

PROPOSED WORKS AT 12 TIB LANE (ROYLE'S CHAMBERS)

MANCHESTER CITY CENTRE



HERITAGE ASSESSMENT

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GARRY MILLER HERITAGE CONSULTANCY

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

THIS REPORT

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CONTENTS

1: Executive Summary	5
2: The Site	6
3: The Proposal/Scope of this Report	8
4: The Listed Building	11
5: Summary of Significance	19
6: Planning Policy Context	20
7: Impact of the Proposal	22

1: EXECUTIVE SUMMARY

This report supports proposed works at number 12 Tib Lane in Manchester City Centre. The property is a 19th century office building and is listed at Grade II. It stands at the northern boundary of the Albert Square Conservation Area.

Proposals have been submitted to Manchester City Council for external alterations in connection with a previously- approved change of use (127532/FU/2020). The principal heritage consideration arising from the proposal is its impact upon the significance (i.e. heritage interest and value) of the listed building. A secondary issue is (in respect of the external works only) its effect upon the significance of the conservation area. The scope and purpose of this report is to identify this significance and examine how it will be affected by the scheme.

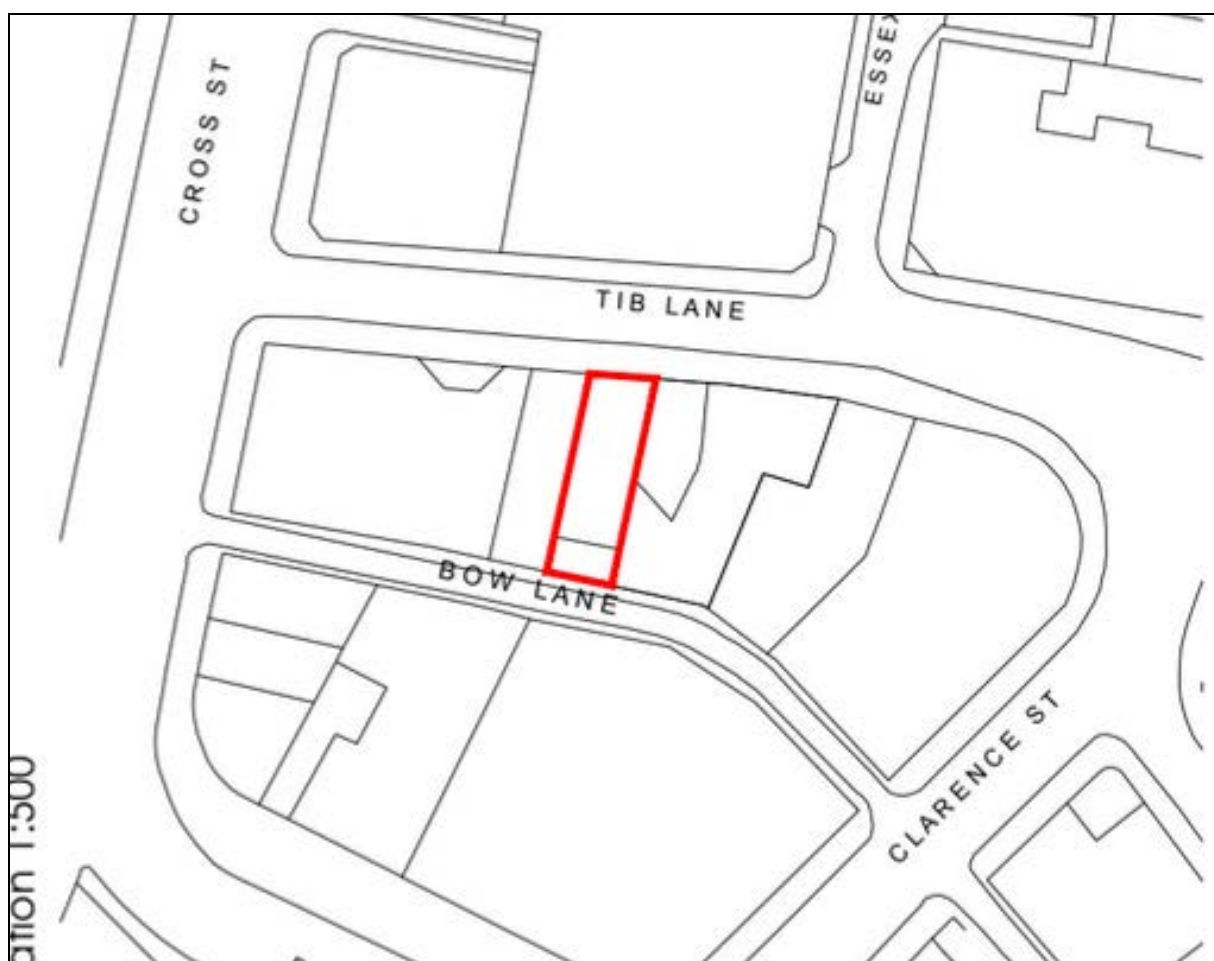
The property was originally known as Royle's Chambers and was a speculative office development built in 1876 for Dr P Royle JP. The architects were Smith and Heathcoate of Manchester. The Grade II designation of the listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which is that of an office building of 1876 designed in a Lombard Gothic style and dating from Manchester's zenith as the global centre of the cotton trade. This significance is principally embodied in the building's external appearance and streetscene presence, given the extensive alteration of its interior, and primarily in its front elevation to Tib Lane, which is rich in character and architectural detail. UPVC first floor windows detract from this interest however. The rear is functional and of less interest and is largely masked by a blockwork wall and prominent modern fire escape. As regards the interior, its significance is secondary owing to its stripped out and modernised nature, in which little in the way of historic features remain.

The works are essentially designed to return the building to its original use as offices. The proposed works most notably affect the exterior, in terms of replacement of the existing UPVC windows by painted timber examples, matching the framing pattern that originally existed. Limited internal works are intended to create working areas that suit the business requirements of the present occupier, with a limited number of light-touch partitions introduced into the existing already-modernised working spaces.

The exterior works will enhance the significance of the listed building and its contribution to the conservation area. The interior works will essentially preserve the significance of the interior, which is secondary owing to modernisation: no historic features will be lost. The proposal therefore is in accordance with national planning guidance along with the relevant local development plan policies. It is therefore concluded that the application should be approved without delay.

2: THE SITE

The application building stands in Manchester City Centre, where it is situated on the south side of Tib Lane. The property was built as offices in 1876 and is a tall, narrow-fronted structure of four-storeys plus basement, located within the central business zone of the city to the north of Albert Square. The rear is set back from a narrow service street named Bow Lane. Its immediate surroundings are dominated by 19th century commercial premises that represent the legacy of Manchester's heyday as the global centre of the textile trade.



Map 1. Location of the application property



1. The listed building, built as offices in 1876



2. The property is part of the architecturally varied streetscene of the city's commercial core

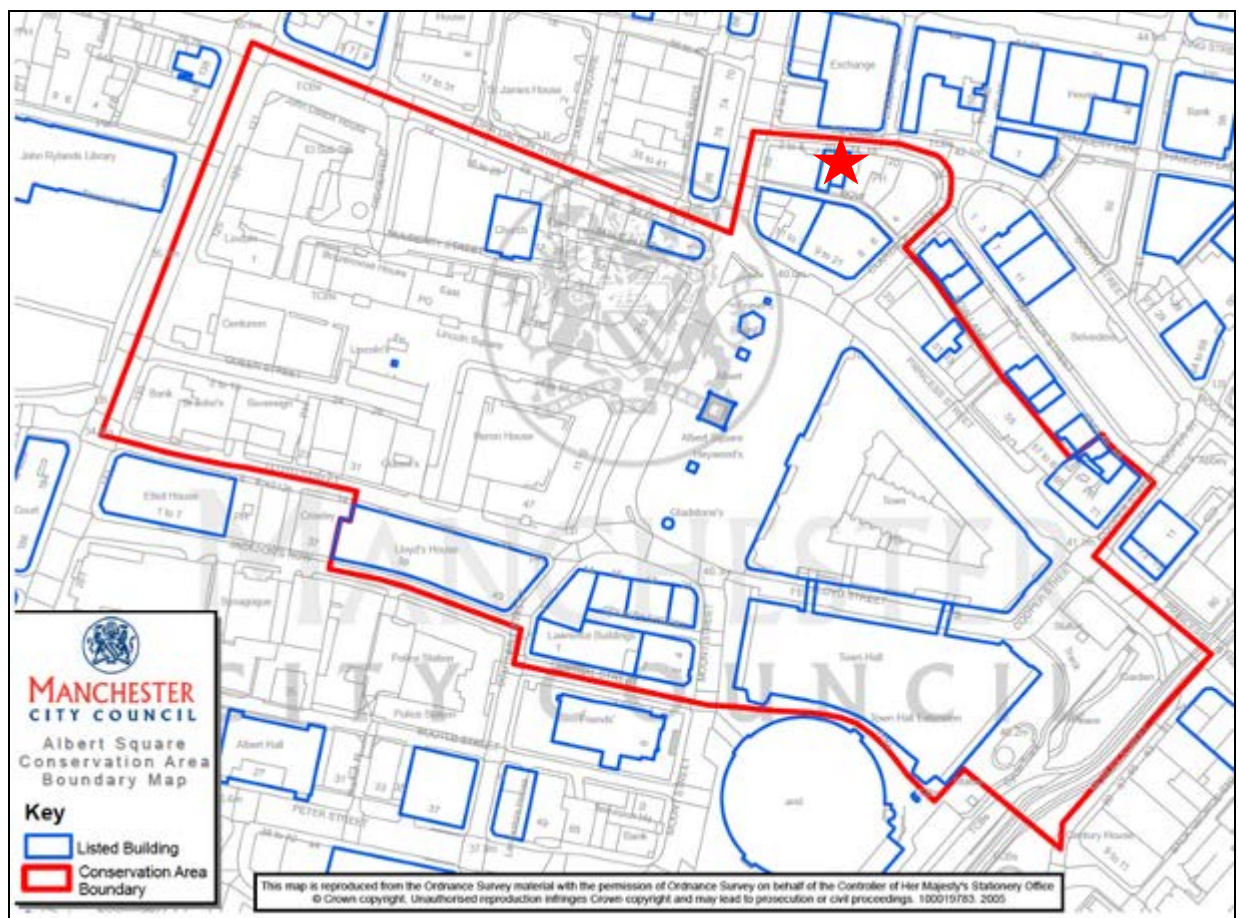


3. The rear is set back from the narrow service street named Bow Lane

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Designation

The application property is listed at Grade II, having been first designated in 1994. It stands at the northern boundary of the Albert Square Conservation Area,



Map 2. Location of the application building within Albert Square Conservation Area

3.2 Proposed development

Proposals have been submitted to Manchester City Council for external alterations to provide office accommodation in connection with a previously- approved change of use (127532/FU/2020).

3.3 Heritage impact

The principal heritage consideration arising from the proposal is its impact upon the significance (i.e. heritage interest and value) of the listed building. A secondary issue is (in respect of the external works only) its effect upon the significance of the conservation area.

3.4 Scope and purpose of this report

Paragraph 189 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised July 2018 and February 2019) states local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the listed building and to assess how this will be affected by the proposal. It is considered the level of detail presented is proportionate to its importance, in accordance with paragraph 189, and is no more than necessary to understand the impact of the proposal. This report is to be read in conjunction with other documentation submitted in support of the application.

3.5 Report structure

This is as follows:

1. Analysis of the listed building (Section 4)
2. A summary of its heritage significance (Section 5)
3. A summary of the relevant planning policies against which the application will be assessed (Section 6)
4. An assessment within this context of the proposal's impact upon the significance of the listed building (Section 7)

4: THE LISTED BUILDING

4.1 Historical context

4. The property as illustrated in *British Architect*, December 1876



The property was originally known as *Royle's Chambers* and was a speculative office development built in 1876 for Dr P Royle JP (1). The architects were Smith and Heathcoate of Manchester and the property, which cost around £2,250, was illustrated in *British Architect* in December 1876. The article states that the basement and sub-

basement are arranged for a restaurant and the ground and upper floors as offices. The entire cost was about £2,250. Tenants in 1877 were recorded as George Saxon, auctioneer; William Grave, iron merchant; Northern Investment and Discount Co Ltd; Henry Morris, accountant; Leonard Medcalfe, estate agent and accountant; G Westby Ryall, architect ; and Thomas Hesketh, surveyor. In 1879 Frederick Adams, dining rooms are listed at 12A Tib Lane, presumably in the basement. An advertisement in the September 6, 1885 edition of the *Manchester Guardian* states:

TO BE LET. Well-lighted, Lofty and Excellent OFFICES at Royle's Chambers, 8 Tib Lane, Cross Street, near the Town Hall, Manchester; also Well-lighted Cellars and Sub-basement, suitable for a first class restaurant or stores. Back and front entrance. Apply to Dr Royle, 27 Lever Street or Messes Smith and Heathcote, architects, 88 Mosley Street.

- (1) Source: <https://manchestervictorianarchitects.org.uk/buildings/royles-chambers-12-tib-lane-bow-lane-manchester>

4.2 List description

The National Heritage List for England description, compiled at the time of designation in 1994, reads:

Commercial building, perhaps warehouse. c.1870, slightly altered. Sandstone ashlar (roof not visible). Narrow rectangular single-fronted plan at right-angles to street. Lombard Gothic style. Four storeys and basement, a narrow 3-window facade with much elaborate ornament, including vermiculated piers to a tall basement storey, channelled rustication to raised ground floor, prominent moulded sill-bands to all upper floors, Lombard frieze and very emphatic moulded cornice on brackets. The ground floor has a square-headed doorway with divided panelled doors, enriched lintel and tall overlight of 2 small round-headed lights and a roundel all set in a pilastered architrave with elaborately carved ornament and a pitched semi-circular arched canopy on very short columns with carved capitals, with moulded coping and acroterion; and 2 segmental-headed recessed sashed windows to the left, with stepped voussoirs and keystones. The upper floors have arcaded windows with engaged colonnettes which have water-leaf capitals, those at 1st floor with matching imposts to left and right and round-headed arches with carved ornament including figured keystones, those at 2nd floor with stilted heads and foliated ornament above including a mask in a roundel, a drip-band to the whole arched over this, those at 3rd floor similar but simpler. Forms group with No.10.

4.3 Further analysis

- a. **Exterior.** The principal interest of the building is contained in its external envelope, in particular the front elevation. This presents a tall, narrow and dignified 'commercial Gothic' appearance to the street. The style and decoration is typical of the date. The character and interest of the elevation is however marred by unsympathetic UPVC windows on the first floor. Those

on the other floors are of painted timber. In contrast to the frontage, the rear elevation is plain and functional, but is greatly obscured from view by modern interventions: a blockwork screen wall and a large, prominent and ugly metal fire escape.

- b. Interior.** The building is now essentially a single, narrow open space on each floor, which results from its use by a single occupier. Originally each floor would have been self-contained office accommodation that was separately occupied by one or more businesses. Internal partitions would therefore have existed to segregate public areas (e.g. reception) from private working space. Hence the floors would never have been the entirely open spaces that presently characterise the interior. Any partitions that now exist, are modern (see floor plans: Figure 1, Page 16). The individual offices were originally reached from a stairwell to the front; the original stair has been altered and modern stairs inserted to connect each floor independently of the stairwell. In terms of details, each floor has been altered and now has a modernised appearance: the principal internal features to survive are exposed brick walls with chimneybreast lacking their firegrates. As a result, there is little of heritage interest within the interior.



4. Entrances to the main building and basement



5. UPVC windows on the first floor



6. Timber windows on the second and third floors



7. Rear elevation, showing blockwork wall and fire escape

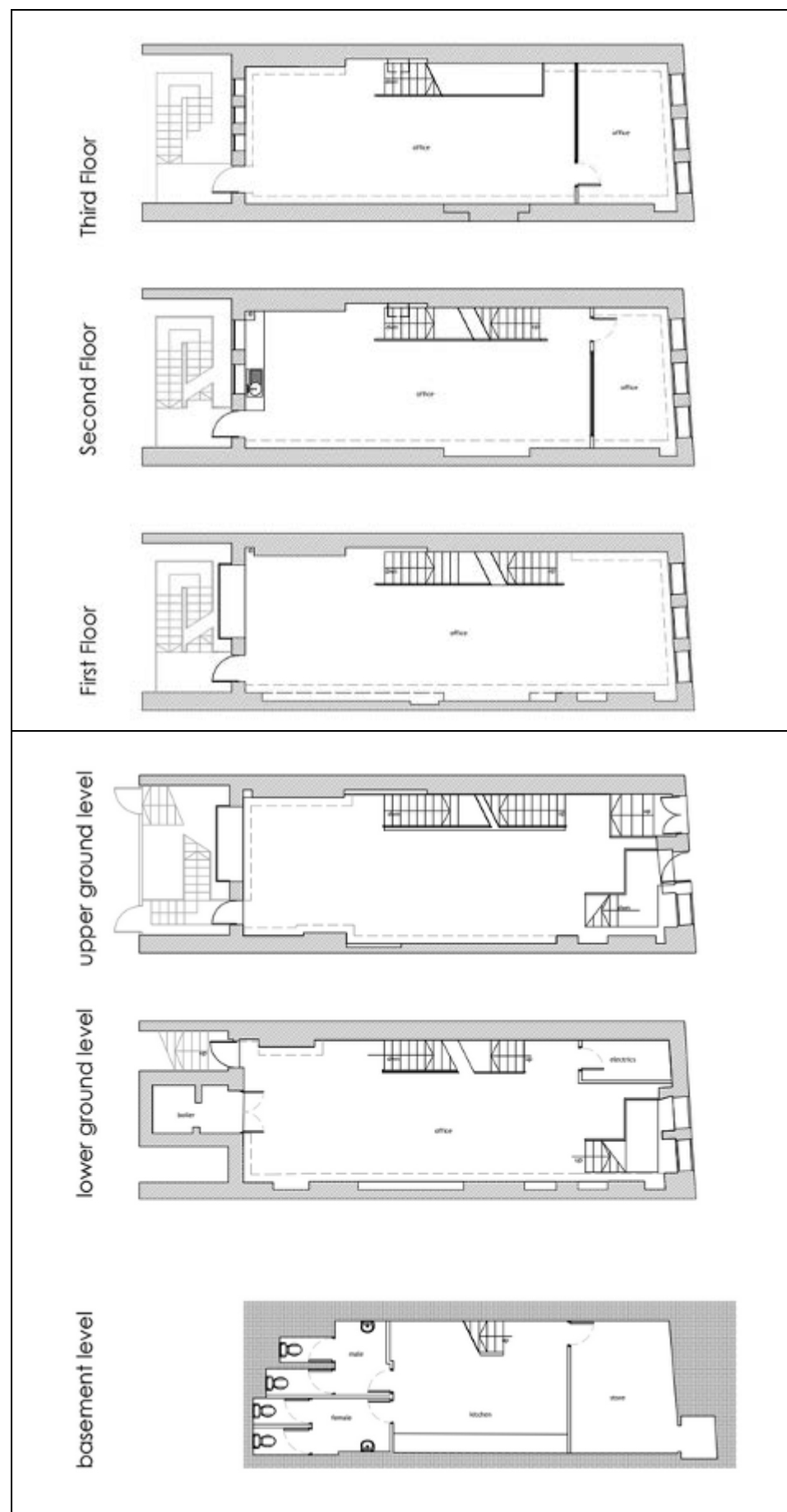


Figure 1.
Floor plans as
existing



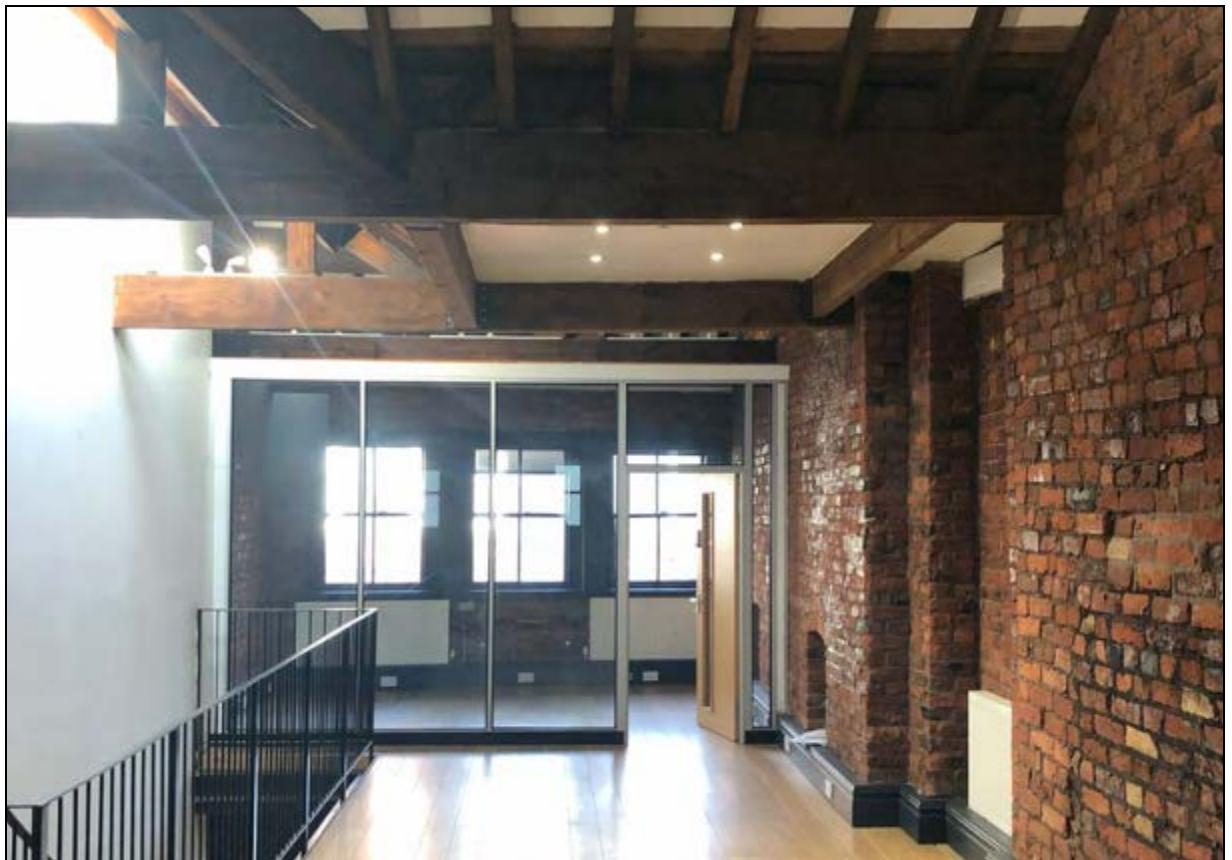
8. Upper ground floor, looking to front



9. Lower ground floor, looking to rear



10. Second floor, looking to rear, showing chimneybreast



11. Third floor, looking to rear

5: SUMMARY OF SIGNIFICANCE

5.1 Rationale

Paragraph 190 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

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

5.2 The listed building

The Grade II designation of the listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which is that of an office building of 1876 designed in a commercial Lombard Gothic style and built at the zenith of Manchester's role as the global capital of the cotton trade. This significance is principally embodied in the building's external appearance, given the extensive alteration of its interior, and primarily in its front elevation to Tib Lane, which is rich in character and architectural detail. The UPVC windows detract from this. These qualities essentially represent the building's contribution to the character of the conservation area, which is of a positive nature. The rear is however functional and of less interest and is largely masked by the modern blockwork wall and fire escape, both of which are negative features. As regards the interior, its significance is secondary owing to its stripped out and modernised nature, in which few historic features remain.

6: PLANNING POLICY CONTEXT

6.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

6.2 Relevant policies

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 192 states that in determining applications, local planning authorities should take account of:

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

Regarding designated heritage assets, paragraph 193 states that ‘great weight’ should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 196 states that 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.

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

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

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

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

listed buildings, registered parks and gardens, conservation areas and archaeological remains.

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

- Saved policy DC18 of the Unitary Development Plan (Conservation Areas), which states that the council will seek to preserve and enhance the character of its designated conservation areas
- Saved Policy DC19 (Listed Buildings), which states:

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

The policy states furthermore that the council will not permit a change of use of a listed building where it would have a detrimental effect on its character or appearance; and not permit any external or internal alteration or addition where there would be an adverse effect on its architectural or historic character.

7: IMPACT OF THE PROPOSAL

7.1 Principle of the scheme

The works essentially designed to return the building to its original use as offices. The proposed works principally affect the exterior, in terms of replacement of the existing front elevation windows.

7.2 Effect of the proposed works

- a. Exterior.** The proposal involves the replacement of the existing UPVC windows by painted timber examples, matching the framing pattern that originally existed (i.e. one over one sashes, as shown in the 1876 drawing in Plate 4). These works represent a clear enhancement to the appearance of the listed building, and to its contribution to the conservation area.

7.2 Effect of the proposed works

The scheme will return the building to the purpose for which it was built. The exterior works will enhance the significance of the listed building and its contribution to the conservation area by replacing inappropriate UPVC windows. The proposal therefore is in accordance with national guidance established in paragraphs 192 and 193 of the NPPF, and with the relevant local development plan policies. It is therefore concluded that the application should be approved without delay.