11th August 2023

Heritage Statement for the relocation of aerial dish to the roof of the Grade II listed Great John Street Hotel, Manchester.

Following our appointment as heritage consultants for the refurbishment and roof extension to the Grade II listed Great John Street Hotel, Manchester (see Figure 1 below) (approved 18th December 2020 – Ref: 126751/LO/2020),Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for the relocation of a new aerial dish to the roof level of the building (Figures 1 & 2).

Please refer to TV aerial Survey document produced by ProAV which accompanies this application for further details.

The Site is bounded by Great John Street to the south, a narrow backstreet to the east named Little John Street, by Atherton Street to the west, and by a modern apartment building to the north (see Figure 2).



Figure 1 – The principal south front of the Great John Street Hotel as it appeared shortly before closure and commencement of the consented scheme (Source: SLHA 2019)

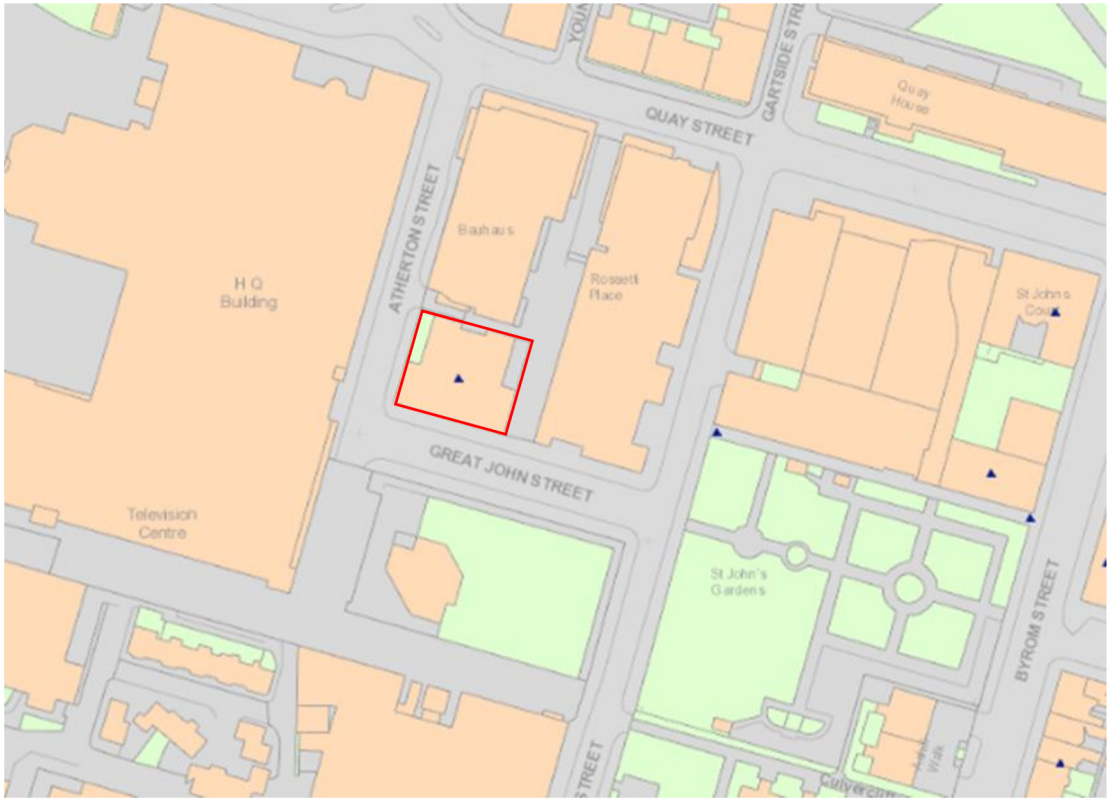


Figure 2 – Map showing the location of the Site outlined red. (Source: Historic England)

Statutory Designations

The Site is Grade II listed and is located within the Castlefield Conservation Area and close to the St. John's Street Conservation Area (See Figure 3). Due to the nature of the proposals, it is not considered there will be any impact on any Conservation Areas. The focus of the following assessment will thus be on the fabric and character of the Grade II listed building only.

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to *"have special regard to the desirability of preserving* [a listed building] *or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant planning permission. Consequently, this Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

The Site was listed on the 6th June 1994 as *'St Johns College of Further Education'*. The listing suggests the

building is of late 19th century origin, however, the former country municipal school was erected in 1912.

ST JOHNS COLLEGE OF FURTHER EDUCATION

Listed Building Grade: II

List Entry Number: 1282969

Date first listed: 06-Jun-1994

Statutory Address: ST JOHNS COLLEGE OF FURTHER EDUCATION, GREAT JOHN STREET

District: Manchester (Metropolitan Authority)

School, now college of further education. Late C19, altered. Stock brick with dressings of red brick and sandstone (flat roof concealed). Roughly T-shaped plan, formed by main block parallel to street and large rear wing of almost full width. Eclectic style with some C17 Renaissance features.

Three storeys and 5 bays (2 windows per bay), symmetrical, the centre bay slightly projected, with red brick pilasters (banded at top floor), moulded brick cornice interrupted in the centre, high parapet with banded piers and iron railings, interrupted in the centre by a rectangular upstand which has a blind keyed oculus under an open pediment. Pairs of tall casement cross-windows with small panes in the top lights, square-headed at ground floor, segmental-headed at 1st floor, and square-headed with segmental relieving arches at 2nd floor. Some of the piers of the parapet are chimneys.

Flat roof which formerly served as school playground. Entrances at the sides of the rear. Sides and rear have less regular fenestration, including a gabled re-entrant in the centre of the rear wall which has large tripartite windows, that at top floor with a tympanum over the centre light. Interior not inspected.

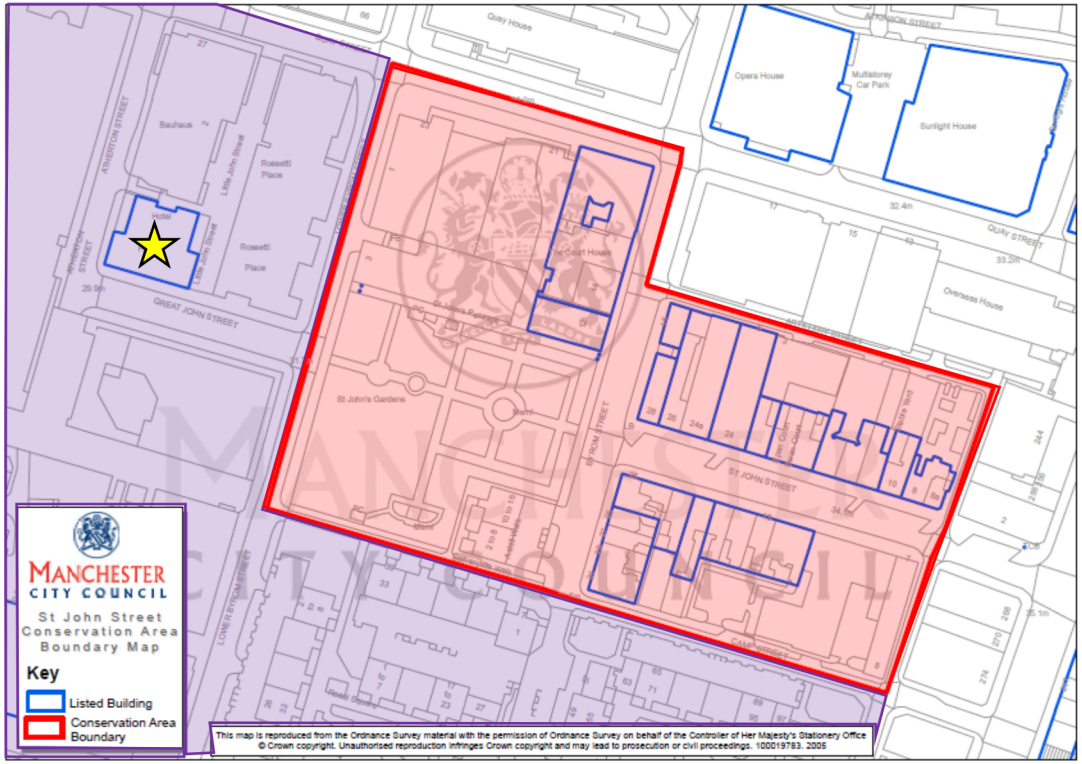


Figure 3: Map of the area surrounding the Site (indicated by yellow star). The Castlefield Conservation Area is shaded in purple, and the St John Street Conservation Area is shaded red.

Conservation Area is shaded in purple, and the St John Street Conservation Area is shaded red. Surrounding listed Buildings are outlined blue. (Source: Manchester City Council)

Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2021 (NPPF), and Manchester City Council's Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority

to "*have special regard to the desirability of preserving* [a listed building] *or its setting or any features of special architectural or historic interest which it possesses*" when considering whether to grant planning permission.

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. Of particular relevance is **paragraph 194 (NPPF, 2021)**, which states that *"in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."* The following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

Historic Development

The building was constructed as 'The Atherton Street County School' in 1912 for the Manchester Education Committee. The school later became part of the Granada TV complex during the 1960s, and in 2004 the building was converted into a boutique hotel named Great John Street Hotel, resulting in a number of internal alterations to the building.

The school was designed in 1910 and opened on the 17th January 1912 by Margret Ashton, a member of the Manchester Education Committee. A pink granite stone was laid in to commemorate the event and continues to embellish the Atherton Street elevation to this day. The proposed plans of the building illustrate that the school was constructed using a 'T-shaped' plan at the corner of Atherton Street, Great John Street and Little John Street.

The school was built of red brick with red terracotta and buff stone dressings and comprised three storeys with a playground to the roof. The school was designed with a mezzanine level to the east side at both ground floor and first floor, allowing for teacher's accommodation.

The principal elevation onto Great John Street remains largely as built in 1912, comprising five bays (Figure 4). The building was not, however, designed to be entered from Great John Street (which today serves as the principal hotel entrance) instead, segregated circulation demanded separate entrances for boys and girls. As such, the boy's entrance was designed to be entered from Atherton Street, whilst girls and infants would enter from Little John Street.

Playground areas were also shown to have been separated, with the girls and infant's playground situated at

street level to the north of the Site, and the boy's playground to the roof. The iron railings and banded piers at roof level which were designed to enclose the playground continue to distinguish the building, whilst doubling as chimney stacks (Figure 7).

The Interior of the school was designed to accommodate an infant's department to the ground floor, a girl's department to the first floor and boy's department to the second floor, each being separated from one another. Separate girl's and boy's entrances were located externally to the west and east elevations, leading into segregated boy's and girl's staircases.



Figure 4: 1910 Proposed Great John Street elevation plan of the Atherton Street School, shown to have originally comprised only windows, with no doors. The large windows were designed to provide enough light to the double-height classrooms. (Source: Manchester Archives)

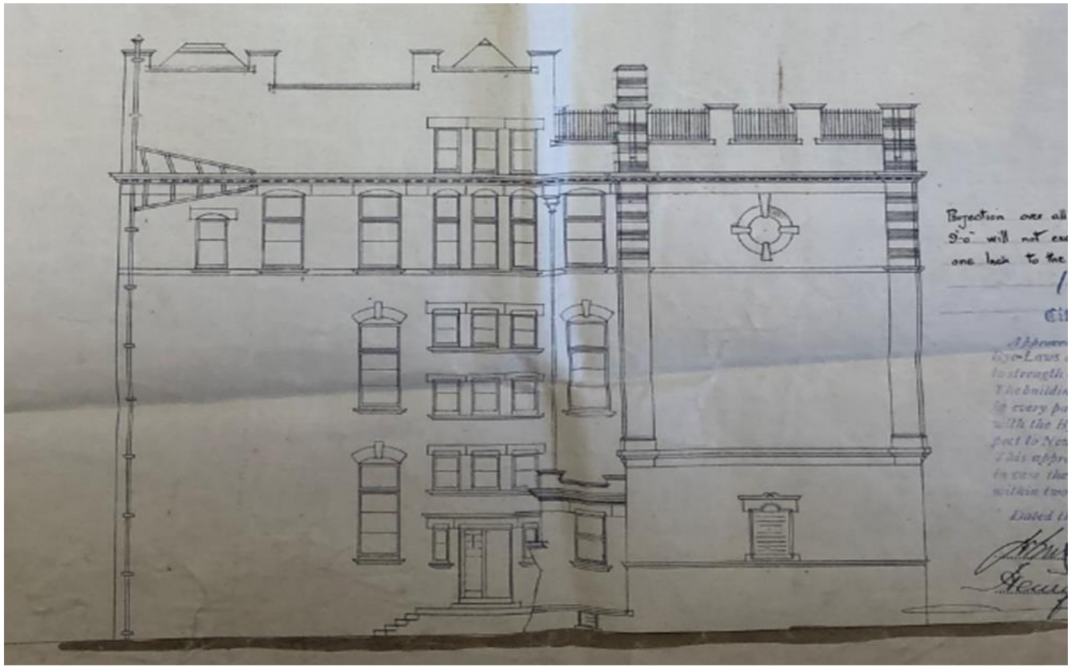


Figure 5: 1910 Proposed Atherton Street elevation plan of the Atherton Street School. The plan illustrates the boy's original entrance (outlined). The raised parapet to the rear of the elevation enclosed the boy's cloakroom / toilet area at roof level. Source: Manchester Archives.

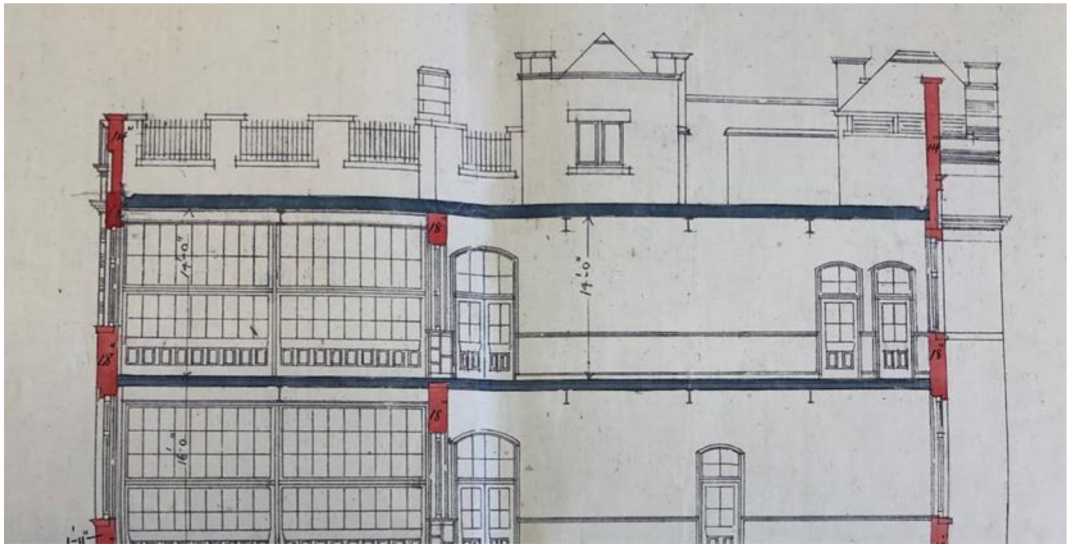
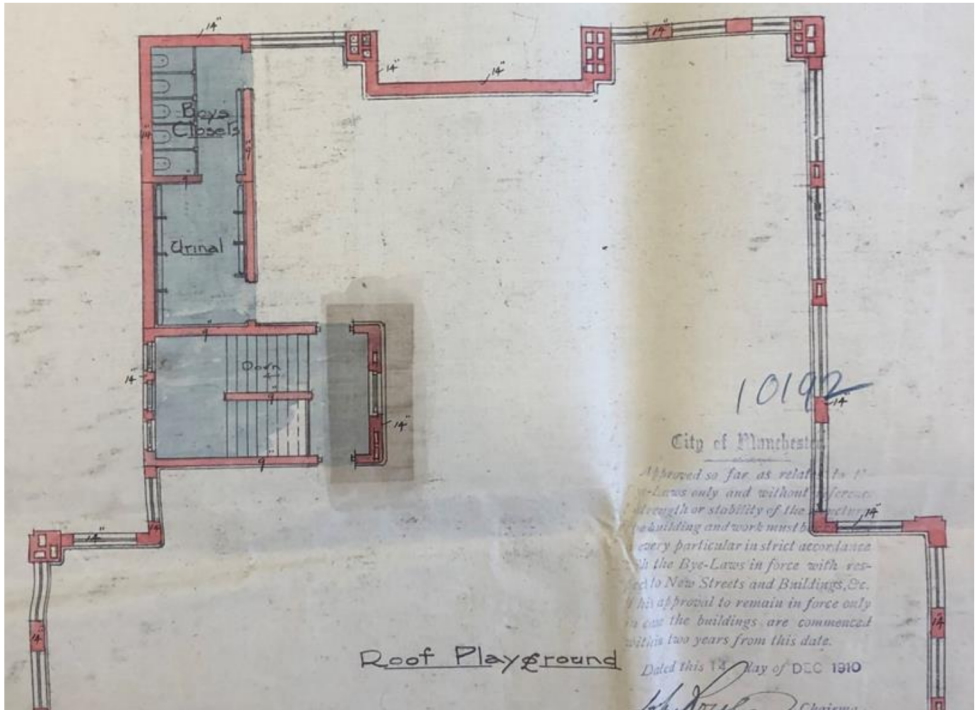


Figure 6: 1910 Proposed section of the school showing the termination of the boy's staircase at roof level, along with the external walls of the boy's urinals/cloakroom (right). (Source: Manchester Archives)



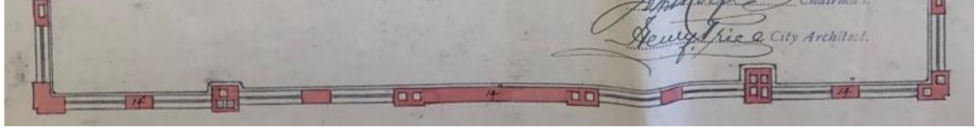


Figure 7: 1910 Proposed Plan of the rooftop boy's playground (The Site) of the Atherton Street School. The plan illustrates access to the rooftop was permitted only from the boy's stairwell to the west, whilst to the north-western corner of the rooftop was the boy's urinals and cloakrooms. (Source: Manchester Archives)



Figure 8: 1930 – Aerial image of the Site, looking north-west. The image illustrates the terrace-lined streets which characterised the area prior to mass clearance during the mid-20th century. The playground to the rear of the Site is just visible from this perspective, whilst the boy's rooftop playground can clearly be seen. Source: Manchester Image Archive.

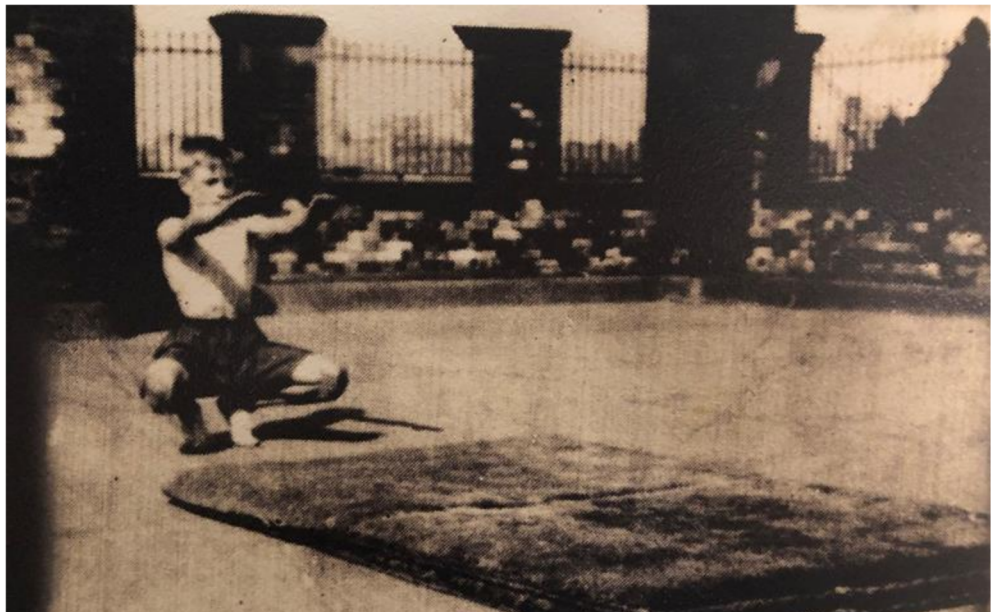




Figure 9: A school boy using the roof top playground for exercise during the 1930s

During the 1950s, the school was turned into the 'St. John's College for Further Education'. The college constructed a new, purpose-built building within the former girl's playground to the north of the Site, at Lower Hardman Street. During the early 1960s the college use ceased, and the building was utilised as a storage facility for the adjacent Granada Studios complex.

In June 1994 the building became Grade II listed, and in 2004 the building was converted into a boutique hotel, called the Great John Street Hotel. Changes included the insertion of a new principal entrance to the centre of

the Great John Street elevation, the conversion of the classrooms into a reception area, and the introduction of mezzanine levels to form duplex bedroom suites within the former double-height class room and school hall spaces. The former boy's playground to the roof formed the hotel's roof garden, terrace and bar with a new single-storey roof extension.

In December 2020 listed building consent was granted for the refurbishment/alteration of the existing hotel and the construction of a new feature rooftop bar with curved roof system, replacing the existing, single-storey bar area. It is understood the current scheme is still in the construction phase and is yet to be completed.

Description of the Site

The Site comprises the roof level of the Great John Street Hotel, which was originally designed and used as an external playground for boys. The current, consented scheme, included the existing, single-storey rooftop bar space being replaced with a new curved roof structure with glazed infill rooflights.

The rest of the rooftop area is consented to be reconfigured with an extension to accommodate the relocation of the WC's in order to provide larger kitchen facilities, and a new passenger lift to provide a point of entry to the roof level and to improve general accessibility.

The original termination of the boy's staircase, which is the location of the existing TV aerial, and proposed TV aerial, was retained as part of the consented scheme, and can be seen in Figure 10 below to be entirely enclosed by the location of the new kitchens and outdoor bar area/BOH, thus not allowing any visibility of the concealed pitched roof structure of the boy's staircase from the remaining external areas of the roof level (to the south).





Figure 10: A 2020 view of the accessible external area of the roof level (southern end) looking north towards the location of the current aerial location (blue star) and proposed location (red circle). As is demonstrated here, the two locations are concealed from view behind the existing parapet, and outdoor furniture. (Source: SLHA 2020)

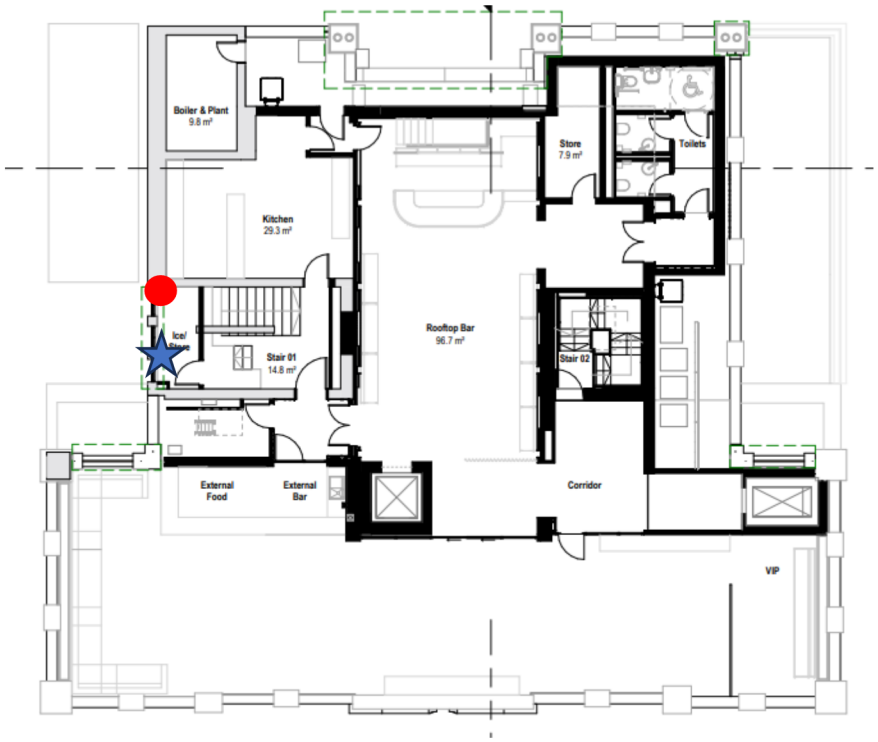


Figure 11: Consented roof level proposed plan, showing the new central bar area structure with curved roof system, and new kitchen area to the top-left of the roof level. This plan illustrates the current location of the satellite and UHF aerial marked by the blue star, and the proposed location of satellite and UHF aerial marked by the red circle. (Source: The Hut Group)





Figure 12: A view looking up at the boy's staircase parapet in 2017, showing the then location of the aerial/satellite dish circled blue, and the current proposed location circled red. This view illustrates that neither the current or the proposed locations can be seen from street level. (Source: Google maps).

Significance Assessment

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site.

The assessment of significance accords with the requirements of the NPPF (2021) and uses Historic England's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles", 2017 draft, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Moderate heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of buildings design concept and play a minor role in reflecting their historic, artistic / architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively *minor contribution* to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.



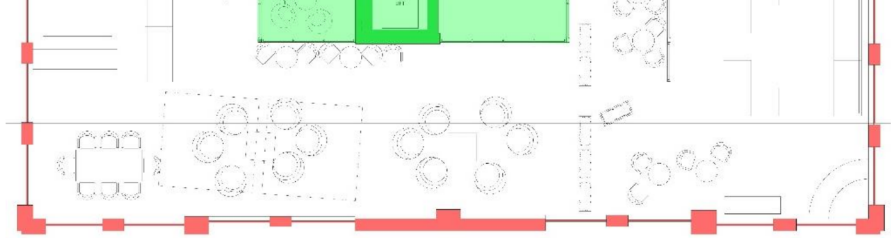


Figure 13: Roof level significance plan (looking north) showing the roof level before the current consented scheme commenced. Original **high significance** external walls/railings and staircase are shaded red, whilst modern elements of **no significance**, are shaded green.

Elements and features of **high significance**, include:

- The existing, original parapet walls and railings around the perimeter of the roof level and staircase.
- The upper part of the boy's staircase (largely concealed slate roof).

Elements and features of **no heritage significance** include:

- All elements of the previous 2000's scheme and all elements of the current consented scheme, comprising new structures across the roof level.
- The current aerial/satellite dish.

Proposals

Due to the continuing addition of new high-rise developments surrounding the Site and across Manchester city centre during recent years, the location of the current 2000s TV aerial is now not able to receive adequate signal for a full range of television/radio stations for the hotel's guests.

Consequently, a TV aerial Survey was produced by ProAV on the 4th May 2023 to determine the optimal locations for a new satellite dish and UHF aerial to be installed. The survey highlighted that due to shadowing as a result of surrounding properties, the optimal position for the equipment is to the western, Atherton Street aspect of the building, where the current aerial is located. This area provides a 90% coverage of UK available channels.

ProAV confirmed on site that there is a limited 'window' area on the roof plan where an acceptable amount of signal for UHF can be achieved, and that the aerial should be relocated a very short distance from its current location, to the mid-south area behind the parapet of the boy's staircase roof, to the northern end behind the parapet (Figure 15).

Installation will comprise a double chimney cradle and steel wire fixing, with all fixings being located within existing mortar joints (Figure 14).





Figure 14: Visual representation of the satellite dish and UHF antenna as well as mounting methods (Source: ProAV)

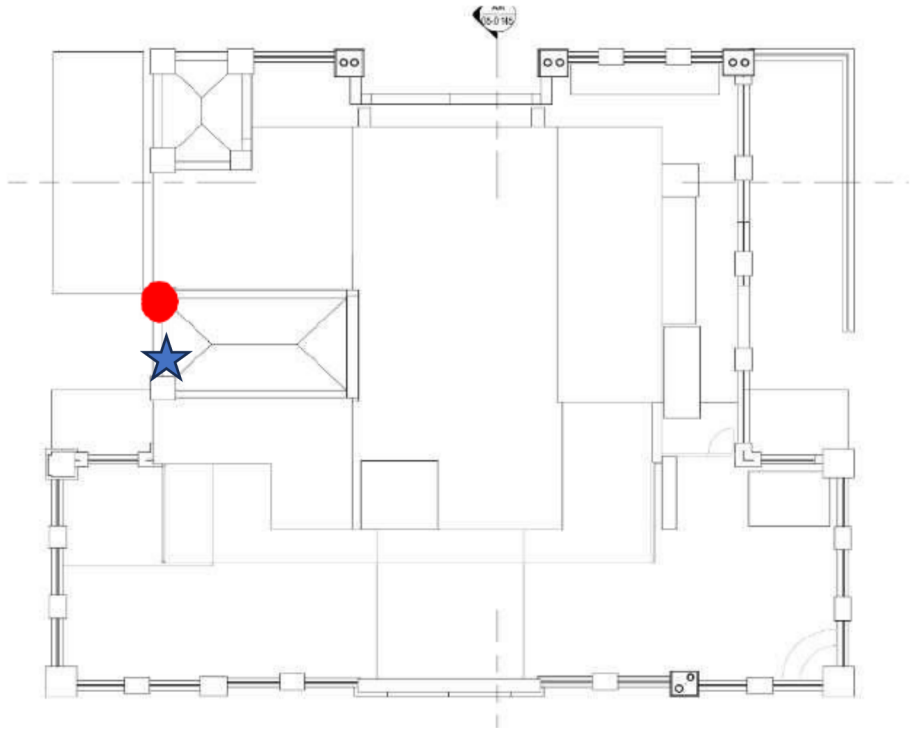


Figure 15: Rooftop plan illustrating the current location of the satellite and UHF aerial marked by the blue star, and the proposed location of satellite and UHF aerial marked by the red circle. (Source: ProAV)





Figure 16: Looking west at the current aerial/satellite dish, located to the mid-south of the parapet. (Source: ProAV)



Figure 17: Proposed mounting location for aerial/satellite dish (outlined yellow) concealed behind the existing raised parapet level. (Source: ProAV)

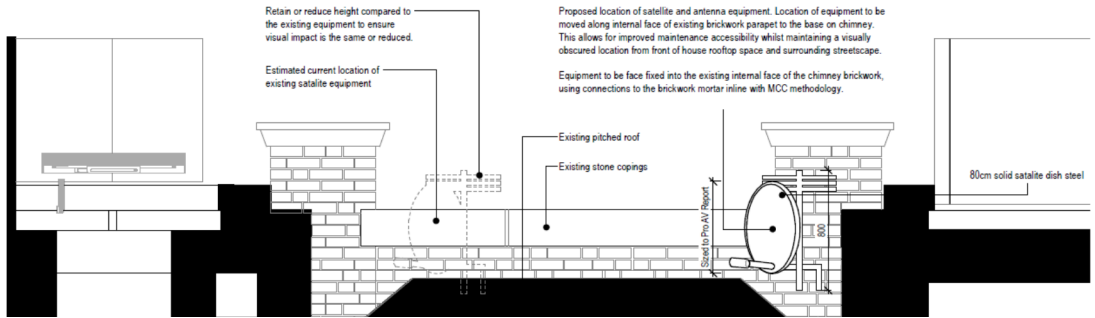




Figure 17: Drawing looking west showing the existing location of the aerial/satellite dish (left) and the proposed location (right), demonstrating that the proposed location for the equipment will allow for better concealment.

Heritage Impact Assessment - Methodology

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *'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'*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive '*heritage benefits',* by avoiding or minimising 'harm' to the: fabric, character, and experience of the designated heritage asset.

The required tests as outlined in NPPF (2021) paragraphs 196 and 199, require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest at roof level of the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 1, Appendix i** for the criteria used in this Heritage Statement for assessing heritage impact.

Heritage Impact Assessment

The current minor proposal for the relocation of a new TV aerial and satellite dish is necessary to allow for good TV reception for hotel guests as part of the refurbishment of the Great John Street Hotel.

The proposal will not be able to be seen from street level or from the Castlefield Conservation Area and adjecent St John Street Conservation Area, and will be concealed behind the existing parapet at roof level above the original boy's staircase, where the existing TV aerial and satellite dish are currently fixed, and which are also not visible (see Figures 10, 12 and 17). The installation of new equipment will be fixed to the existing mortar joints of the concealed area on the inside face of the parapet wall.

The minor proposal to move the location of the TV aerial and satellite dish a small distance from its current location is necessary to allow for good TV reception for hotel guests as part of the refurbishment of the Great John Street Hotel.

Consequently, it is considered that the minor change will not be seen from roof level, street level, nor from the Castlefield or St John Street Conservation Areas, and will therefore result in a neutral impact on

from the Castlefield or St John Street Conservation Areas, and will therefore result in a neutral impact on the special interest of the Grade II listed Great John Street Hotel as a whole.

Appendix i: Impact Assessment definitions

Table 1 below defines the terms used to describe the physical (direct) impact of the Proposals on the character and fabric components of the Grade II listed building and the degree of heritage impact which would result from the Proposal.

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** **(physical alteration or change to the site's character)**	**Indirect heritage impact** **(visual change to the experience or setting of the site and its context).**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. *Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the*	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish the intrinsic values of the

diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.	architectural or historic interest.	identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. *This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of

imperceptible or appropriately balanced.		the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.*	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.