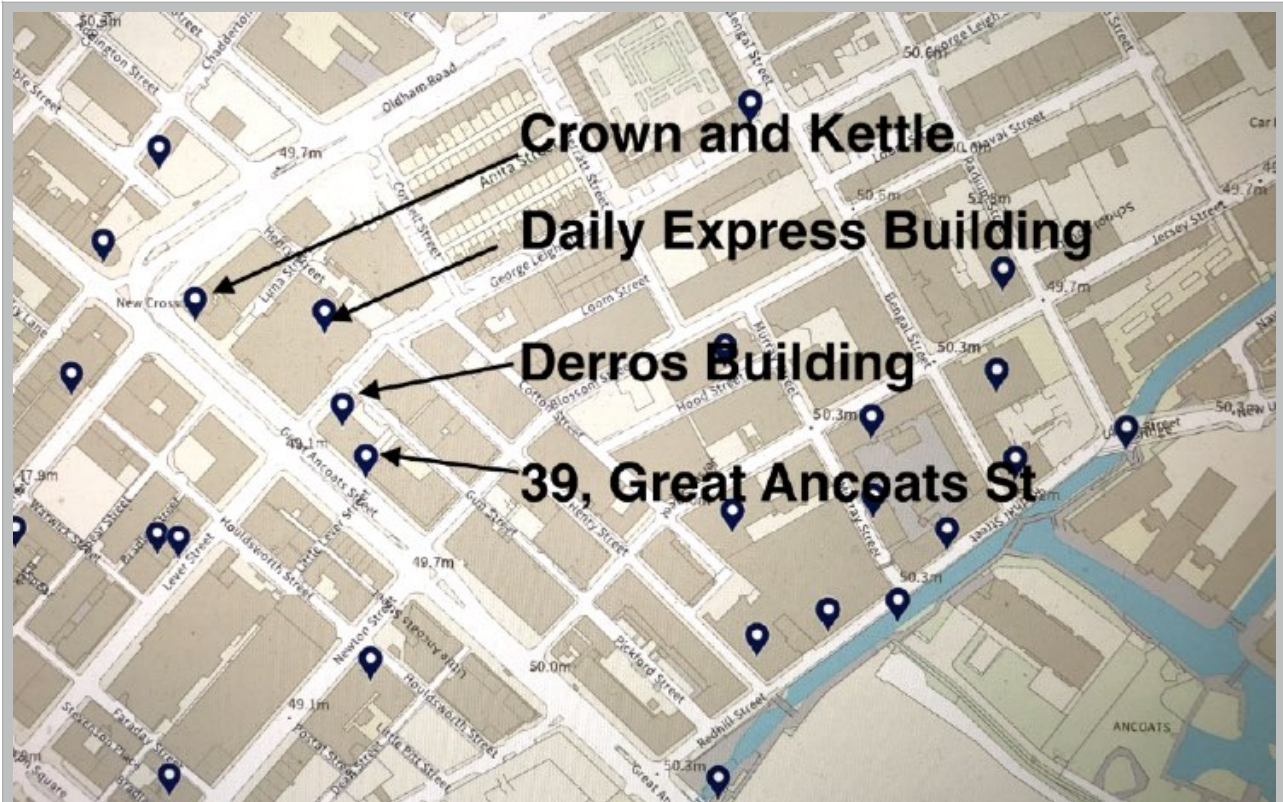
(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(3) Any listed building consent shall (except in so far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.

S.66 General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

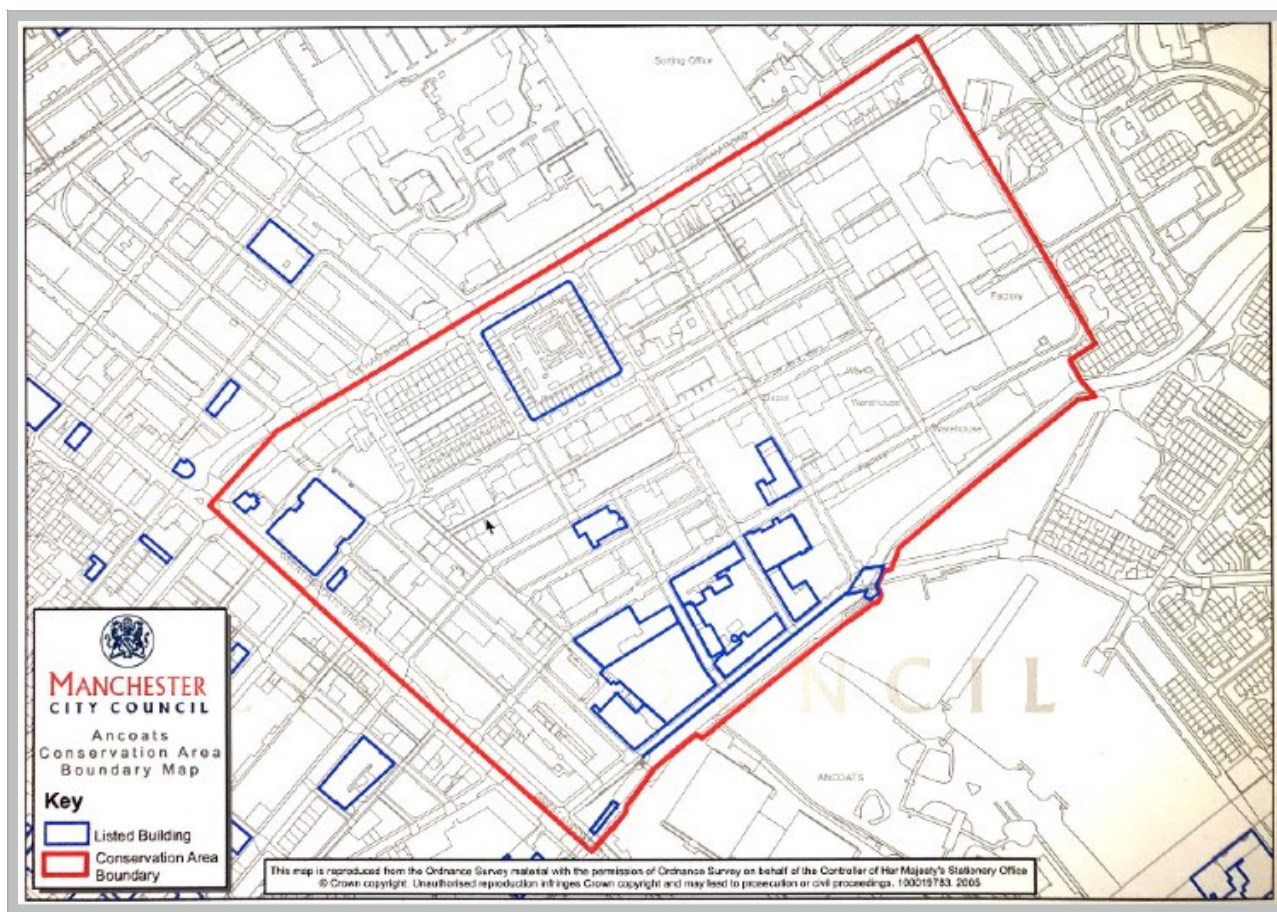


Plan 5. Listed buildings, shown with small blue triangles, from Historic England's website

4.2 Ancoats Conservation Area (Plan 6)

4.2.1 The application site is within the extensive Ancoats Conservation Area, which was designated in 1989.

4.2.2 There is no conservation area appraisal for the Ancoats Conservation Area, although some brief information on it is provided at https://www.manchester.gov.uk/info/511/conservation_areas/1216/ancoats_conservation_area



Plan 6. Ancoats Conservation Area and listed buildings (pre-listing of No. 39)

4.3 Archaeology

4.3.1 There is no known archaeological interest at the site.

5.1 Introduction - Understanding Heritage Significance

5.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to listed buildings as buildings “of architectural or historic interest” but this “interest” is referred to more recently in heritage terms in the National Planning Policy Framework as “heritage significance”.

5.1.2 The National Planning Policy Framework (2021) requires that:

*194. In determining applications, local planning authorities should require an applicant to describe the **significance** of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance....*

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

5.1.3 The Glossary of the National Planning Policy Framework (NPPF) (2021) defines “Significance” (for heritage policy):

*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.*

5.1.4 In assessing the heritage significance of No. 39 Great Ancoats Street and the Ancoats Conservation Area regard has been had to the heritage interest of the buildings as identified in the NPPF and the heritage values, as defined in Historic England's *Conservation Principles* (2008). This document asserts that a tangible heritage asset can have the following four values:

Evidential value - the potential of a place to yield evidence about past human activity.

Historical value - the ways in which past people, events and aspects of life can be connected through a place to the present.

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

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

5.1.5 *Conservation Principles* also clarifies that:

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve.

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*

- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.*

Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.

5.1.6 *Conservation Principles* goes on to state that:

4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

4.3 Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to:

- *judge how its heritage values are vulnerable to change*
- *take the actions and impose the constraints necessary to sustain, reveal and reinforce those values*
- *mediate between conservation options, if action to sustain one heritage value could conflict with action to sustain another*
- *ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it.*

4.4 Action taken to counter harmful effects of natural change, or to minimise the risk of disaster, should be timely, proportionate to the severity and likelihood of identified consequences, and sustainable.

4.5 Intervention may be justified if it increases understanding of the past, reveals or reinforces particular heritage values of a place, or is necessary to sustain those values for present and future generations, so long as any resulting harm is decisively outweighed by the benefits.

4.6 New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.

5.1.7 In *Historic England's Informed Conservation*, Kate Clark advises that:

Significance lies at the heart of every conservation action, which for the historic environment means the recognition of a public value in what may well be private property. Historic buildings and their landscapes are significant for many different cultural reasons: for their architecture, for their archaeological significance, for their aesthetic qualities, for their association with people and memories, beliefs and events or simply because they are old. They can tell us about technology, innovation, conflicts and triumphs. Their interest may lie in the materials used or in the decorative finishes, in the grouping of landscape, building and place. That significance may be personal, local, regional, national or international; it may be academic, economic or social...

5.1.8 Important considerations when assessing levels of significance are the authenticity and integrity of the heritage assets. These are defined as:

Authenticity is a measure of truthfulness. Understanding of the concept of authenticity is guided by ICOMOS's *Nara Document on Authenticity* (1994)

Integrity is a measure of the wholeness and intactness of cultural heritage and its attributes

5.1.8 Historic England issued *Statements of Heritage Significance* in October 2019, which advocates that the assessment of significance of heritage assets should be part of a staged approach to decision-making, in which assessing significance precedes designing the proposal.

The Advice Note recommends:

For each heritage asset, describe the various interests:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal, or of its setting if it, too, is affected by the proposal.

Again in the development of proposals and during works, more information may become available which increases the understanding of the heritage asset, and of its significance. The opportunity may usefully be taken to re-appraise significance in such cases.

The applicant can assist the LPA's decision-making by setting out a clear and succinct explanation of the impact of the proposal on significance and how negative impact on significance has been avoided, by continuing to follow the staged approach, as shown below.

5.2 Levels of Significance

5.2.1 There is no definitive grading system or methodology for assessing the levels of significance or values across all heritage assets but the most reliable methodologies have clearly defined criteria for grading, based upon the designations and other values of the heritage assets.

5.2.2 The assessment of heritage significance of the heritage assets at No. 39 Great Ancoats Street has been undertaken using the general methodology recommended in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges* 22016 (DMRB). The DMRB recommends that heritage assets should be assessed into one of five categories, based upon specified criteria. The categories are:

- Very High;
- High;
- Medium;
- Low;
- Negligible.

Although the DMRB itself has been withdrawn by the government, the methodology for assessing impact on heritage assets and the definitions for levels of significance remain valid. The levels of heritage significance are in the DMRB are also recommended in BS 7913:2013 *Guide to the Conservation of Historic Buildings* for use in Heritage Impact Assessments.

The criteria for assessing the level of significance of historic buildings and historic areas is provided in the annex to the DMRB and is provided in Appendix 1 to this report.

Importantly, the assessment of levels of significance in this Heritage Statement are based upon the significance of the building and its various components in a national context, against some clear criteria. Thus, although No. 39 may be valued as being of high significance at a local level, it is assessed as being of Medium significance at a national level, using the national criteria for a Grade II listed building.

5.2.3 Australia ICOMOS's *The Burra Charter* (The Charter for Places of Cultural Significance, Updated 2013) provides guidance for the conservation and management of places of cultural significance and is widely regarded as an exemplar in understanding and conserving heritage significance. In Article 1, it states:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

5.2.4 It is important to recognise that levels of significance are not permanently fixed and a current low designation of significance does not necessarily imply that a feature is expendable. Future research and improved understanding of heritage assets could result in raising or lowering the ascribed level of significance, especially where there is a lack of information or understanding at the moment.

5.3 Statement of Heritage Significance of No. 39 Great Ancoats Street and the Ancoats Conservation Area

No. 39 Great Ancoats Street

No. 39 Great Ancoats Street is a Grade II listed building and is within the Ancoats Conservation Area. It was originally built between 1793 and 1819, probably as a house, but it was remodelled around 1887, with the front elevation influenced by the Arts and Crafts movement, extended towards the rear with minimal polite architectural influences and remodelled internally as a doctor's surgery and home. The architect of the remodelling is unknown.

The building has architectural, evidential and aesthetic value as an example of architecture influenced by the Arts and Crafts movement of the late 19th C, as expressed in the front elevation through: its articulation, created by the framing features of the plinth, the pilasters and the moulded and corbelled brick cornice; the horizontal hierarchy of windows; the stained and painted glass; the floral patterns of the terracotta tiles in the tympanum above the ground floor windows and; the central, canted timber oriel window with fish-scale slate roof. Notwithstanding the Arts and Crafts influence, the external design of the front elevation building is not expressed as strongly as in many other buildings of this date such as the Derros Building. Evidence of the Arts and Crafts influence is even less obvious internally and on the rear elevation, where only the oriel window from first to second floor represents this style in any significant way and it has no stained or painted glass windows. (See table below for assessment of significance of internal features). The authenticity and integrity of No. 39 have been diluted by internal alterations, external alterations and the loss of much internal decorative fabric, before the building was listed.

The use of decorative pressed stock bricks and terracotta on the front elevation bears witness to the use of facing materials which were popular for prominent elevations on prestigious developments at the end of the 19th C, although the use of common bricks on the rear was illustrative of the relatively-reduced attention paid to the quality of materials (and design) on secondary elevations.

The building has evidential value as an example of a building which was: initially constructed around 1800 during the first phase of the the development of Ancoats, which has been dubbed "the world's first industrial suburb" and; subsequently remodelled as a doctor's surgery and home for the provision of community welfare provision in the late 19th C. However, the plan form of the building is remarkably similar to the plan form of buildings altered or remodelled for purely domestic use.

No. 39 has historic interest and value as it is shown on the Goad fire insurance map of 1888, with its front and rear timber oriel windows and a two-storey rear outshut. The works are believed to have been carried out for Thomas Price, a doctor who had previously been living at 22 Great Ancoats Street. He had first been appointed as one of six medical officers to the 'guardians of the poor' (officials administering on behalf of the Poor Law Union) in 1873, when he was around 26 years old. In 1882 he left the Cathedral district and became medical officer for relief district 2, and public vaccinator for the Ancoats district. Price remained in post until 1895 when another district medical officer for the poor law union, Walter Treliving Williams, took occupancy of number 39. In 1915, when the Manchester, South Manchester and Prestwich poor law unions were amalgamated, Williams sold the building and moved to Prestwich. The building subsequently became a lodging house.

No. 39's re-purposing in the late 19th C therefore has some shared historical and (historic) communal value with the nearby Derros Building which was built a few years later, as both then provided social and/or health care of the local community.

As a prominent building within the street scene, the building has communal value and some visual group value with the Derros Building (NHLE 1119732), as both remain as examples of buildings on

narrow plots and both share Arts and Crafts architectural influences, albeit the Derros Building is stronger and Neo-vernacular) and both makes a positive contribution to the character and appearance of the Ancoats Conservation Area. Even so, the historic setting of both buildings has been much compromised by several phases of redevelopment and amalgamation of all other plots along Great Ancoats Street (apart from The Crown and Kettle).

It is unlikely that the site has any below-ground archaeological interest but, in any event, as the proposal does not involve any excavation, no potential archaeological evidence will be affected by it.

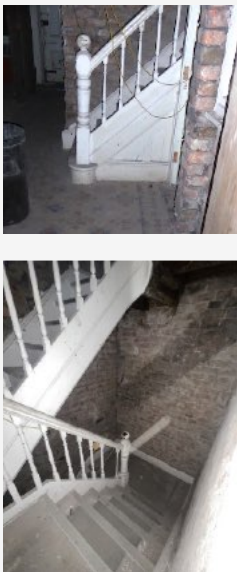
No. 39 Great Ancoats Street - Medium Heritage Significance
Ancoats Conservation Area

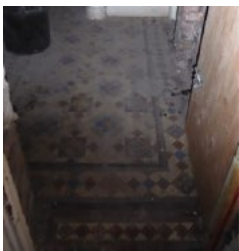
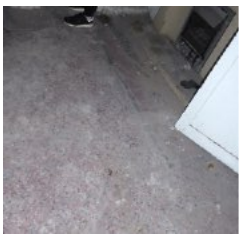
The Ancoats Conservation Area has architectural, aesthetic, historic, evidential, communal and archaeological value, as it encompasses the historic suburb of Ancoats which has been dubbed “the world’s first industrial suburb” and the “cradle of industrialisation”. It encompasses the rise (and eventual decline and regeneration) of a complete industrial suburb, which has a unique place in the history of both global industrialisation and urbanisation.

Ancoats retains the historic street pattern of the original late 18th C layout, and many historic buildings survive to illustrate the historic grain of the area’s urban morphology as an industrial suburb with residential, social and religious developments in a tight urban grain. However, the authenticity and integrity of the grain of small plots has been diluted by the redevelopment and amalgamation of plots. Although the area historically had some large and tall buildings, which dominated the street scenes, and most of these have been retained and restored, their visual dominance has been challenged by the large scale redevelopments. Even so, the historic character of the parts of the conservation area, survives well, created principally by the ensemble of large mills, arranged on the W side of the Rochdale Canal, other large buildings and historic terraced houses. Furthermore, some of the redevelopments have introduced their own architectural and townscape value to the area, creating a vibrant mix of buildings and uses.

Ancoats Conservation Area - Medium/High Heritage Significance

Table 2. Heritage Significance of internal features

Item/ Location	Photograph	Approx Date	Comment	Heritage Significance
1. Ground Floor				
1.1 Ground floor to upper floors		1887	Typical late 19th C. Painted timber	Medium

Item/ Location	Photograph	Approx Date	Comment	Heritage Significance
1.2 Rear Hallway floor		1887	Typical 19th C encaustic mosaic tiles	Medium
1.3 Front hallway floor		1887	Typical late 19th C mosaic encaustic tiles	Medium
1.4. Rear wall window in GF-04		1887	Painted over plain stained glass window with margins	Medium
1.5 Fireplace in GF-06		Late 20th C	Very recent insertion	None
1.6 Floor in GF-06			Scagliola	Negligible
1.7 Chamfered and stopped beam supporting upper floor of outshut. Plain plaster cornice		1887	Loosely pseudo "medieval" detail on beam Plain moulding on cornice	Low/Medium Low/Medium

Item/ Location	Photograph	Approx Date	Comment	Heritage Significance
1.8 Plaster cornice below staircase		1887	Plain moulding	Low/Medium
1.9 Tiled fireplace in GF-01		Mid-20th C	Plain	None (in this building)
1.10 Clerestory lantern over side projection		1887	Functional rather than decorative	Low/Medium
2. Basement				
2.1 Staircase with stone treads. White glazed tiles on Walls		19th C	Unexceptional fabric	Low/Medium Low/Medium
3. First Floor				
3.1 Fireplace in 1-02		1887	Loosely Arts and Crafts style. Painted cast iron	Low/Medium
3.2 Identical fireplace in 1-05		1887	Loosely Arts and Crafts style. Painted cast iron	Low/Medium

Item/ Location	Photograph	Approx Date	Comment	Heritage Significance
3.3 2 over 2 windows in side elevation of outshut		1887	One pane of etched and stained glass	Low/Medium
3.4 Skirting in 1-01		Late 20th C	7 inch Torus moulding	Negligible
3.5 Large grand fire surround in 1-01		19th C	Impressive but not Arts and Crafts style	Medium
3.6 Ceiling cornice in 1-01		20th C?	Plain concave quadrant cornice	Negligible
3.7 Stained and leaded lights in oriel windows in 1-01		1887	Loosely Arts and Crafts natural theme	Medium
3.8 First floor to second floor staircase and tiled fireplace in 1-02		Staircase 1887 Fireplace 1930s	Typical late 19th C. Painted timber. Inappropriate 20th C insertion	Medium Medium
4. Second Floor				
4.1 One of four similar (but not identical) painted glass panels in 2-01		1887	Loosely Arts and Crafts natural theme	Medium

Item/ Location	Photograph	Approx Date	Comment	Heritage Significance
4.2 Large cast iron fireplace in 2-01		1887	Decent quality but stylistically not Arts and Crafts	Medium
4.3 Four-light slit window in rear wall in 2-03		1887	No decorative elements	Low
4.4 Casement windows in rear oriel in 2-02		1887	Minimal decorative value	Low
4.5 Second Floor to Roof space staircase		1887	Typical late 19th C. Painted timber.	Medium
5. Roof space				
5.1 Modern roof light RSJ Purlin		Late 20th C ?	Replaced a dormer window	None
5.2 Loose fireplace in 3-01				Low/Medium

6. Relevant Heritage Policies and Legislation

6.1 National Legislation

6.1.1 Planning (Listed Buildings and Conservation Area) Act 1990

This is the primary legislation for heritage assets.

S.s 16 and 66 of the Act places a statutory duty on Local Planning Authorities to:

...have special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.

S.72 of the Act states:

*(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to **the desirability of preserving or enhancing the character or appearance of that area.***

6.2 National Policy

6.2.1 National Planning Policy is provided by the National Planning Policy Framework 2021(NPPF). Three over-arching objectives of the planning system for achieving sustainable development set out at Para 8, are:

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

In Section 16 “Conserving and enhancing the historic environment” it states, inter alia:

*199. When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset's conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*206. Local planning authorities should look for opportunities for **new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.** Proposals that preserve those*

elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

6.2.2 The NPPF effectively identifies three levels of harm to heritage assets: Total Loss; Substantial Harm and; Less Than Substantial Harm. It states:

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

6.3 National Guidance

6.3.1 Historic England issues national guidance to assist LPAs in making decisions about their own cultural heritage at a local level. The key Historic England guidance which is relevant to this proposal are listed below:

a) Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment

This is an over-arching document which seeks to establish good policies and practice.

b) Making Changes to Heritage Assets Historic England Advice Note 2

This document provides information on repair, restoration, addition and alteration works to heritage assets to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

c) The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3. (December 2017)

i) This document reinforces the importance of the setting of heritage assets and provides guidance on managing development that may affect the setting of heritage assets. It begins by stressing the importance of setting and its careful management:

The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.

ii) It defines setting:

...as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

iii) It sets out key principles for the understanding of setting:

- *Setting is the surroundings in which an asset is experienced...*
- *The extent and importance of setting is often expressed by reference to visual considerations...*
- *Setting will, therefore, generally be more extensive than curtilage...*

- *The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house... may...contribute to the significance.*
- *The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting.*

iv) It provides guidance on assessing proposed and past changes:

11. Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. *Many places are within the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, Paragraphs 131-135 and 137).*

v) In providing guidance on the management of development affecting the setting of heritage assets, it recommends the following broad approach:

- Step 1: identify which heritage assets and their settings are affected;*
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;*
- Step 4: explore ways of maximising enhancement and avoiding or minimising harm;*
- Step 5: make and document the decision and monitor outcomes.*

6.4 Local Heritage Policy

6.4.1 Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. It sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

6.4.2 The most relevant policies for the current proposal are:

Policy CC 9 Design and Heritage

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.

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.

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 EN 3
Heritage

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

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

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

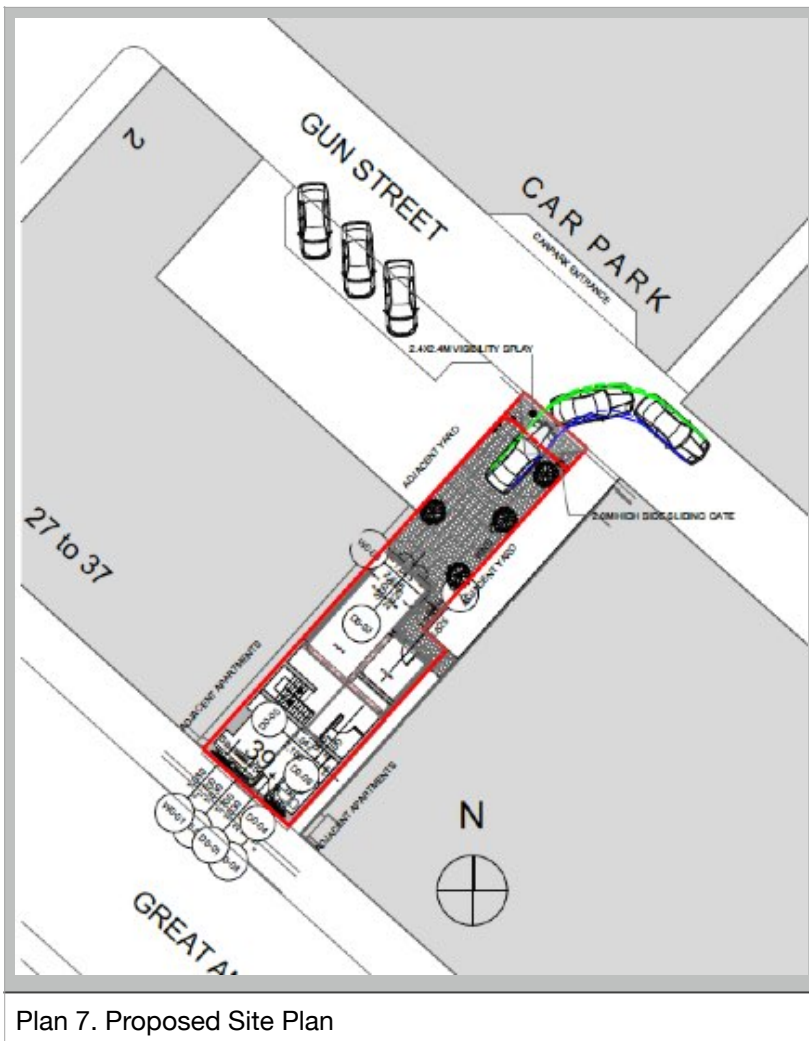
NB. the supporting justification states: "Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance."

7. The Proposal

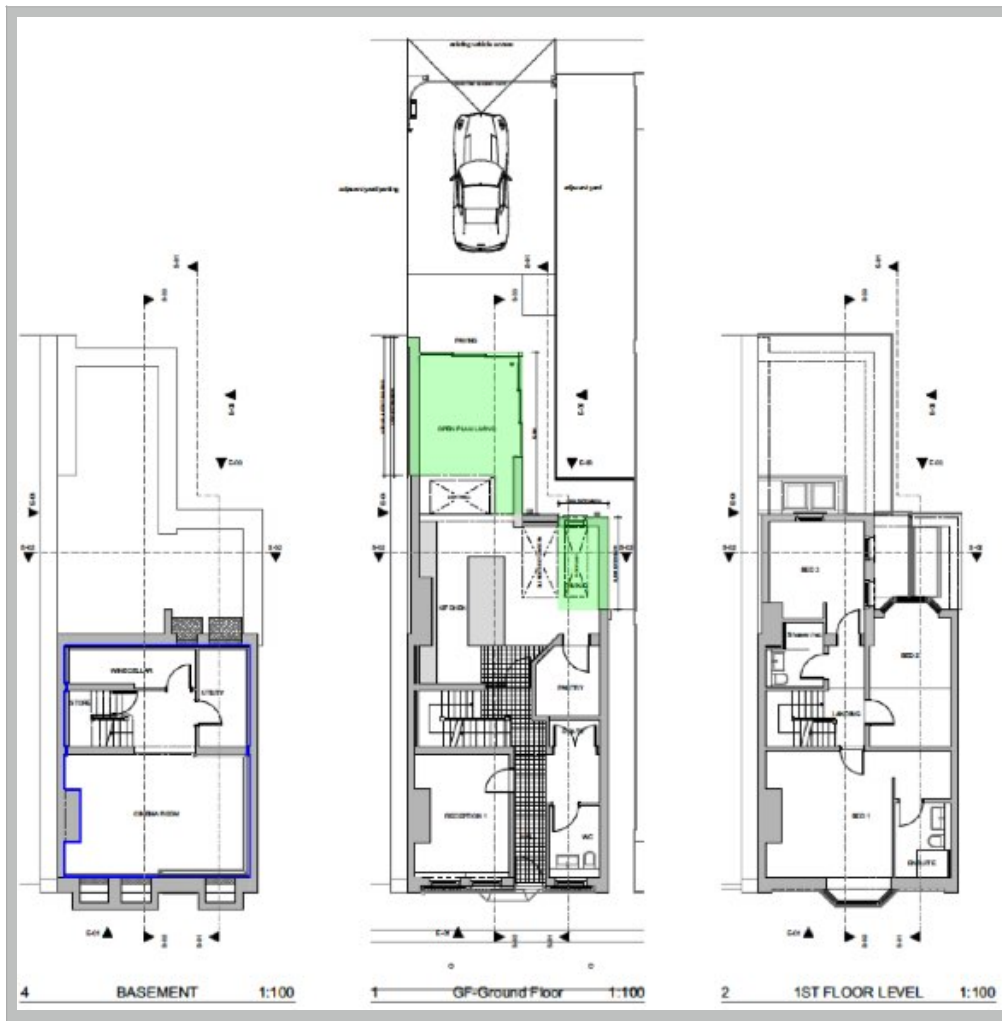
7.1 The current proposal consists of:

- a) The change of use and conversion of the building from an office into a single dwelling
- b) External works comprise:
 - 1. General conservation, restoration and redecoration of front elevation
 - 2. Reconstruction of dormer on front roof slope
 - 3. Retention of the rear outshut, including minor demolitions to accommodate a single storey rear extension and a small single storey side extension
 - 4. Insertion of roof lights
 - 5. Landscape works to rear yard
- c) Internal works include:

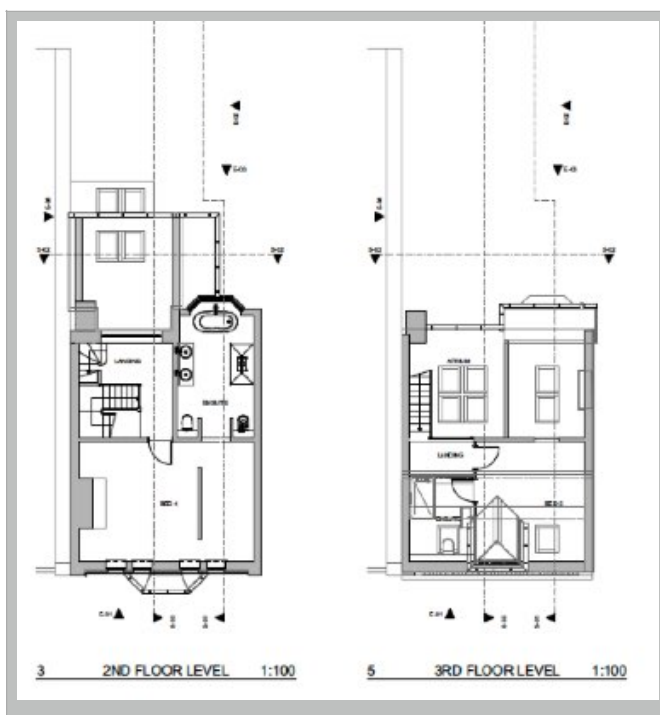
7.2 The proposals for the building are presented in fully-detailed and high resolution plans submitted with the application (at appropriate scale). The proposals are shown below (Plans 7-12) at low resolution and not to scale, for ease.



Plan 7. Proposed Site Plan



Plan 8. Proposed floor plans



Plan 9. Proposed floor plans



Plan 10. Proposed elevations



Plan 11. Existing and proposed view of rear



Plan 12. Existing and proposed view of rear



Plan 13. Plan 11. Existing and proposed view of front

Plan 14. Proposed Demolitions (in yellow)

8. Assessment of the Impact of the Proposal on the Significance of the Heritage Assets

8.1 Change in the Historic Environment

8.1.1 This assessment has been undertaken on the principle that change in the historic environment is not necessarily harmful to the significance of heritage assets.

The NPPF (2021) acknowledges the potential for new development to enhance a heritage asset or its setting. It states:

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: ...

c) the desirability of new development making a positive contribution to local character and distinctiveness; and ...

The Glossary of the NPPF defines *Conservation* (for heritage policy):

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

8.1.2 Similarly, Historic England adopts this approach to change in the historic environment, as set out in its over-arching document, *Conservation Principles*.

It states at 4.1:

*Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and **people's responses to social, economic and technological change**.*

and asserts at 4.2 that:

***Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values**, while recognising opportunities to reveal or reinforce those values for present and future generations.*

8.1.3 *Conservation Principles* states at Para 138 that:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

8.1.4 There is thus no objection in principle by Historic England to change in the historic environment, provided that these criteria are met.

8.2 The Heritage Impact Assessment (HIA) Methodology

8.2.1 This heritage impact assessment has been undertaken to objectively, comprehensively, systematically and transparently assess the impact of the proposed development and works on the heritage significance of No. 39 Great Ancoats Street and its contribution to the Ancoats Conservation Area. Major development proposals which affect heritage assets of the highest heritage significance require that heritage impact assessments should be undertaken using rigorous methodologies, such as the methodology recommended by ICOMOS (International Council on Monuments and Sites) in its *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011). Whilst the heritage significance of No. 39 Great Ancoats Street and its contribution to the Ancoats Conservation Area as heritage assets of **Medium** and **Medium/High** heritage significance, is acknowledged, the proposal and the heritage significance do not justify the use of such a methodology. Even so, the impact of the proposal is assessed in the context of the guidance in Historic England's *Making Changes to Heritage Assets* and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12.

This heritage statement therefore assesses the impact of the different elements of the proposals on the former bank and its setting in a simple and straightforward manner but it is objective, comprehensive, systematic and transparent.

8.2.2 Furthermore, para 194 of the NPPF states that:

*The level of detail (of heritage statements) should **be proportionate to the assets' importance** and no more than is sufficient to understand the potential impact of the proposal on their significance...*

This heritage statement therefore aims to be proportionate, as required.

8.2.3 As recommended by most formal impact assessment methodologies, including that in the IHBC's *Guide to the conservation of historic buildings* (BS7913:2013) and the *Design Manual for Roads and Bridges* (DMRB), the Heritage Statement assesses the direct impact into one of several categories. The DMRB states:

5.34 The magnitude of the impact (degree of change) can be negative or positive, and should be ranked without regard to the value of the asset. The total destruction of a Low Value asset will have the same magnitude of impact on the asset as the total destruction of a High Value asset; the value of the asset is factored in when the significance of the effect is assessed. The magnitude of impact should be ranked according to the following scale:

- major;
- moderate;
- minor;
- negligible;
- no change.

THE HERITAGE IMPACT ASSESSMENT

8.3 Assessment of Impact of Proposed Change of Use

8.3.1 At present, parts of the front elevation of the building are in poor decorative condition. Although it appears, at first sight, to be in reasonable structural condition, the exposed brickwork at the RH return corner (Plate 6) reveals that the front is not fully tied in to the side. The boarded up GF windows clearly illustrate that the building is disused and vacant. Furthermore, the poor structural and decorative condition of the rear elevation presents an even clearer image of decay and vacancy. Internally, the building has been stripped out, has no connected electricity and is not capable of occupation for any beneficial use at present. The current vacancy of the building and its poor condition combine to put the building potentially at risk of further deterioration through the natural process of decay and damage by potential unauthorised entry and to make No. 39 into a Building at Risk.

The proposed conversion and restoration of the building will ensure that the building is repaired, restored and returned to a beneficial and sustainable use and this will in turn encourage its proper conservation and its future on-going maintenance. The building and its heritage significance will therefore be better sustained into the future, present a more attractive and positive image in its highly prominent location within the Ancoats Conservation Area and it will be better appreciated.

8.3.2 The NPPF recognises the benefits of putting historic buildings into beneficial use. It states at Para 197:

In determining applications, local planning authorities should take account of:
*a) the desirability of sustaining and enhancing the significance of heritage assets and **putting them to viable uses consistent with their conservation**;*
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

Similarly, in *Making Changes to Heritage Assets. Historic England Advice Note 2* (2016), Historic England advocates the sustainable use of historic buildings and states:

The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation.

The proposed conversion of the building enables an appropriate new use which will “see to its long-term conservation” and so is consistent with the advice from Historic England.

8.3.3 The proposed use of the building as a dwelling is a use which will bring new life back to the building and will enable many people to appreciate the architectural quality of its front elevation. This proposed use as a dwelling will sustain and enhance the significance of the building and be a viable use which is consistent with its conservation.

Overall, the impact of the proposed conversion of the building will be **Moderate Beneficial**.

8.4 Assessment of Impact of External works: 1) General conservation, restoration and redecoration of front elevation, including windows; 2) Reconstruction of dormer on front roof slope and Insertion of roof lights to provide light into upper floors ; 3) Retention of outshut and construction of new single storey extensions; and 4) Landscape works to rear yard

1) General conservation, restoration and redecoration of front elevation

8.4.1 As part of the proposed conversion and restoration, the structural stability of the junction between the front wall and the RH side wall will be assessed and repair work will be undertaken as necessary to ensure that they are adequately tied in, without any impact on the appearance of the front elevation, and the render on the side wall will be patch-repaired as necessary with a matching render. This will have a beneficial impact on the future of the building.

8.4.2 The exterior of the building has not been decorated or maintained for several years and so its condition is deteriorating and its appearance, as a vacant building, is shabby, which has a negative impact on the appreciation of the building, on the surrounding buildings and on the character and appearance of the Ancoats Conservation Area (ACA). The proposal involves the general repair and restoration with a light touch, gentle cleaning, rubbing down of all painted timber (namely windows and door) and stone and its repainting in a suitable colour. All windows will be carefully restored and repaired to maintain the existing methods of opening and all stained and painted glass will be retained and repaired as necessary, by Cheshire Stained Glass.

8.4.3 The external brickwork and terracotta on the front elevation is in good condition and most of the pointing is sound but a few areas of pointing have weathered excessively, at low level. It is proposed that a sample of the original mortar will be sent to a laboratory for analysis of its component mix and any any areas of missing pointing will be repointed with a matching mortar mix and to a matching finish. No cleaning of the front elevation is required or proposed.

8.4.4 Similarly the roof covering of the main roof and of the oriel window appear to be in reasonable condition, but it is proposed that: the whole roof coverings will be carefully taken off; the roof structures will be checked for condition; any defective slates will be replaced with slates reclaimed from elsewhere to match in original source, colour, texture and dimensions; any defective structural timbers will be repaired, if possible, or replaced with matching timbers, if necessary; all slates and ridge tiles will be relaid on a new membrane with insulation and new battens to the original bonding pattern and with Code 4 lead flashing to match existing.

8.4.5 It is proposed that the existing cast iron gutters on the main roof will be: carefully checked; repaired and re-lined with a water-proof compound, where possible and; replaced with new matching gutters, if necessary. It is proposed that the existing plastic down-pipes and gutters on the oriel window will be replaced with cast aluminium downpipes and gutters.

8.4.6 It is proposed that the existing window frames will all be restored, renovated to operational and draught-proof condition and that all stained and painted glass will be conserved by specialist craftsmen. However, as Great Ancoats Street is a busy pedestrian route and the building is at the back of the pavement, it is proposed that the existing plain glass on the Ground Floor windows will be removed and replaced with reeded glass, which is a traditional method of providing light but obscures visibility, as frequently used in kitchen windows in country houses and in other similar locations, such a to prevent clear sight into a doctor's surgery. The use of reeded glass is therefore entirely traditional in such a situation. The introduction of reeded glass followed the granting of a patent to James Hartley of Sunderland in the 1840s for embossing a pattern into the surface of a cast sheet glass. The design was engraved into a cast iron table, the hot glass poured on and then rolled flat from above with giant iron rollers, producing simple ribbed or other embossed patterns. In 1888 Chance Bros introduced machine-rolled patterned glass by using an additional pair engraved 'pattern rollers'.

8.4.7 Most of these works do not necessarily require listed building consent but they are essential components of the proposal, and are works will enhance the condition and appearance of the building and the ACA.

2) Reconstruction of dormer on front roof slope and insertion of roof lights;

8.4.8 At present, the front roof slope has a small modern roof light but historic photographs clearly illustrate that a traditional squared dormer was in situ in the mid 20th C. It is unclear whether or not the dormer was original but it was of traditional design and did not detract from the appearance of the building or the area. It is proposed that a similar squared dormer will be constructed in the same style, size and location as the previous dormer. The proposed dormer will therefore re-instate a traditional feature and enhance the appearance and usability of the building and have a beneficial impact on the significance of the building.

8.4.9 It is also proposed that two modest "Conservation Roof-lights" will be inserted of the front roof slope, flush with the plane of the roof on each side of the dormer. These will have minimal visual impact but will maintain a balanced appearance.

It is also proposed that six modest "Conservation Roof-lights" will be inserted on the rear roof slope. As they will have black metal frames and sit flush with the plane of the roof, they too will have a traditional appearance and minimal impact on the significance of the building.

Assessment - Minor Beneficial Impact on Heritage Significance

3) Retention of outshut, including minor demolitions to accommodate a single storey rear extension and a small single storey side extension

i) Retention of outshut and minor demolitions

8.4.10 The cartographic, documentary and physical evidence strongly suggest that the existing rear wall, the outshut and the side projection with the clerestory lantern were constructed around 1887 and so they probably date from the remodelling of the front elevation (and some of the interior). However, the rear wall and outshut were not built in the same polite architectural style as the front and were built in inferior common bricks. Only the two storey oriel window expresses any distinctive architectural style, as it is similar (but less refined) to that on the front but the rest of the rear is merely functional and in inferior fabric. Although the rear wall and outshut have some low historic interest, as evidence of a major phase in the evolution of the building, they have negligible architectural interest.

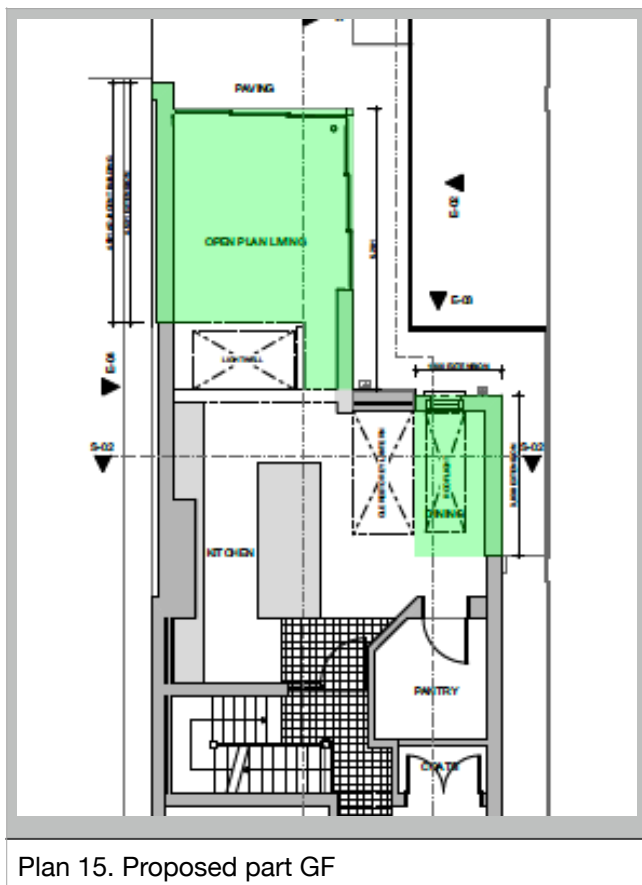
8.4.11 Notwithstanding, it is now proposed that the rear wall, oriel window, side projection with the clerestory lantern and both chimneys will be retained in situ and repaired as far as possible, repointed and repainted as necessary. The external face of the retained walls will be gently cleaned using the JOS steam-cleaning method, which is non-abrasive but will remove excess pollutants and dirt without causing damage to the face of the bricks. Any loose or missing mortar joints will then be repointed using a traditional 3:1 - sand: NHL2 mortar, brushed to a slight recess from the arisses to create a traditional mix and finish.

8.4.12 Importantly, the rear oriel window and side projection with the clerestory lantern, which are the most significant components of the rear elevation, will be retained and repaired in situ and so they will retain a high degree of authenticity and integrity.

8.4.13 It is proposed that a single storey extension (approx 3m x 5.2m) will be constructed at the rear and that part of the rear wall of the outshut will be demolished at ground level and the 20th C rear extension to create an open plan kitchen, dining and living space, which will be partly in the existing building and partly in the extensions (Plans 14 and 15). Although this will involve some loss of historic fabric in the rear outshut, it is fabric of negligible architectural interest. Furthermore, a short down stand will be retained to provide added the legibility of the position of the rear wall to that which will be provided by the retained parts of the wall at upper floors. Although the 20th C rear extension has negligible heritage significance, its mono-pitch lean-to roof will also be retained provide a memory of it as a phase in the building's evolution.

8.4.14 It is also proposed that a small single storey extension (approx 1.6m x 3m) will be constructed infill the passage between the side of the outshut and the side boundary and that part of the side wall of the outshut will be demolished at ground level and to create the open plan kitchen, dining and living space, which will be partly in the existing building and partly in the extensions. Although this too will involve some loss of historic fabric in the rear outshut, it is fabric of negligible architectural interest. Furthermore, the rear wall of the side projection and the clerestory lantern above will be retained in situ to provide the legibility of the position of the side projection.

It is also proposed that a short length (approx 1.2m) of the rear wall of the main building will be removed as, otherwise, it would project impractically into the open plan kitchen, dining and living space. This short length of wall includes a window with margins (Item 1.4 in Table 1) which has been painted over internally and blocked up externally. However, it is proposed that this window will be restored and relocated into the rear wall of the small side extension and so it will be retained within the building. The retained part of the rear wall at Ground Floor level currently has a blocked doorway and it is proposed that the doorway will be re-opened to provide access into a pantry.



ii) Single storey rear extension and single storey side extension

It is proposed that the rear extension will be a simple but neat orthogonal structure which will be fully glazed with bi-fold doors around the exposed corner but will incorporate some piers in bricks to complement the existing bricks to help it to integrate with the existing building. It will have a flat roof supported by a piloti at the corner and a slightly profiled metal fascia which will provide appropriate definition to the junction of wall and roof. The smaller side extension will be constructed in the same bricks and have a similar flat roof with matching fascia and will accommodate the window with margins in its rear wall, relocated from the existing rear wall.

8.4.14 The proposed new extensions will be different from the 1880s outshut as they will be clearly contemporary additions but they aspire to a quality of design and execution which will be valued now and in to future.

8.4.15 Historic England advises in its *Conservation Principles* that

143 There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting the values established through an assessment of the significance of the place.

This Heritage Statement makes the case that the proposed extensions will demonstrate a clear and coherent relationship with the host building “in a new way” and respect the values established through an assessment of the significance of the building.

8.4.16 Similarly, Historic England advises in its *Making Changes to Heritage Assets*:

*41 The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. **Replicating a particular style may be less important**, though there are circumstances when it may be appropriate. **It would not normally be good practice for new work to dominate the original asset** or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.*

This Heritage Statement makes the case that the proposed extensions are modest in scale, subservient to the host building and respects the existing building in general proportion, height, massing and bulk and do not dominate the host building. Although it is accepted that public accessibility/sight is not a major factor when dealing with the preservation of heritage significance of listed buildings, the highly restricted public sight of this rear secondary elevation, both historically and now, cannot be wholly discounted. The wholly over-powering scale of the new and extended buildings on either side substantially obstruct sight of the rear elevation from Gun Street with the effect that the proposed extensions will have negligible impact on the character and appearance of the ACA.

8.4.17 The proposed extensions not only meet the requirements of the owner but also broadly reflect the orthogonal plan form of the original and, importantly, will confidently represent a new major phase in the evolution of the building. It will therefore reflect the wider regeneration process in Ancoats by creating an exciting combination of old and contextual new buildings.

8.4.18 Overall, Retention of outshut, including minor demolitions to accommodate a single storey rear extension and a small single storey side extension will have a palpable beneficial impact on the overall appearance and significance of No. 39 and and the ACA.

Assessment - **Minor/Moderate Beneficial** Impact on Heritage Significance

4) Landscape works to rear yard

8.4.19 At present, the rear yard has a temporary security fence along the rear boundary and a concrete surface. A detailed landscape proposal for the rear yard has not yet been prepared but can be controlled through conditions. The general intention is that a bespoke-designed, remote-

control gate will be constructed along the rear boundary to Gun Street, which will provide security and privacy but will also be a positive addition to the public realm of this part of the ACA. In assessing the impact of any such gate, full consideration should be given to the historic absence of any such gate in this location, the former presence of a building with a blank brick wall at ground floor level on the site of the yard and the tradition of impressive gates into yards throughout Ancoats.

It is also the intention that the rear yard will ultimately be landscaped and paved with natural stone paving, similar to that in other rear yards (Plate 37 and recent public realm enhancements (Plate 38).

Assessment - **Minor beneficial** Impact on Heritage Significance



8.5 Assessment of Impact of Internal alterations to facilitate proposed use: 1) Alterations to Floor Plans; 2) Tanking of basement to prevent ingress of damp; 3) Treatment of existing decorative features; 4) Re-instatement of lost decorative features

1) Alterations to Floor plans

Alterations to Floor Plan of Ground Floor

8.5.1 It is proposed that the existing Ground Floor plan will remain substantially retained, with its off-centre passage with tiled floor, the larger room to the L with the staircase beyond and two smaller rooms to the R, including the unusual canted wall in the proposed pantry. However, it is proposed that some minor alterations will be made by: constructing a lightweight wall in the existing Store 2 to create a cloak room and a pantry; constructing a lightweight wall in existing Store 1 to create a WC and; the construction of a lightweight wall beyond the staircase and the partial removal of the rear wall to create the open plan living area

It is proposed that the stone staircase from Ground Floor to Basement will be retained in situ (and partly used as the wine cellar) but boarded over at Ground Floor level and that a new staircase will still be constructed below the existing staircase to the upper floors.

Historic England advises in its *Making Changes to Heritage Assets*:

43. The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to historic fabric.

All new internal walls will be lightweight stud work and will be lightly fixed to the existing walls and the majority of the proposed works will be reversible and so comply with this generic advice.

Alterations to floor plan of Basement

It is proposed that the five recesses at the front and back of the basement which had been created for the light wells will be blocked up to create rooms with pure rectangular plans. Although, the heritage value of the recesses in illustrating the way that light and ventilation was provided is acknowledged, the paving over of the front light wells has reduced their significance. Although the reinstatement of glass panels or grilles in the pavement above the light wells would enhance the heritage significance of the building, they had been removed at the time of listing and it is not a practical or economically viable proposition. Some of the former light wells retain some white ceramic tiles, which were laid to reflect and increase light levels but they are in small patches and generally in poor condition. Furthermore, the recesses in the walls complicate the proposed tanking of the basement (see below) and so it is proposed that the recesses will be blocked up by butting new block work up against the existing external corners. Although this involves some change it is change to areas of low heritage significance and, the recesses could potentially be re-opened in the future and so comply with the generic advice from Historic England.

Alterations to First Floor Plan

It is proposed that an ensuite bathroom will be inserted into Room 1-01, which was probably the doctor's main living room and the showpiece room of the building. It is effectively the *piano nobile*, has the grandest fire surround, albeit in more classical style than Arts and Crafts style, and has attractive painted glass in the oriel windows, again not in a strong Arts and Crafts style. The insertion of the en suite will cause a low level of harm to the scale and grandeur of the room but the suite will be potentially reversible and so complies with the generic advice from Historic England. It is proposed that the ventilation and drainage will be taken out of the building in the very narrow, unseen gap at the side elevation and so this will have negligible impact on the appearance of the building and the conservation area.

It is proposed that the existing door doorway into Bedroom 2 will be retained and re-used.

Alterations to Second Floor Plan

It is proposed that an ensuite for Bedroom 4 will be created in the position of Rooms 2-02 and 2-04 which are shown on Plan 4 by inserting a new doorway through from the bedroom, although the lightweight intervening walls which separated them from each other and the wall which separated them from the landing (Room 2-03) had already been removed at the time of listing. The proposed new doorway involves only minimal loss of existing, non-decorative fabric and will have a negligible impact on the heritage significance of the building. Although the wall and doorways between the rooms and the landing have already been removed and will be re-instated with a similar lightweight wall, it is proposed that the position of the doorways will be expressed in the hallway by fitting architraves in their original positions. This will represent a small enhancement of the heritage significance of the building over its state at the time of listing.

Alterations to Third Floor Plan

The proposed alterations to the Third floor roof space are limited to the construction of lightweight stud walls to create an ensuite. The proposed minor interventions in the floor plan of the roof-space are per se negligible and will have a negligible impact on the heritage significance of the building.

Overall assessment of impact

It is common ground that: an important element of the heritage significance of No.39 is its remodelling around 1887 for use as a doctor's surgery and home and; it is a rare surviving example of such a use from this period. However, there is no clear evidence of exactly how the various rooms in the building were used or any evidence that any of the rooms bear special witness to its specific historic use. In most respects, the floor plan of the building is directly comparable to those of many terraced houses of the same period and the floor plan per se has little special significance. In any event, the extent of interventions in the floor plans in the current proposals: has been reduced from that in the original proposals; involves mostly lightweight new walls; is reversible and; will retain the legibility of much of the original (1880s) floor plan. As such, they will have cause only a very low level of harm to the heritage significance of the building which is necessary to provide the optimum beneficial use of the building.

Assessment - **Minor Adverse** Impact on Heritage Significance
(but necessary to provide the optimum beneficial use of the building)

2) Tanking of Basement

The basement is showing signs of damp penetration through the brick walls and so it is proposed that the basement will be fully tanked using the Wykamol CM8 Cavity Membrane system (see Appendix 3) and subsequent rendering. This system covers all walls and floors with a membrane which is then rendered but it involves minimal permanent damage to the existing structure. In any event, there is no surviving decorative fabric in the basement apart from a few patches of white ceramic tiles.

Although there are other potential ways of reducing damp in basements, (such as improved ventilation and drainage), they are dependent on lengthy trials to demonstrate success and have no certainty of success. The proposed use as habitable accommodation requires certainty of success from the beginning. Most of the original wall surfaces had been removed at the time of listing, although a few areas of white ceramic tiles remain. These tiles are commonplace in such situations to provide reflected light and sanitary conditions and so it is proposed that where they survive, they will be retained in situ but entombed as archaeological evidence behind the proposed tanking system.

Assessment - **Negligible Adverse** Impact on Heritage Significance

3) Treatment of Existing Decorative Features

An assessment of the heritage significance of the limited amount of surviving decorative features has been provided at Table 2. That assessment has been augmented in Table 3 with a summary of the proposals for them.

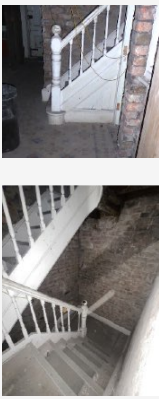
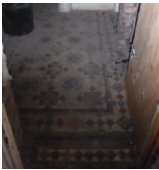
The assessments find that the vast majority of the proposals for the internal features of heritage significance will be beneficial. The proposals which will have an adverse impact are the proposals associated with the partial demolition of the outshot, the alterations to the rear wall and the tanking of the basement, which have all been assessed and justified as being necessary. In any event, these adverse impacts will cause only a low level of harm, are far outweighed by the beneficial impacts and should not be determine factors in the determination of the overall proposal.

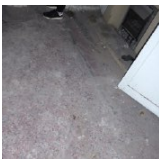
It is proposed that the encaustic tiles in the hallway of the Ground Floor will be retained, cleaned and conserved as necessary, in its entirety., even where it extends into the open plan living area. It is proposed that a detail of the abutment of the new floor surface in that room will be provided for prior approval through a condition on the Listed Building Consent when it has been decided what the new floor surface will be.

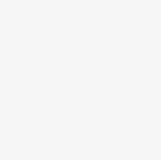
It is proposed that the terrazzo floor in the rear room, which is of less significance, will be retained in situ but protected by a new membrane and covered with a new surface, to be agreed in the future and shown on a detailed section through a condition on the Listed Building Consent when it has been decided what the new floor surface will be.

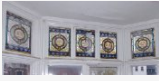
Cumulative Assessment - **Negligible/Minor Beneficial** Impact on Heritage Significance

Table 3. Heritage Significance of Internal Features and Proposals

Item/ Location	Photograph	Ap pro x Dat e	Comment	Heritage Significance	Proposal	Impact on Heritage Significance
1. Ground Floor						
1.1 Ground floor to upper floors		1887	Typical late 19th C. Painted timber	Medium	Repair as necessary, retain in situ and repaint	Minor Beneficial
1.2 Rear Hallway floor		1887	Typical 19th C encaustic mosaic tiles	Medium	Retain in situ and exposed	Minor Beneficial
1.3 Front hallway floor		1887	Typical late 19th C mosaic encaustic tiles	Medium	Retain in situ and exposed	Minor Beneficial
1.4. Rear wall window in GF-04		1887	Painted over plain stained glass window with margins.	Medium	Remove paint, restore and relocate to rear wall of small extension	Minor Beneficial

Item/ Location	Photograph	Ap pro x Dat e	Comment	Heritage Significance	Proposal	Impact on Heritage Significance
1.5 Fireplace in GF-06		Late 20th C	Very recent insertion	None	Remove	Negligible Beneficial
1.6 Floor in GF-06			Terrazzo	Low	Retain in situ, protect with appropriate inert membrane and cover	Neutral
1.7 Chamfered and stopped beam supporting upper floor of outshut.		1887	Loosely pseudo “medieval” detail on beam	Low/Medium	Retain and conserve	Minor Beneficial
Plain plaster cornice			Plain moulding on cornice	Low/Medium	Retain and conserve	Minor Beneficial
1.8 Plaster cornice below staircase		1887	Plain moulding	Low/Medium	Retain in situ and repaint. Use as template for some replacement cornices	Minor Beneficial
1.9 Tiled fireplace in GF-01		Mid- 20th C	Plain	None (in this building)	Remove	Minor Beneficial
1.10 Clerestory lantern over side projection		1887	Functional rather than decorative	Low/Medium	Retain in situ and conserve	Minor Beneficial
2. Basement						

Item/ Location	Photograph	Approx Date	Comment	Heritage Significance	Proposal	Impact on Heritage Significance
2.1 Staircase with stone treads.		19th C	Unexceptional fabric	Low/Medium	Board over and retain for storage in basement	Negligible Adverse
2.2 White glazed tiles on Walls		19th C	Unexceptional fabric	Low	Retain in situ where it survives but cover with tanking system	Negligible Adverse
3. First Floor						
3.1 Fireplace in 1-02		1887	Loosely Arts and Crafts style. Painted cast iron	Low/Medium	Retain in situ	Minor Beneficial
3.2 Identical fireplace in 1-05		1887	Loosely Arts and Crafts style. Painted cast iron	Low/Medium	Retain in situ	Minor Beneficial
3.3 2 over 2 windows in side elevation of outshut		1887	One pane of etched and stained glass	Low/Medium	Remove as part of partial demolition of outshut	Minor Adverse
3.4 Skirting in 1-01		Late 20th C	7 inch Torus moulding	Negligible	Remove and replace with new 9 inch skirting	Negligible Beneficial
3.5 Large grand fire surround in 1-01		19th C	Impressive but not Arts and Crafts style	Medium	Retain in situ, clean and conserve as necessary	Minor Beneficial
3.6 Ceiling cornice in 1-01		20th C?	Plain concave quadrant cornice	Negligible	Remove and replace with more appropriate cornice	Minor Beneficial

Item/ Location	Photograph	Ap pro x Dat e	Comment	Heritage Significance	Proposal	Impact on Heritage Significance
3.7 Stained and leaded lights in oriel windows in 1-01		1887	Loosely Arts and Crafts natural theme	Medium	Retain and repair	Minor Beneficial
3.8 First floor to second floor staircase and tiled fireplace in 1-02		Stai rca se 188 7	Typical late 19th C. Painted timber.	Medium	Repair as necessary, retain in situ and repaint	Minor Beneficial
		Fire pla ce 193 0s	Inappropriat e 20th C insertion	None (in this building)	Remove	Minor Beneficial
<u>4. Second Floor</u>						
4.1 One of four similar (but not identical) painted glass panels in 2-01		1887	Loosely Arts and Crafts natural theme	Medium	Retain in situ and conserve	Minor Beneficial
4.2 Large cast iron fireplace in 2-01		1887	Decent quality but stylistically not Arts and Crafts	Medium	Retain in situ and repaint	Minor Beneficial
4.3 Four-light slit window in rear wall in 2-03		1887	No decorative elements	Low	Retain in situ and conserve	Minor Beneficial
4.4 Casement windows in rear oriel in 2-02		1887	Minimal decorative value	Low	Retain in situ and repair and repaint as necessary	Minor Beneficial

Item/ Location	Photograph	Ap pro x Dat e	Comment	Heritage Significance	Proposal	Impact on Heritage Significance
4.5 Second Floor to Roof space staircase		1887	Typical late 19th C. Painted timber.	Medium	Repair as necessary, retain in situ and repaint	Minor Beneficial
5. Roof space						
5.1 Modern roof light RSJ Purlin		Lat e 20t h C ?	Replaced a dormer window	None	Remove and replace with traditional dormer window and Conservation Roof lights	Minor Beneficial
5.2 Loose fireplace in 3-01				Low/Medium	Re-locate within the house	Minor Beneficial

4) *Re-instatement of lost decorative features*

The full reinstatement of internal features of authentic design is a laudable heritage objective but is impractical in the current circumstances where much internal decorative fabric has been lost and there is no clear evidence of the design and materials of all features. Indeed, as the features had been lawfully removed in good faith in advance of the listing of the building, it would be “ultra vires” to require that they all be replaced. Enhancements to the authenticity of the building can be made by agreement but enforcement action (if pursued) could only legally require reinstatement to the state at the time of listing. Notwithstanding, the applicant recognises the heritage value of the building and is proposing to re-instate some authentic features, whilst converting the building into house suitable for contemporary living.

It is proposed that any retained historic walls on upper floors and ceilings in the existing building will be re-plastered using traditional lime plaster but all new walls and ceilings will be finished with plasterboard and gypsum plaster, as a practical compromise.

It is proposed that a pattern will be made from the surviving length the ceiling cornice adjacent to the hall and staircase and that this will be used to replicate this sample of relatively plain cornice throughout the Ground Floor of the original building.

It is proposed that the range of typical 19th C cornices, which were previously proposed, will be reviewed and that a simpler selection of plaster cornices will be prepared and submitted for prior approval through a condition on the Listed Building Consent. As basements were generally the lowest status rooms, it is proposed that the basement will have the simplest cornice. It is proposed that the first floor will have the most detailed cornice, similar to that shown in Plate 39 and that the upper floors will have cornices of decreasing decorative detail. It is proposed that the open plan living space at the rear of the ground floor will have either a modern cornice or no cornice to further re-inforce its identity as an extension of a different period.

There is no evidence of any former dados and so it is now proposed that no dado's will be introduced.

Assessment - **Minor Beneficial** Impact on Heritage Significance

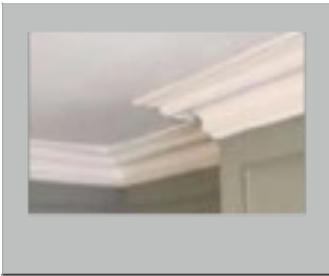


Plate 39. Typical proposed plaster cornices for first floor

8.6 Assessment of impact on setting of surrounding listed buildings and the Ancoats Conservation Area

8.6.1 The application site is within the wide setting of a few other listed buildings and within the Ancoats Conservation Area (ACA) and so any changes to it have the potential to affect the setting of the listed buildings and the character and appearance of the ACA. However, the proposed interventions are almost exclusively restricted to the change of use, rear and internal works. The proposed change of use will have a negligible impact on the setting of the other listed buildings and, if anything, will have a slight beneficial impact on the character and appearance of the ACA by bringing new life and activity to the area and improving the condition of the building.

8.6.2 That being the case, there is no justification for undertaking any further study of these impacts, such as an assessment of the impact on the setting of the listed buildings using the methodology recommended by Historic England its *The Setting of Heritage Assets*.

Overall, the impact of the proposals on the setting of listed buildings and the ACA will be **Minor Beneficial**

8.7 Summary of Impacts

8.7.1 The Heritage Impact Assessment above (summarised in Table 4 below) has found that the proposals will have a range of impacts on the heritage significance of No. 39 and the ACA, ranging from Moderate Beneficial to Minor Adverse. The proposed return to beneficial use and conversion are crucial, as the use will:

- be a sustainable and optimum viable use for the building which is a tangible public benefit;
- be accompanied by the repair, gentle restoration , conservation and continued maintenance of the building;
- sustain the building into the future and;
- encourage more people to appreciate the building and its historic character.

Also crucial to enhancing the heritage significance of the building and its contribution to the character and appearance of the ACA will be the comprehensive conservation of the building, especially the front elevation, through the conservation of the windows and the oriel and the redecoration of all paint work.

The overall proposal will therefore have major public and heritage benefits.

8.7.2 Importantly, the proposals involve almost no alterations to the external appearance of the principal designed elevation of the building. Furthermore the proposed new extensions at the rear will bring an element of contextual, but more contemporary, design to the building, in a similar way that the many new buildings in Ancoats have created an exciting combination of new and historic buildings in the area.

8.7.3 The proposals will also have some minor adverse impacts, due to: the necessity of creating the optimum viable internal arrangements. The proposals therefore involve some relatively minor alterations to the floor plans. However, the new walls and fixtures will be carefully installed in a way which causes no permanent damage to the historic fabric and have been kept to a minimum to retain the heritage significance of the building, as far as possible. The proposed insertions will mostly be reversible and in line with Historic England's advice that new elements should be reversible. Some historic fabric will be carefully "entombed" and potentially capable of being revealed again in the future. The proposed removal of parts of the existing outshut and the construction of extensions to create the open plan living space will involve the loss of some fabric of the 1887 remodelling and cause a low level of harm. However, it is unsophisticated fabric which does not have the same polite architectural quality as the front elevation and the proposal has been radically reduced to minimise any harm.

Overall, the level of harm will be low and will be far outweighed by the benefits.

8.7.4 The cumulative impacts of the proposals should therefore be considered in the round. It is accepted that the proposals will cause a low level of harm to the heritage significance of the building but there can be no doubt that the harm falls into the category of "Less than substantial harm" and are outweighed by benefits.

Table 4. Summary of Impacts on Heritage Significance

Proposed Development/Works	Level of Impact on Heritage Significance	Comment
Change of use and conversion to dwelling	Moderate Beneficial	A major heritage benefit
<u>External works:</u>		
1) General conservation, restoration and redecoration of front elevation, including windows;	Moderate Beneficial	
2) Reconstruction of dormer on front roof slope and insertion of roof lights ;	Minor Beneficial	
3) Partial demolition of existing outshut and construction of two single storey extensions;	Net Minor/Moderate Beneficial	
4) Landscape works to rear yard	Minor Beneficial	
<u>Internal Works</u>		
1) Alterations to Floor Plans	Minor Adverse	Extent of intervention much reduced from initial proposals and necessary to provide the optimum beneficial use of the building

Proposed Development/Works	Level of Impact on Heritage Significance	Comment
2) Tanking of Basement	Negligible Adverse	Necessary to provide the optimum beneficial use of the building
3) Treatment of Existing Decorative Features	Negligible/Minor Beneficial	
4) Re-instatement of lost decorative features	Minor Beneficial	
Impact on setting of other listed buildings and Ancoats Conservation Area	Minor Beneficial	

8.8 Assessment against **Section 16. Conserving and enhancing the historic environment of the NPPF 2021**

8.8.1 S.16 of the NPPF seeks to ensure that heritage assets are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. It states:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)...

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

8.8.2 In arriving at the current proposal, the applicant and his agents have given great weight to the conservation and enhancement of the heritage assets of the building and have compromised considerably on the initial aspirations in order to minimise harm to the heritage significance of the building. Importantly, the heritage impact assessment in this Heritage Statement has found that the project as now proposed will bring major public and heritage benefits, notably in providing an optimum viable new use, which will ensure its long-term maintenance into the future and in the conservation of the listed building. It has identified that the proposal will cause a low level of harm to the significance of the building but this harm must fall into the category of "Less than substantial harm". The fundamental test for the acceptability of the proposal under Para 202 is whether the harm is outweighed by the heritage and other public benefits of: providing a new viable use and; the long-term conservation of the building's fabric. Another public benefit will be the employment of traditional craftsmen in the conservation of the building. The building is in a highly prominent location in Manchester city centre and on a busy route through Ancoats and so its re-use and revitalisation will also enhance the vitality of the city centre and Ancoats generally. (NB. Whilst undertaking the site visit a member of the public commented, without prompting, how much he admired the building and looked forward to its restoration!)

8.8.3. Importantly, the net effect of the proposals represents change but they will not cause any net harm. The proposal complies with the definition of "conservation" as set out in the glossary of the NPPF:

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

8.8.4 This Heritage Statement makes the case that the benefits of the current proposals outweigh the “less than substantial harm” to the heritage asset and represent acceptable change, as they will sustain and enhance the fundamental heritage significance of the building, notwithstanding some low level of harm. The proposal therefore complies with *Section 16. Conserving and enhancing the historic environment* of the NPPF 2021

8.9 Assessment against Para 138 of Historic England’s *Conservation Principles*

8.9.1 Historic England’s over-arching advisory document, *Conservation Principles*, states at Para 138 that:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

8.9.2 The proposal at the building involves new work and alteration to a significant place and it complies with these criteria for acceptable change as:

- A) This Heritage Statement and the other supporting documentation provided sufficient information comprehensively to understand the impacts of the proposal on the significance of the heritage assets
- B) This Heritage Statement has demonstrated that the proposal would not materially harm the values of the place and indeed, will have some benefits in bringing new life back to a vacant building and delivering its proper conservation
- C) The applicants and agents are keen that the proposal aspires to a quality of design and execution which may be valued now and in the future. At Para 143, *Conservation Principles* advises:

There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting the values established through an assessment of the significance of the place.

The proposal does create a clear and coherent relationship throughout the building, working mostly “in a traditional way” but also “in a new way” with the creation of the double height room, the alterations to the rear and the new rear extension

- D) This Heritage Statement considers that the long-term consequences of the proposal will be benign and will not prejudice alternative solutions in the future.

8.9.3 The proposal therefore complies with Para 138 of Historic England’s *Conservation Principles*.

8.10 Assessment against Local Policies

8.10.1 Policy CC 9 Design and Heritage of the Manchester Core Strategy seeks to encourage the positive use of heritage assets and high standards of design and conservation throughout Manchester, especially in respect of heritage assets.

The proposal will deliver the positive use of No.39 Great Ancoats Street and applies high standards of design and conservation. It therefore complies with this policy.

8.10.2 Similarly, Policy EN 3 Heritage of the Manchester Core Strategy seeks to encourage development that: complements the distinct historic and heritage features of the city; supports the Council in preserving and enhancing the historic environment, the character, setting and accessibility of heritage assets, where the proposals are considered consistent with the significance of the heritage asset.

This Heritage Statement makes the case that notwithstanding some low level of harm, the overall proposals at No. 39 Great Ancoats Street will bring overwhelming benefits to the newly listed building and the Ancoats Conservation Area and complies with this policy.

9. Conclusion

9.1 This Heritage Statement has aimed to establish the key heritage significance of No. 39 Great Ancoats Street and the Ancoats Conservation Area and this has informed the revised proposals, in conjunction with extension discussions with planning officers of Manchester City Council. It has found that the building has multiple heritage significances. It was built around 1800 but remodelled around 1887, as a doctor's surgery and home. It was thus built in two main phases, has been altered in the past and there is potential for a new use and careful intervention. No. 39 Great Ancoats Street is one of only three historic buildings on this stretch of the road which remain on a historic narrow plot, as all others have been demolished and their plots amalgamated into larger plots and redeveloped with buildings of much larger floor plans, height and bulk. Notwithstanding what has happened elsewhere on the street, the proposals for No. 39 will combine to sustain and enhance the building's appearance and significance.

9.2 This Heritage Statement makes the case that the current proposal for the proposed change of use and works at the building will cause no net harm to its heritage significance or its setting. Indeed, it has found that the proposals will ensure the long-term conservation of the building and will have net beneficial impacts. Indeed, Manchester City Council confirmed in an email dated 25th April 2023 from Jennifer Atkinson that, subject to provision of further details:

The proposal outlined in your email below would, in the City Council's opinion, would minimise any harm to the listed building including of removal of historic fabric, original mid 19th Century window and the later 19th Century walls/joinery. The original ground floor floorplan remains largely legible as does the 19th Century outrigger which has been retained albeit extended.

9.3 The applicant bought the building in good faith before it was listed and lawfully undertook some works, which would now require listed building consent. It is common ground that the building now has the protected status of being a Grade II listed building but the state of the building at the time of listing should be the starting point for assessing the impact of proposals on the building's heritage significance, both in legal terms and in the interests of equity.

9.4 The building is currently in a poor decorative condition throughout, poor structural condition at the rear and it has been stripped out internally. It is currently incapable of habitation without major restoration. The poor condition and disuse of the building make it a Building at Risk and so every effort should be made to encourage its sensitive repair and re-use. The applicant has given careful consideration to the advice from the Council's Planning Officers and has made considerable compromises to try to achieve a proposal which meets their requirements as well as his own.

9.5 This Heritage Statement has found that the proposed return to beneficial use and conversion of the building are crucial, as the use will:

- be a sustainable and optimum viable use for the building which is a tangible public benefit;
- be accompanied by the repair, gentle restoration, conservation and continued maintenance of the building;
- sustain the building into the future and;
- encourage more people to appreciate the building and its historic character.

9.6 The proposal will have a Minor Beneficial impact on the setting of nearby listed buildings and character and appearance of the Ancoats Conservation Area.

9.7 Para 202 of the NPPF requires that any harm to heritage assets should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This Heritage Statement acknowledges that the proposal includes some works which will cause a low level of harm to the heritage significance of the building but finds that the harm will be at the low end of the spectrum of "less than substantial" and that it will be far outweighed by public and heritage benefits. The proposal will enable the optimum viable use of the building, will conserve

and enhance the fundamental significance of the building and will require the employment of traditional craftsmen in its conservation and so all of these benefits would outweigh the low level of harm.

9.8 The advice on *The presumption in favour of sustainable development* in Para. 11 of the NPPF (2021) is highly relevant. It states:

Plans and decisions should apply a presumption in favour of sustainable development.

...For decision-taking this means:...

c) approving development proposals that accord with the development plan without delay; ...

9.6 The proposals do accord with the development plan and the relevant advice from Historic England and are sustainable development. This Heritage Statement therefore advocates that the proposals should be supported without delay.

This Heritage Assessment was prepared by:

John Hinchliffe BA (Hons), BPI, MSc (Blg Heritage and Conservation), RTPI, IHBC
Hinchliffe Heritage
5 Lincoln Drive,
Wallasey
CH45 7PL
jnshinchliffe@gmail.com
07736 970396

3rd May 2023

Bibliography

<https://manchesterhistory.net/manchester/history/earlyhistory.html>

Ancoats - Cradle of the Industrial Revolution Rose, Falconer and Holder 2011 English Heritage

Appendices

Appendix 1. Levels of Heritage Value and Definitions, from DMRB

Very High	- Structures inscribed as of universal importance as World Heritage Sites. - Other buildings of recognised international importance.
High	- Scheduled Monuments with standing remains. - Grade I and Grade II* (Scotland: Category A) Listed Buildings. - Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. - Conservation Areas containing very important buildings. - Undesignated structures of clear national importance.

Very High	- Structures inscribed as of universal importance as World Heritage Sites. - Other buildings of recognised international importance.
Medium	- Grade II (Scotland: Category B) Listed Buildings. - Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. - Conservation Areas containing buildings that contribute significantly to its historic character. - Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	'Locally Listed' buildings (Scotland Category C(S) Listed Buildings). - Historic (unlisted) buildings of modest quality in their fabric or historical association. - Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Appendix 2. Listing Description of 39 Great Ancoats Street

Summary

Doctor's surgery and house of around 1887, adapted and converted from an early-C19 house, with further later alterations. Arts and Crafts-inspired style.

Reasons for Designation

The former doctor's surgery at 39 Great Ancoats Street, probably originally early-C19 and converted around 1887, is listed at Grade II for the following principal reasons:

Architectural interest:

** as a rare survival in a heavily urbanised context of a C19 bespoke refurbishment of a house for use by a doctor;*

** for its distinctive Arts and Crafts styling, incorporating oriel windows to both the front and rear, decorative brickwork, and stained and leaded patterned glazing;*

** it survives well externally and retains its late-C19 interior plan-form, as well as a number of interior features, including decorative tiled floor, staircase and fireplaces in most rooms.*

Historic interest:

** it illustrates the development of the world's first industrial suburb and also community welfare provision in late-C19 England.*

Group value:

** for its strong visual relationship with, and complementary function to, the neighbouring Derros building (NHLE 1119732).*

History

Beginning in the last years of the C18 what is now recognised as the world's first industrial suburb began to develop in Ancoats around a series of highly innovative steam-powered textile factories alongside the Rochdale Canal. Subsequently other industries followed,

including foundries, glass works and dye works. All of this industry was interspersed with crowded, unsanitary housing as the suburb boomed - from 1831 to 1861 the population of Ancoats rose from 11,000 to 56,000. Social welfare provision was gradually provided throughout the C19, initially on charitable and voluntary lines, and then with increasing state and religious organisation. Recognised in its day as a centre of constructional and manufacturing innovation, and subsequently imitated throughout Britain, Ancoats informed the development of factory-based communities throughout Europe and America from the mid-C19.

39 Great Ancoats Street is believed to probably have its origins in the early C19, but it appears that the building was substantially altered and converted for use as a doctor's house and surgery in the third quarter of the C19, probably around 1887. A Goad fire insurance map published in 1888 depicts the property substantially as it is today, with its front and rear timber oriel windows and a two-storey rear outshut. The works are believed to have been carried out for Thomas Price, a doctor who had previously been living at 22 Great Ancoats Street. He had first been appointed as one of six medical officers to the 'guardians of the poor' (officials administering on behalf of the Poor Law Union) in 1873, when he was around 26 years old. In 1882 he left the Cathedral district and became medical officer for relief district 2, and public vaccinator for the Ancoats district. Price remained in post until 1895 when another district medical officer for the poor law union, Walter Treliving Williams, took occupancy of number 39. In 1915, when the Manchester, South Manchester and Prestwich poor law unions were amalgamated, Williams sold the building and moved to Prestwich. The building subsequently became a lodging house.

A lean-to toilet outshut was added to the rear in the early C20. Historic photos of number 39 show that until at least 1967 it had a small gabled dormer in the front pitch of the roof, which was removed before 1994. They also show that by the 1960s the south wall had been rendered. In the early C21 the building was converted to office use and in 2022 the interior was stripped back to the bare walls and stud partitions prior to renovation. Fireplaces were retained in situ, and in some cases later inserts removed.

Details

Doctor's surgery and house of around 1887, adapted and converted from an early-C19 house, with further later alterations. Arts and Crafts-inspired style.

MATERIALS: *red brick walls with stone dressings, slate roof, timber windows.*

PLAN: *L-plan with three-storey range fronting the street and narrower two-storey early-C20 rear outshut.*

EXTERIOR: *standing on the western edge of the Ancoats Conservation Area on the busy thoroughfare of Manchester's inner ring road, close to the Derros building. The building faces south-west but for ease and as per historic directories, the front is described as facing west.*

The four-bay front elevation is narrow and comprises a single, recessed four-window facade in Flemish bond with a moulded brick cornice, stone head-and-sill bands to each floor, and a canted plinth. The ground floor has two outer windows (each with a semi-circular arch over with moulded-brick flowers in the tympanum), an inner window and a four-panel door with overlight. The windows are single-pane sashes. The first floor has a central, canted timber oriel window with fishscale slate roof and leaded upper lights. The second floor has two pairs of windows, with leaded upper lights.

The north wall is abutted by the Hudson building to the north. The south wall is blind, and rendered, with a truncated chimneystack to the east of the gable.

The (east) rear wall is of three storeys at the left, with a timber canted oriel spanning the

first and second floors, with sash windows. Below the oriel is a recessed doorway (boarded) with an overlight. At the right is a two-storey lean-to outshut (believed to be 1880s in date) in English Garden Wall bond. Between its roof and the eaves of the main range is a long window of four small lights. In the angle is a chimney stack rising against the party wall with the Hudson building. The outshut has a four-pane sash at first-floor. Its ground floor is obscured by a further early-C20 lean-to outshut with a blind wall. At ground floor the outshut extends leftwards with a former lean-to roof that now has a flat roof, glazed below the eaves. The side (south) wall of the outshut has a segmental doorway and a casement window at ground-floor, and a four-pane sash overlooking the flat roof.

INTERIOR: the hallway retains a decorative tiled floor and there is terrazzo in the rear kitchen, which also has a stone Tudor-arched fireplace. Between this room and the stair is the cellar stair, with lime-washed walls and overlooked from the hall by a pair of casement windows. The former rear window of the hall has coloured glazing, overpainted in white. The architraves of the doorways from the kitchen into the housebody and cellar also survive, but glazed and timber internal doors have been replaced. The stair is closed-string with turned balusters and ramped handrail.

Most walls and ceilings have been stripped of plaster and laths, revealing some concrete blockwork in the south wall and south-east chimneybreast, and witness marks of a former stair position against the north wall prior to the 1887 remodelling. Most rooms retain fireplaces – 1940s tiled in the parlour, but (probably 1880s) cast-iron elsewhere, with a marble surround in the first-floor front room, which also has a tiled hearth. This room also has upper window lights of leaded and coloured glass, with central panes hand painted with fruit and flowers, and a modern inserted suspended ceiling. The room above has similar painted upper lights with designs of flowers and fruit trees. The sash windows in the 1880s outshut at the rear retain some etched and coloured glass with fleury-cross designs. The overlight to the former vestibule door survives, with some paint on its coloured glass.

Sources

Books and journals

Slater, Isaac, Royal National Commercial Directory of Manchester and Salford, (1883), Pt 2 (trades and streets), p112 of street directory

Slater, Isaac, Royal National Commercial Directory of Manchester and Salford, (1886), Pt 2 (trades and streets), p118 of street directory

Websites

Information on the Ancoats dispensary, accessed 12/07/22 from <https://manchesterhistory.net/manchester/tours/tour15/area15page49.html>

Information on the Manchester Poor Law Union, accessed 12/07/22 from <https://www.workhouses.org.uk/Manchester/>

Information on the Manchester Poor Law Union, accessed 12/07/22 from http://manchester-family-history-research.co.uk/new_page_5.htm

Appendix 3. CM8 Cavity Drain Membrane

CM8 Cavity Drain Membrane is an 8 mm studded membrane, suitable

for Type C waterproofing and delivering a grade 3 environment to BS8102:2009 and NHBC Chapter 5.4. CM8 is available in both 500g or 700g densities. We recommend using the CM8 HD700 when a heavier, denser membrane is deemed necessary by the Wykamol Technical Department. Please always take advice from our Technical Experts when making product selections.

ADVANTAGES

Creates dry, habitable living space in areas previously suffering from damp-wet conditions.

Waterproof, salt inhibiting, root and contaminate resistant.

Quick to install - minimal preparation needed to wall surfaces.

Easily cut down using a sharp blade.

No drying out process - redecoration can occur immediately.

Little or no damage to the existing structure.

Low and high temperature tolerance.

Part of a type c cavity drain membrane system in line with BS8102:2009.

Clear for easy application and fixing of Wykamol plugs.

TYPICAL USES

Walls, Floors, Vaults, Tunnels, Above and below ground level, Waterproofing applications and Damp-proofing applications.

SUBSTRATE PREPARATION

When used in new construction, the concrete slab must be laid in accordance with BS 8204-1:2003+A1:2009 to achieve a flat surface not deviating more than 5 mm from the underside of a 3000 mm straight edge.

Unsound plaster, render or screed should be removed and surfaces made level, with floors to the above tolerances. This can be achieved using Wykamol's Universal Mortar, or a 3:1 sand:cement mix incorporating Renderproof Waterproofing Additive. Leave all new works to dry thoroughly before CM8 membranes are fixed.

In case of walls suffering from mould or masonry fungi, prior to fixing the membrane, remove surface contamination by brushing, then apply Microtech Biocide in line with the relevant Technical Data Sheet

If dry rot (*Serpula Lacrymans*) is present in the walls, this will require detailed assessment before proceeding. Contact the Wykamol Technical Department for further advice.

Above ground level it is recommended, that where possible, all sources of moisture are alleviated at the source using a DPC such as Ultracure, before applying CM8 membrane. This reduces potential damage to masonry and timber etc.

APPLICATION

With studs facing the wall, fixing is carried out using Wykamol CM Brick Plugs.

We recommend an application of Wykamol Microsealer to the concrete walls and slab, before an application of CM8, to prevent lime efflorescence and dusting, which can block perimeter drainage channels.

Drill a hole through the centre of the stud. Take care when drilling holes to avoid excessive masonry dust from falling into the cavity.

Place the chosen plug (with seal for all underground waterproofing applications) into the hole and drive the fixing home with a rubber mallet or club hammer.

We would suggest that spacing between plug fixings should be no greater than 600 mm, to ensure a tight fix to the wall. However, this may vary depending on the exact batten/board size and site conditions may dictate otherwise.

Seal the membrane at the flanges (a band of membrane running along the edge where no studs are present) with Wykamol Tape.

Ensure flanges run vertically on walls and are positioned in front of the preceding width of membrane. In the case of horizontal joints, the lower sheet is positioned to the front.

Where there is or could be severe water ingress, joints may also be closed off with Wykamol Overseal Tape.

Seal the stud to stud joints with Wykamol Rope.

Vaulted Ceilings: These can be successfully lined using Wykamol CM8, taking care to seal all mitred joints with Wykamol Tape/ Rope/Overseal Tape/Corner Detail/Wykamol Fibre Tape

CONDITIONS & LIMITATIONS

Flat soffits below ground should never be lined with Wykamol CM8 Membrane as it requires a minimum slope of 10%.

Take care when running CM8 Membrane around internal and external corners to ensure the sheet is fixed tight to the angle, ensuring well defined edges for subsequent finishes.

FINISHING

STUD FRAME: When using this finishing method, Wykamol Brick Plugs should be applied in a vertical line, roughly corresponding to the stud locations and battens (minimum of 25 x 38mm). Fix the stud frame to the plugs using No. 10 screws (5 mm). If the plugs cannot be applied in a straight line, 'Gyproc' brackets can be used to hold the battens in place. Ensure the screw depth does not perforate the CM8 Membrane.

DOT AND DAB DRY LINING: On reasonably flat walls, Wykamol CM Brick Plugs can be used to provide a key for board adhesives. Their unique serrated head allows for the dab to be applied directly to the head of the Brick Plug. For below ground applications, ensure the Brick Plugs have a rubber seal. Use a conventional bonding plaster in dabs, to a minimum thickness of 8 mm and covering at least 50% of the membrane surface area.

FLOORS: CM8 Membrane may be overlaid with closed cell insulation before laying T&G flooring, ensuring a 10 mm expansion joint all around. Alternatively, a conventional 65 mm of sand and cement screed can be laid. However, site conditions may vary, therefore if doubt exists, please take advice from the Wykamol Technical Department. Normal decorating materials can be used as soon as the floor, screed or plaster finishes are dry.

While applying, ensure atmospheric moisture levels are below 70% RH. Impermeable floor finishes should not be laid until screed moisture content is below 75% RH.

Technical Data	Result	Test Standards
Material	HDPE	N/A
Unit Weight	0.5 Kg/m ²	N/A
Sheet Thickness	0.45 mm	EN 149-2
Stud Height	7 mm	N/A
Colour	Clear	N/A
Water tightness 60 kPa; 24h	Pass	EN 1928
Working Temperature	-50°C to +80°C	N/A
Softening Temperature	126°C	N/A
Tensile Strength MD	416 N	BS 12311-2
Tensile Strength CD	488 N	BS 12311-2
Resistance to Static Loading	>20 Kg	BS 12730
Compressive Strength 1	180 kN	BS EN ISO 25619-2
Reaction to Fire	Class F	BS EN 13501-1
Type of Application	Type V	N/A
Life Expectancy		Lifetime of Structure

AFTERCARE

Wykamol CM8 membranes provide a dry, warm and habitable living space in basements and other areas suffering from chronically damp conditions. However, it is equally important that areas which lack natural ventilation are provided with adequate means of condensation control, especially in wet areas such as kitchens, bathrooms etc.

This is best achieved through the provision of an effective mechanical ventilation system. Please consult the Wykamol Technical Department for further advice.

PACK SIZE AND COVERAGE

Product Code	Pack Size	Coverage
CM82X20	2 m x 20 m	40 m ²
CM8HD2X20	2 m x 20 m	40 m ²

CM8HD2.4X20	2.4 m x 20	m 48 m ²
CM82.4X20	2.4 m x 20 m	48 m ²

STORAGE & SHELF LIFE

Store in an upright position, under cover and away from high temperatures and open flames. Shelf life is the lifetime of the structure, when stored and installed in line with the datasheet recommendations.

HEALTH AND SAFETY

No specific hazards are likely to arise while using any Wykamol Waterproofing Membranes or ancillaries; neither are classified as hazardous in respect to CHIP II Regulations 1999. However, general precaution should be exercised in the use of drills etc. taking particular note of the special risks associated with working in confined spaces (basements) with restricted access/egress.

The Wykamol Group always advise the use of appropriate PPE, including gloves, hard hat, goggles, high visibility jackets and steel toe cap boots. For further information and advice, please contact the Wykamol Technical Department and consult the Safety Data Sheet, which is available upon request.