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ARE Assets

36 Charlotte Street, Manchester, M1 4DF

Heritage Statement

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Contents

1. **Introduction**
2. **Site Location and Setting**
3. **The Proposed Scheme**
4. **The Heritage Planning Policy Context**
5. **Archaeological and Historical Background**
6. **Site Visit and Pre-application Consultation**
7. **Description of 36 Charlotte Street**
8. **Heritage Significance of 36 Charlotte Street**
9. **Impact Assessment**
10. **Conclusion**

Appendix 1: Figures

Appendix 2: Other Buildings Designed by Walters

Appendix 3: Plates

1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of ARE Assets to support a planning and a listed building consent application for the conversion, repair, alteration, and refurbishment of 36 Charlotte Street Manchester, M1 4FD for a mixed use scheme comprising restaurant use on the lower and upper ground floor levels and residential above. The subject property is located in Manchester City Centre and 36 Charlotte Street (incorporating also 42 Portland Street) is Grade II listed. The property is identified (edged in red) on the location plan submitted as part of the application.
- 1.2 No. 36 Charlotte Street (also previously known as Fraser House) is a former textile warehouse built in 'palazzo' style. It was designed by Edward Walters, who promoted the application of the 'palazzo' architectural style of Renaissance Italy to Manchester warehouses.
- 1.3 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). 36 Charlotte Street was listed Grade II on 03 October 1974. The listed building description is included in Section 2. The application property lies within the George Street Conservation Area which was designated in 1985. These designations require that Manchester City Council carefully consider any development proposal in terms of heritage impact. In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).
- 1.4 The purpose of this Statement is to provide information to help Manchester City Council to make these judgements and decisions. The Statement should be read in conjunction with the plans and other technical reports which together comprise the planning and listed

building consent application. It has been prepared following a visual and photographic survey of the property, in addition to an analysis and assessment of available historic records and cartographic sources held at Manchester City Library. The planning history of the building has been researched on Manchester City Council's online database.

1.5 In order to provide a clear understanding of the heritage considerations associated with the proposal this statement includes:

- A description of the application site's location;
- An overview of the proposed scheme;
- A summary of the heritage planning policy guidance context;
- A summary of the application site's archaeological and historical background;
- An assessment of the relative archaeological, historical and architectural significance of the application site; and
- An assessment of the impact of the proposed scheme upon the significance of the site.

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

The Application Property

- 2.1 No. 36 Charlotte Street (including No.42 Portland Street) is Grade II Listed. The listed building entry describes it thus:

'Textile manufacturer's warehouse, now restaurant, gallery, etc. c.1855-60, by Edward Walters; altered. Red brick in Flemish bond with sandstone dressings (roof not visible). Rectangular plan at right-angles to Charlotte Street, with loading at right-hand side (Reyner Street). Italianate style.

Basement and 4 storeys, 3 bays, with rusticated stone plinth, frieze and cornice to ground floor, dentilled sill-bands to the 2nd and 3rd floors, a massive bracketed cornice and a brick parapet with corniced upstands at the corners (probably chimneys).

The ground floor has a large round-headed doorway to the right with moulded surround and enriched architrave with prominent modillioned cornice, 3 square headed windows in the centre and coupled stilted windows to the left; the upper floors have arched windows, those at 1st and 2nd floors grouped 2:3:2 and those at top floor (which are much smaller) grouped 3:5:2, all with moulded stone heads linked by impost bands, and those of the outer bays matching the fenestration of the 5-bay left side to Portland Street. These windows are coupled and linked by impost bands on all main floors, those at ground floor stilted, those at 1st floor round-headed under semi-circular moulded arches with keystones, those at 2nd floor round-headed with coupled heads in matching style; and the 3rd floor has small round-headed triple windows. Right-hand (functional rear) has, inter alia, a full-height loading slot surmounted by a turret, and a loading bay beyond this.

INTERIOR: closely-spaced rows of iron columns and wooden beams, those in the former ground-floor showroom decorated as fluted columns with foliated caps and the beams with dentilled cornices; front stairs to 1st floor only, back stairs (of stone) to full height'.



Elevation to Portland Street



Elevation to Charlotte Street

George Street Conservation Area

- 2.2 George Street Conservation Area is located in the heart of Manchester city centre and was designated in 1985. The Conservation Area is bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street, George Street and Dickinson Street. It is principally a busy commercial district but the range of uses here includes shops, restaurants, banks and housing. The area is best known as the location of Manchester's China Town. The subject building lies in a prominent position on the north eastern corner of the Conservation Area at the junction of Charlotte Street and Portland Street.
- 2.3 As the name suggests, the origin of the Conservation Area dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. It was a fashionable residential area centred on St. James's Church, established in 1786 on Charlotte Street. Charlotte Street and George Street were both named after the reigning monarchs of the time.
- 2.4 The continuing physical development of the area reflected the cultural and scientific achievements of the time, for example the Scientific and Medical Society building on Faulkner Street, which later became Owens College Medical School. The Literary and Philosophical Society built a meeting room on George Street, where the scientist John Dalton and Peter Roget, author of the thesaurus, were members.
- 2.5 The portico Library was established in 1806, just north of the present Conservation Area on Mosley street. Also located on Mosley Street was the Manchester Institute of Fine Arts, now the City Art Gallery, built between 1824 and 1835. This was followed in 1837 by the Athenaeum on Princess Street.
- 2.6 Historically the area has been a changing, dynamic place, partly due to fluctuating economic circumstances. The social and economic revolution of the Industrial Age was a key factor in the development of the area. For example, many of the residential properties were demolished or converted into textile warehouses and as residents

gradually moved out to the suburbs, so the area was progressively taken over by commerce.

2.7 Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid 19th to the turn of the century. However, with the decline of the British cotton industry, particularly during the early to mid-20th century period, warehouses were either left empty or only partially used. Consequently, they fell into disrepair and rents dropped.

2.8 The decline started to reverse when the Chinese community opened restaurants in the area. Although the first restaurant was opened in 1948, it was not until the 1960s that the area became popular with the Chinese community. Initially the area had tightly-drawn boundaries. Chinatown, as it is now commonly known, has grown to become one of the largest provincial Chinese communities in Britain, with a wide range of facilities. The Chinese Imperial Arch, the largest of its kind outside of China, stands astride Faulkner Street, forming the cornerstone of the adjacent Chinese garden.

Historical Context

2.9 Before considering the applicant's proposals for the building, in line with best practice, it is necessary to first understand the historical background to the building and how the surrounding area developed. The following section provides a summary.

2.10 Architect Edward Walters designed 36 Charlotte Street. The building was probably constructed between 1855 and 1860. Walters had arrived in Manchester in 1839, probably at the behest of Richard Cobden, merchant MP for Stockport – he was designing a warehouse for him (Harvest House at 16 Mosley Street). 16 Mosley Street displays the beginnings of the palazzo style. This was followed in 1845 by a second warehouse for S. Schwabe at 46-54 Mosley Street. In these buildings Walters initiated the application of the Italian 'palazzo' style to Manchester warehouses.

- 2.11 Walters designed one of the best concentrations of palazzo style warehouses in Manchester in Charlotte Street between 1855 and 1860. These included 36 Charlotte Street, 34 Charlotte Street (Grade II. 3.10.74), 14-16 Charlotte Street (Grade II. 3.10.74) and 10 Charlotte Street (Grade II. 3.10.74). This group shows the variations that are possible within the Italianate theme. No. 34 is the simplest and No.10 the most ornate. All are built in good quality brick with five storeys over a basement, the level of ornamentation and detailing would have depended on the purse of the client.
- 2.12 Walters died in 1872 in Brighton aged 64. By the time of his death, he had designed 15 warehouses. The 'Builder' noted in his obituary in 1872 that he was *'An architect who during a professional practice of about 30 years produced a series of important and original works, which have imparted character of dignity and picturesque effect to what was before an uninteresting, although important provincial city'*
- 2.13 Along with the aforementioned buildings by Walters there are several other HER entries in close proximity to the site. Directly adjacent to the site is 44 to 50, Portland Street (HER No. 12100.1.0), a Grade II listed collection of mid 19th century home trade warehouses. To the south of this is the contemporary 52 & 54 Portland Street (HER 12101.1.0). To the west of the site is 45-47 Faulkner Street (HER No. 8396.1.0), a Grade II listed office/warehouse from the 1840's. Number 49 Faulkner Street (HER No. 11742.1.0) is also Grade II listed. Adjacent to the site, on Reyner Street, is the aforementioned Lindencourt House (HER No. 8325.1.0). A further 14 buildings are recorded on the HER to the south of the site along Portland Street, Reyner Street and Faulkner Street, located between Princess Street and Charlotte Street.

Recent Planning History

- 2.14 A review of Manchester's database has identified the following previous applications for the premises:
- F07162/LB: Listed Building Consent was approved on 26/10/1977 for the change of use of the basement to a restaurant.

- 28789: Planning Permission was approved on 08/05/1987 for the change of use of the first floor to a restaurant.
- 32102: Planning Permission was approved on 27/10/1988 for change of use of part of the lower ground and ground floors of the former bank into a restaurant including external alterations and formation of a new fire escape.
- 32103: Listed Building Consent was approved on 27/10/1988 for conversion of part of the lower ground and ground floors into a restaurant including external alterations and formation of a new fire escape.
- 32136: Planning Permission was approved on 27/09/1988 for change of use from offices to a Chinese Arts Centre including exhibition space, workshop area, craft shop and tea house.
- 052631/FU/CITY2/97: Planning Permission was approved on 7/01/1998 for change of use of the first floor to a Chinese Women's Centre, including educational and catering facilities.
- 095696/LO/2011/C2: Listed Building Consent was approved on 01/06/2011 for a soft strip of the 1st to 4th floors of the building including removal of former office partitions, false ceilings, loose floor coverings, piping, plumbing, sanitary ware and electrical services.
- 95949/AOH/2011/C2: Planning permission was withdrawn on 30/06/2011 for the installation of a temporary scaffold shroud incorporating a commercial display on each scaffold elevation.
- 098434/AOH/2012/C2: Planning Permission was approved on 03/05/2012 for the installation of a temporary scaffold shroud incorporating a commercial advertising display on two elevations.
- 100682/LO/2012/C2: Listed building consent was approved on 17/12/2012 for cleaning the cast iron downpipes, brick and stonework, repair works to stonework, repointing and for the removal of redundant signs, pipework and alarm box.

- 110427/LO/2015/C2L A listed building consent application was submitted for retention of upper ground floor Class A3 restaurant use and change of use of upper ground, 1st floor and part 2nd floor from offices to form one Class A3 restaurant use on upper ground, first and part second floors and reinstatement of former offices space within part 2nd floor, 3rd and 4th floor with associated internal and external fabric works. The application was withdrawn on 29/12/2016.
- 110426/FO/2015/C2: A planning application was submitted for retention of upper ground floor Class A3 restaurant use and change of use of upper ground, 1st floor and part 2nd floor from offices to form one Class A3 restaurant use on upper ground, first and part second floors and reinstatement of former offices space within part 2nd floor, 3rd and 4th floor with associated external fabric works. The application was withdrawn on 29/12/2016.
- 126159/LO/2020 A planning application was approved 30/07/2020 for replacement of rot affected original internal timber lintels to 5no. ground floor windows with reinforced concrete lintels.
- 131470/LO/2021 A listed building consent application was approved 10/06/2022 for 'Elevational alterations including conservation and repair of external masonry; overhaul of the fire escape staircase, loading bay doors and other metal features on external elevations; renewal of rainwater goods; removal of spray graffiti and overhaul of the Reyner Street loading bay door; rationalisation of external electrical wiring and stripping out of all redundant fittings and cabling and removal of the existing galvanised steel ventilation ducting'.

Current Position

- 2.15 The most recent uses of the building have been two restaurant units (Upper Ground and Lower Ground floors), with the four floors of accommodation above having been vacant for some years. Today the building is vacant and has been for a number of years.

- 2.16 As confirmed by the planning history the property has been subject to a previous soft strip. This has revealed previously hidden fabric and allowed the applicant to understand what is significant about the building and to review its condition prior to making this application. Following the soft strip it is understood that a variety of repair works have been undertaken including extensive repairs to make the roof watertight.
- 2.17 In June 2022 listed building consent was granted for extensive external repairs to the building. These works are closely linked with the current application proposal and together they will facilitate the repair, restoration and reuse of the building.
- 2.18 Further information about the conversion is contained in the Design and Access Statement which accompanies the current application.

3. The Proposal

3.1 The application description of development is:

‘Change of use and conversion to provide 14no. apartments (use class C3) on first to fourth floors, retention of existing restaurant use (in an altered format) on lower ground floor and upper ground floor (use class E(c)), with associated internal and external alterations’

3.2 The applicant’s objectives in making this application are:

- To tackle the vacancy of the building by bringing the floor space back into productive use for residential and restaurant use;
- To secure the long-term future of the building which has been underused and vacant for some years, which will address the underlying issues of disuse/underuse associated with the existing accommodation and will secure the future occupation and maintenance of the entire building;
- To achieve the refurbishment of 36 Charlotte Street in a manner which is as sensitive as possible to the history and architecture of the listed fabric; and,
- To provide a high quality development that enhances the setting of the George Street Conservation Area.

3.3 The plans and technical reports submitted as part of the application provide a detailed description of the proposals. These confirm the development will provide restaurant use on the lower ground and upper ground floors with the upper level seating c.60 persons and lower level seating c.80 persons. The basement level will remain as plant room. The restaurant will be accessed via a new entrance from Portland Street created within the former hovel. 14no. apartments will be provided across the 1st to 4th floors which will comprise 8no. 1 bed apartments and 6no. 2 bed apartments. A bike store and bin stores

are provided at upper ground floor. To the Charlotte Street elevation of the building alteration will take place to create a DDA access from street level to provide access to the residential reception on the upper ground floor of the building.

- 3.4 A series of internal and external alterations are proposed to facilitate the proposed development, with repair and refurbishment of listed fabric also required. Full details of the scope of works are detailed within the application drawings and Design and Access Statement prepared by The Space Studio and are set out and assessed at Section 9 of this Statement.

4. The Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.
- 4.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.5 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that consent is required for any works of alteration which may affect its character.
- 4.6 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.
- 4.7 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. George Street Conservation Area was designated in 1985 and it is the duty of Manchester City Council to ensure its character and appearance is preserved or enhanced.
- 4.8 In considering development affecting 36 Charlotte Street, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting George Street Conservation Area, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework (NPPF)

- 4.9 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the

conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

- 4.10 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposed scheme will provide significant economic benefits through investment and job creation; social and cultural benefits through the provision of a high quality scheme that will restore the building and facilitate social interaction; and, environmental benefits through improving the appearance of the building internally and facilitating the reuse of a currently vacant building.
- 4.11 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 4.12 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be 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.
- 4.13 Paragraph 194 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities*

should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

- 4.14 Paragraph 195 states that *‘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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’*
- 4.15 Paragraph 196 states that *‘Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision’.*
- 4.16 Paragraph 197 states *‘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*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness’.*
- 4.17 Paragraph 193 states *‘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’.*
- 4.18 Paragraph 199 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*

4.19 Paragraph 200 states ‘*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’.*

4.20 Paragraph 201 states that ‘*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

4.21 Paragraph 202 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, where appropriate, securing its optimum viable use’.*

- 4.22 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.
- 4.23 Paragraph 206 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.
- 4.24 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 4.25 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage 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'*.

National Planning Practice Guidance (NPPG)

- 4.26 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

- 4.27 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.'* (Paragraph: 002 Reference ID: 18a-002-20190723)
- 4.28 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.*
- 4.29 In relation to setting of a heritage asset NPPG states *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'*

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of

cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20190723).

- 4.30 NPPG states that *'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset'* (Paragraph: 014 Reference ID: 18a-014-20190723).

Historic England Guidance

- 4.31 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

- 4.32 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.33 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. The guidance of this document has been considered within the appraisal at section 9 of this statement.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 4.34 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'

- 4.35 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

- 4.36 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development on sustainably located brownfield sites. The proposed development is therefore supported in principle by these strategic development plan policies.
- 4.37 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.

- Policy EN 1 ‘Design Principles and Strategic Character Areas’ which states that developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 ‘Heritage’ which states that 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 Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.38 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18 ‘Conservation Areas’ states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).
- DC19 ‘Listed Buildings’ states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

4.39 The guidance identifies the City’s heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to

look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

Manchester City Council George Street Conservation Area online guidance

- 4.40 Manchester City Council's website provides guidance in relation to new development proposals within the George Street Conservation Area. It advises that *'George Street and its environs is an area of great commercial vitality and the desire is to see it prosper. The continued use of existing buildings will ensure that they do not fall into disrepair'*.
- 4.41 The guidance notes that many buildings within the Conservation Area have been refurbished in recent years and advises that *"It will be apparent that almost all windows in Georgian and Victorian buildings are vertically-proportioned, i.e. taller than they are wide, and most are of the sliding-sash type. In cases where they have deteriorated beyond repair, replacement windows should be of a similar kind to the original windows. Care must also be taken over the design and positioning of signs and canopies'*. Regarding signs, the guidance notes that *'By virtue of the area being regarded as Chinatown, demands exist for illuminated signs to be displayed over many of the buildings' elevations, but this must not be allowed to compromise the original Georgian and Victorian architecture. Signs should be designed and located so as not to compete with the architectural details of buildings.'*

5. Archaeological and Historical Background

To be read alongside figures at Appendix 1.

- 5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (UMAU 2002; Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.
- 5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates and covered an area of c1.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant *et al* 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st century and continuing into the 3rd century.

Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005).

- 5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site, although it lies c. 0.6km from the site of the fort.
- 5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did however, build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).
- 5.5 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shudehill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map, it shows that the surrounding area was agricultural land.

- 5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.
- 5.7 Greens map of the late 18th century shows the area having been developed, with a building at the corner of Charlotte Street and Portland Street. Swire's map of 1824 shows a similar situation. The 1851 OS town plan shows a similar situation again, although shows the building in more detail and having an irregularly shaped internal courtyard accessed from Reyner Street.
- 5.8 By this time Manchester was the largest textile centre in the world and the need for warehouses grew. Many of the residential properties were converted into textile warehouses and as residents gradually moved out to the suburbs the area was taken over by commerce. Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid-19th century (GMAAS 2021).
- 5.9 Edward Walters was educated chiefly at Brighton although worked for several firms during his early days. In March 1832 he was sent to Constantinople to superintend the building of a small arms factory and some additions to the Arsenal for the Turkish Government. His return trip would later influence his work, returning via Smyrna, Malta, Sicily, Calabria, Naples, Rome, Florence, Pisa, Leghorn, Marseilles and Paris. Upon returning in 1838 Walters set up an office at 90 Fountain Street in Manchester. His earliest known commission was a warehouse for Richard Cobden at 16 Mosley Street. However, it was his proposals for the Salis Schwabe warehouse on Mosley Street, (now demolished), which established him as the foremost designer of commercial warehouses in Manchester. "In the design of this warehouse Walters had developed a distinct Manchester style of commercial architecture based on the Italian palazzo but modified to suit local conditions and requirements" (MVA). Walters built 6 warehouses on Charlotte Street; The first of these was in 1851, with

the W. R. Callender & Sons Warehouse at 2 Charlotte Street. Fraser House at 36 Charlotte Street, and the William Scott & Company Warehouse (Lindencourt House) at 34 Charlotte Street were both erected in 1855. Edmund Potter Warehouse (Charlotte House) at 10 Charlotte Street was erected in 1857 and both E.R. Langworthy Warehouse at 12 Charlotte Street and Austen House at 14 and 16 Charlotte Street were built in 1860. The Architects of Greater Manchester entry for 34 Charlotte Street notes that this building is “constructed of brick with stone dressings in a style derived from the early Italian Renaissance. On the Portland Street and Charlotte Street elevations each floor is treated as a variation of a common theme. The ground floor and semi-basement feature square headed windows, with round arches used to emphasis the entrance doors. On the upper floors the arch theme is explored further, the rhythm of the arches varying at each level. At first floor two windows are grouped together under a single round arch, at second floor pairs of windows with arched heads are provided while at third floor level, the arch-headed windows are grouped together in threes. As was usual with commercial warehouses, all external display was restricted to those elevations facing the major thoroughfares. Thus the elevation to Reyner Street which incorporated the loading bays was strictly utilitarian”.

- 5.10 Slater’s Directory of 1856 does not record an entry for 36 Charlotte Street, with the William Scott & Company Warehouse being the final entry. The same situation is recorded in Slater’s 1861 directory. The 1876 Directory records two entries for number 36; Ashton Brothers & Co. manufacturers and Ashton Thomas and Sons, merchants.

- 5.11 Goad’s 1888 Insurance Plan shows the building in detail and appears much as it does today. The loading bay leading through the building, from Portland Street to Reyner Street is visible at the southern end. The hoist and lift are also shown to Reyner Street and the four rows of north lights along the fourth floor are also shown. The building is labelled as “T. Ashton & Sons”. The 1891 OS map shows the site much the same as Goads plan.

- 5.12 By 1895 the property continued to be occupied by the Ashtons, although listed as “Ashton Bros., & Co. Limited, shipping merchants” and “Ashton Thomas & Sons, merchants”, which may suggest that the sons had taken over the shipping business. There was little change by

1903, although the brothers shipping company was renamed as Ashton, Hoare & Co. Limited, shipping merchants. The 1908 OS map again shows little change to the site.

- 5.13 Both firms continued to operate at the property, recorded there in 1913 (Slater 1913). The 1922 OS map again showed no change to the site. By 1925 both firms continued to operate from the building, however, another company was listed for the first time; Bank of London & South America Ltd (D. Hall, manager). The bank was established in 1862, originally called the London Buenos Ayres and River Plate Bank (Limited). It was shortly after the War that direct representation among the textile interests in the provinces of England was obtained, with the establishment of branches in Manchester and Bradford (Bank of London & South America Limited 1957).
- 5.14 Kelly's directory of 1933 records several firms at the property; The Bank of London & South America Ltd and Ashton, Hoare & Co. were still listed, although Ashton Thomas and sons was no longer present. Instead, a further 3 firms were recorded; Hamilton, Neatby & Co. Ltd, shipping merchants; Provand, A. & Co. Ltd. shipping merchants, and; Railton J. A. & Co. Ltd. shipping merchants.
- 5.15 The 1940 OS mapping again shown no change to the site. It also appears to have avoided bomb damage during the war, unlike the neighbouring Lindencourt house. Kelly's 1945 directory shows that the bank continued to operate from the building although none of the other firms were present. Instead, only Kiernan, Son & Co. Ltd. cotton manufacturers were recorded.

6. Site visit and Pre-application Consultation

- 6.1 The property has been visited on several occasions as the proposals have been developed in order to understand the heritage significance of the building and its fabric, and design proposals that are sensitive to this.
- 6.2 Prior to the submission of the application, a pre-application site meeting was held with the Council's planning and conservation officers on 28 July 2022. The purpose of the meeting was to discuss the principle of the scheme and the planning and heritage issues requiring consideration. The proposed scheme has been revised and developed in response to the discussions and feedback received. There was subsequent correspondence to agree the information required to accompany an application and this is reflected in the application submission.

7. Description of 36 Charlotte Street

[To be read with plates provided at Appendix 3]

7.1 The HER entry describes the building thus:

Includes No. 42 Portland Street, the returned side to east, which is of similar character. Circa 1855. Architect: Edward Walters. Brick with stone dressings. 4 storeys and basement. 2–3–2 mullioned windows with arched heads, those at each side in arched reveals with keyblocks. Moulded sill bands. Rusticated plinth. Arched doorway in stone surround with modillion cornice; modillion eaves; parapet. Textile manufacturer's warehouse, now restaurant, gallery, etc. c.1855–60, by Edward Walters; altered. Red brick in Flemish bond with sandstone dressings (roof not visible). Rectangular plan at right-angles to Charlotte Street, with loading at righthand side (Reyner Street). Italianate style. Basement and 4 storeys, 3 bays, with rusticated stone plinth, frieze and cornice to ground floor, dentilled sill-bands to the 2nd and 3rd floors, a massive bracketed cornice and a brick parapet with corniced upstands at the corners (probably chimneys).

7.2 Exterior

North elevation (Plates 1 - 6): This forms the elevation to Charlotte Street and is four storeys high over a basement and 5 bays wide with brickwork in Flemish bond. The main entrance lies in bay 5 and comprises a large double door set in a sandstone surround with rounded arch lintel and dog-tooth drip mould over. A set of sandstone steps lead up to it. Bays 1 – 4 each contain windows. Those in bays 2 – 4 are simple timber framed sash windows separated by brick mullions. The cill is formed of a thick sandstone string course, as is the lintel. The window to bay 1 is a sandstone mullion with each light having a depressed arch lintel of sandstone. At basement level the face is rusticated sandstone between the cellar lights in bays 1-4. At first floor level and above, each bay contains a window. Bay 1 continues with the sandstone mullion, although at first floor level this is set within a rounded arched lintel with bullseye motif at first floor level. This is matched in bay 5. Those in

between are much simpler, with brick mullions separating them and rounded arch sandstone lintels. A dog-tooth string course lies above, separating it from the floor above. The second floor contains a similar arrangement, although the windows to bays 1 and 5 each have rounded arch sandstone lintels with false keystones. Those between match those on the floor below, although all the windows are smaller. At third floor level bays 1 and 5 each contain a row of three small portrait windows, each with rounded arch sandstone lintels. Between them a row of 5 matching windows line the central bays. Above this a large sandstone string course projects with a brick parapet above of the fourth floor. To each corner is a small brick tower with blind window matching those below.

- 7.3 East elevation (Plates 7 - 12): This forms the elevation to Portland Street and is 5 bays wide. Bay 1 contains a large loading bay entrance with sandstone surround with timber lintel and modern roller shutter. Bays 2 – 5 each contain a pair of windows with sandstone mullion. Both cill and lintel are formed of a continuous sandstone string course. This is matched at basement level with pairs of cellar lights in bays 2-5. In bay 2 however, the right light has been converted to a low doorway and the left light blocked. At first floor level and above each bay contains a window. At first floor level these all match those found in bays 1 and 5 of the Charlotte Street elevation. At second floor level the windows again match those found at the same level in bays 1 and 5 of the Charlotte Street elevation. At third floor level each bay contains 3 lights, again matching those in bays 1 and 5 of Charlotte Street.
- 7.4 West elevation (Plates 13 - 20): This forms the elevation to Reyner Street and is 5 bays wide. This elevation is simpler than the others. Bay 1 contains a pair of tall portrait windows with simple splayed brick lintels at each level, although the whole has been covered by a metal fire escape. Bay 2 is identical, although without the fire escape and has a doorway inserted at basement level. Bay 3 contains a recess in the face, for a former hoist, now removed. To the left a small square window is present at each level, with the exception of the second floor. Bays 4 and 5 again have a pair of windows to each level. The exception to this is at ground floor level where Bay 5 contains a large loading bay entrance and bay 4 has just a single window. Finally, the third floor does not contain pairs of windows, as per the floors below. Instead, the triple windows are again present, matching those to Portland Street, although with simple brick surrounds.

Interior

Upper Ground floor

- 7.5 (Plates 21 - 45): The entrance from Charlotte Street leads into a small foyer with steps up to the raised floor level. This foyer contains a timber herringbone pattern ceiling and the windows to Reyner Street have timber panelled surrounds. At the top of the stairs are a pair of doorways; the left leading into the upper ground floor proper and the right leading to the main staircase. The dog-tooth cornice across this area suggests that these doorways are later additions, the party wall cutting across it. The left doorway leads to a corridor running south giving access to the two main areas of the floor; the former banking hall to the north and access bay to the south. The former banking hall is a large open space with the beams encased in plaster and the cast iron stanchions likewise decorated as Corinthian columns. The beams form rectangular blocks with dog-tooth cornice around each section. The floor is covered with modern ply although the original timber boards are present where this has been removed. To the south a brick wall has been inserted and skirting attached, likely related to the early 20th century banking hall. In the northeast corner a raised area has been inserted, along with a set of steps down to the lower ground floor level. The southern area is more sparse. As with the former room, the external walls have been stripped back to the brickwork, although here the cross wall to the loading bay has been likewise stripped. The floor is bare boards and the ceiling shows the timber boards of the floor above. These are visibly supported on timber beams aligned north – south and the cast iron stanchions are uncovered. In the southwest corner a set of stairs give access to the first floor and lower ground floor. To the east the floor has been removed, allowing visual access to the lower ground floor. To the south is the loading bay. Here the floor is earth and lower than the upper ground floor, matching the street level. The ceiling beams have been replaced with RSJs.

Lower Ground Floor

- 7.6 (Plates 46 - 53): This floor comprises two separate areas. The northern section is accessed via the inserted staircase in the former banking hall and leads to a small landing with toilet block to the east and corridor to the west. This leads along to an inserted doorway in the Reyner Street elevation. To the north of the corridor is a kitchen area, with modern tiled

walls. Through the area the floor is tiled and the walls and ceiling are likewise modern materials. A dumb waiter has been inserted to the upper ground floor within the kitchen. The southern end of the floor is accessed via the staircase in the southwest corner of the building, and the areas separated by an inserted concrete block wall between them. This is an open area, with modern toilet block inserted to the northwest corner. The floor is tiled throughout and the ceiling open to the timber boards of the floor above. The cast iron stanchions are visible as are the timber beams.

First floor

- 7.7 (Plates 55 - 73): The first floor is accessed via the main staircase from the Charlotte Street entrance. The walls of the staircase are timber panelled with a dado rail around. The balusters are cast iron with a moulded timber handrail and square newel post with ornate dome top. Cornice runs around the ceiling at first floor level. The stairs lead to a small landing with doorway to the east leading into the main floor. This comprises an open space with bare brick external walls. These show the remains of three blocked fireplaces along the east wall with further fireplaces in each of the four corners of the building. The floor is timber boards throughout, and the ceiling has lath and plaster between the timber beams with traces of cornice remaining. In places this lath and plaster has been replaced with chip board. To the north east corner of the floor traces of original high skirting are present and in the south east corner two rooms have been inserted. Made of brick the southernmost is a simple small storage room. A further L-shaped room lies to the north and west of this. This contains a raised floor with toilet inserted in place of the former fireplace. North of this the staircase continues up to the second floor with the goods lift to the north of it.

Second floor

- 7.8 (Plates 74 - 85): The floor is accessed via the staircase in the first floor. This has a simple moulded timber handrail and simple cast iron balusters. Again, the floor is a single open space, with the original boards to the floor throughout, with the exception of a raised covering to the south. The walls are again bare brick and blocked fireplaces are again visible, some with hearthstone also present. The cast iron stanchions are likewise present supporting the timber beams and the ceiling is open to the timber boards of the floor

above. In the northern end of the west wall the northernmost window has been converted into a fire escape door.

Third Floor

- 7.9 (Plates 86 - 96): The staircase from the second floor continues upwards to the third floor. This is again a single open space, and much the same as the second floor, with the exception of not having a raised platform. To the southwest corner the floor has been removed and a fire escape has been inserted in the northern end of the west wall.

Fourth Floor

- 7.10 (Plates 97 - 109): The staircase continues to rise from the third floor, although here there are no balusters, with the walls being whitewashed brick. Again, the room is a single open space, although differs from the other floors. The roof is comprised of four pitched roofs with north lights on top of the east – west aligned timber beams. These are supported on short cast iron stanchions and iron trusses link the stanchions north – south. To the east, north and west sides windows have been inserted as well as a fire escape doorway in the northern end of the west wall. The floor is once again timber boards. The walls show the timber studding over the brick, although the lath and plaster covering only partially remains.

Basement

- 7.11 (Plates 110 - 129). From the Lower Ground floor, the stairs continue downwards and end at a small storage cupboard between lower ground and basement levels. A doorway in the left wall opens into the basement with a set of cast iron stairs leading down the rest of the way. This lies below the loading bay and is brick built with whitewash over the lower half. A blocked opening lies in the west wall with red paint above. In the north wall, at the base of the steps is a cast iron hoist mechanism. Adjacent to this to the east a metal hatch lies in the ceiling. The top of this was not found on the floor above. A late 20th century boiler lies in the southeast corner of the room. The ceiling is vaulted brick arches supported on steel beams and the floor has a concrete screed over. A doorway lies in the east wall, leading through to the eastern section of the basement. This room has tiled walls, although in a poor condition and vaulted ceiling, plastered, supported on steel beams. A late 20th century oil tank lies in the southwest corner. The floor has a concrete screed over. In the western end of

the north wall a doorway leads into a further area of the basement. The ceiling here is low and formed of the timber boards of the floor above. Timber beams span the room north – south supported on cast iron stanchions. These are encased in concrete block however. And the floor covered with a concrete screed. The walls have been whitewashed throughout, although some to the west appear to have been inserted later. One section of the ceiling has modern timber joists put in place and next to this is a metal hatch in the ceiling.

8. Heritage Significance of 36 Charlotte Street

Introduction

- 8.1 Buildings on the national list are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings such as 36 Charlotte Street are deemed to be of special interest. This section demonstrates that the applicant has carefully considered the potential impact of the proposal on the listed building. Before appraising the proposal, it is necessary to set the listing in context and establish, using the listed building description and further analysis, what is significant about the building and what elements constitute its special interest.

Historical Architectural Context

- 8.2 No 36 is a former textile warehouse built in the 'palazzo' style and designed by Edward Walters, who promoted the application of this architectural style of Renaissance Italy to Manchester warehouses. In Italy, a palazzo is a grand multi-storey building of some architectural ambition that is the headquarters of a family of some renown. Historically, the ground floors of even a great family's palazzo could be trade and domestic offices often open to servants, tradesmen, customers and the public, whilst the smartest floor (the piano nobile) was kept private for the residing family. The palazzo Manchester warehouses were a play on this theme.
- 8.3 Multi-storey Palazzo warehouses, were built in Manchester from about 1839 and used the latest construction methods and materials such as cast iron columns. This structure would commonly be clad with ornate red/orange brick frontages embellished in stone. The principal features are rows of regularly proportioned windows to four storeys or more, with a fine entrance to the main wareroom (showroom) where the textiles were displayed for visiting buyers. The top of the building was normally marked by a prominent cornice hiding a low slate roof. By the mid nineteenth century, so many of Manchester merchants were

developing palazzo warehouses that the architect Thomas Worthington dubbed Manchester, '*the Florence of the nineteenth century*'.

- 8.4 The most detailed frontages usually faced the principal streets while plainer frontages faced onto back streets. Typically, the wareroom was accommodated in a raised ground floor above a semi basement. The wareroom interior was generally more ornate and reached by a flight of steps. Above the main wareroom were sample rooms (or sample floors) where customers could also view goods. Customers would usually reach the upper floors via a main staircase which extended to the top of the building. The lower floors included the administrative offices and a packing room which was usually in the basement.

Appraising Significance

Introduction

- 8.5 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage assets significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest which 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 which is 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.

The Significance of 36 Charlotte Street

- 8.6 The following section applies this guidance to 36 Charlotte Street to determine the significance of the built form.

Archaeological interest

- 8.7 The building retains several of its original features both internally and externally, such as the cast iron stanchions and timber beams. The floor plans are still legible to an extent. At upper ground floor level the insertion of the walls for conversion into the bank are present. The lower ground floor level has seen the most change, with many walls inserted and the division of the space into two distinct sections. The archaeological interest is considered to be medium.

Architectural and artistic interest

- 8.8 The Architects of Greater Manchester entry for the building notes that it is "constructed of brick with stone dressings in a style derived from the early Italian Renaissance." This design was typical of Walters who developed a distinct Manchester style of commercial architecture based on the Italian palazzo. Internally however there is little of architectural or artistic interest. As such, the architectural and artistic interest is considered to be high for the exterior of the original warehouse and low for the interior.

Historic interest

- 8.9 The building was erected in 1855 by the famous architect Edward Walters. It was purpose built in his distinct Manchester style and the exterior has remained relatively unchanged. Internally the building retains several of its original features, including the cast iron stanchions and timber beams, as well as the timber flooring and lath and plaster ceilings.

The lower ground floor has been refurbished a night club in the late 20th century with several walls inserted and much of the original fabric covered or removed. The upper floors however, retain much of their original design, as single open spaces. The fourth floor however, has seen windows inserted to the external walls, whereas originally the space would have been lit by the long north lights spanning the roof space. The basement has been used as a plant room, although still retains some elements of note, including the remains of the hoist and the metal hatches from the floor above. The historic interest is considered to be high.

8.10 It can be concluded that the 1850s textile warehouse is of high significance and is the reason for inclusion on the national list as grade II. Different elements of the building contribute to this significance in different ways and thus provide different opportunities for change.

8.11 The elements of high significance which have a low capacity for change are those which are important to the historic character and appearance of the building and include;

- The external facades to Charlotte Street, Portland Street and Reyner Street (excluding previous unsympathetic alterations).
- Window frames and surrounds, and original glazing where present.
- Decorative features including the cast iron columns and sections of original cornice, as well as the timber beams throughout the main building.
- The original timber floors and lath and plaster ceilings.
- The remains of the hoist and hatches to the basement.
- Vaulted ceilings to basement.
- Fireplaces and hearthstones relating to blocked fireplaces.
- Timber panelling and original skirtings.
- Loading slot doors to Reyner Street.
- Original staircases and historic entrances / lobbies.
- Historic plant / machinery in basement spaces.

8.12 The elements of medium significance which have a medium capacity for change are those which are related to the early 20th century refurbishment of the building. These include; -

- The decorative plasterwork around the ground floor stanchions.
- Inserted wall and associated skirting at ground floor level.
- Decorative ceiling and cornice at ground floor level.
- Metal fire escape to Reyner Street.

8.13 The elements of low significance which have a high capacity for change are those which are later additions to the building or detract from the historic character and appearance of the building and include; -

- The sections of raised flooring/ply, over the original timber boards throughout the building.
- The modern inserted windows.
- Sections of modern timber ceilings/floors.
- Inserted brick/block and stud partition walls.
- Modern mechanical plant and rainwater goods.
- Concrete block around stanchions.
- 20th century boiler and oil tank.

9. Impact Assessment

9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

9.2 When assessing potential heritage impacts associated with the proposed scheme the key issues to consider are:

- Direct and indirect impact on 36 Charlotte Street;
- Impact on the setting of nearby listed buildings; and
- Impact on the character and appearance of the George Street Conservation Area.

Direct impact on 36 Charlotte Street

9.3 The impact of the proposed works on the application building/site are assessed in the table below, with appropriate mitigation identified where appropriate.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	<u>EXTERNAL WORKS</u>		
1.	Insertion of vents associated with MVHR system with associated brick removal	The MVHR system will require the insertion of an intake and extract penetration per apartment. These will match the size of a brick and be coloured to match the brickwork to ensure that they are discrete, or a decorative metal grille could be considered. Their installation is considered reversible, as the	Ensure vents are specified to achieve a good match to brickwork or consider use

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		vents could be removed and replaced with bricks in future if required. The proposed positions will sit just below the decorative cornice feature which will ensure they are not visually prominent on the elevations. The heritage impact is minor negative. The approach to ventilation has been carefully considered through an options assessment taking account of impact on the listed building. Other options considered were a centralised heating system, however this would require a large plant space and necessitate much greater impact on the external elevation with the need to achieve through ventilation and essentially an 'outdoor' environment. The building also does not provide an opportunity to mount plant at roof level. Both these options would also necessitate additional ducting routes through the building which would result in impact on / loss of historic fabric, as well as well as having greater visual impact on spaces. There would also be additional technical challenges associated with these centralised systems.	of decorative metal grilles.
2.	Insertion of curtain walling and entrance to Portland Street hovel	The existing hovel has a modern metal roller shutter which is of no heritage value. No historic gates remain. The hovel area is proposed to become the main entrance for the restaurant use. A contemporary design approach is proposed to this element utilising a curtain walling system. The approach will maintain the height and openness of the hovel whilst crucially providing an attractive restaurant entrance to help ensure the success of the operation. The change will be read as a later, contemporary addition and will have a neutral heritage impact although a positive visual impact.	Detailed design of curtain walling and fixing details to be agreed.
3.	Removal of existing doors within DLG02	These original windows openings have been	Detailed

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	and DLG03 openings to Portland Street and reinstatement of windows and associated fabric.	crudely altered in the past with doors inserted and associated alteration to the opening. The proposal to reinstate windows to replicate other openings including railings will have a major positive heritage impact .	design of windows and associated elements to be agreed.
4.	Alteration of WLG11 to create disabled access to apartment entrance	The building currently fails to provide disabled access. The project team were keen to ensure that wheelchair users were able to have access to the main lobby. Use and adaption of existing openings such as those of Reyner Street was not deemed appropriate. The proposed solution will see an existing window opening adapted to provide a doorway with the head height raised. Associated works will also take place internally which are considered below. A sliding glass door will be installed which will be visually distinguished as a later intervention. The opening is currently blocked and the railing installed is not historic. This intervention will result in the loss of some historic fabric and will have a moderate negative impact , although clearly this needs to be balanced against the importance of achieving an inclusive development.	Detailed design of entrance to be conditioned. Existing stone (and window if it remains) within the opening to be retained for possible reuse for the works to DLG02 and DLG03 (noted above).
5.	Repair and alteration of hovel door to Reyner Street	The proposal will involve the adaption of the existing hovel door to accommodate an access for bins, and exit from the secondary staircase. This feature is of historic value (although unlikely original). The adaption will retain this historic fabric as well as the legibility and volume of the hovel opening. The existing door is understood to be in poor condition and repair and restoration	Full details of repair/restoration and adaption to be agreed.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		will also be undertaken. The repair of this feature is considered to balance against the adaption proposed with an overall neutral heritage impact .	
6.	External repair works	Extensive building repairs, restoration and cleaning are to be undertaken to the building as approved by Listed Building Consent 131470/LO/2021. The elevation drawings identify the fabric repair works that have been approved. The proposed scheme as a whole will facilitate the delivery of the fabric repairs which will have a major positive impact .	No mitigation required. Fabric repairs dealt with through Listed Building Consent 131470/LO/2021 and associated conditions.
7.	Installation of extract riser within loading bay	During a pre-application meeting the options for dealing with fumes and odours associated with the restaurant were discussed. It was agreed that rather than taking extract through the building internally, which would result in the loss of physical fabric, an external riser within the loading bay would be the most sensitive approach. This reflects the existing situation and therefore has a neutral heritage impact .	Detailed design of riser etc. to be agreed.
8.	Provision of opaque panels to identified windows to provide privacy / allow for subdivision	This will have a minor negative heritage impact by affecting the appearance of the building. Existing glazing and windows are however retained and this intervention is therefore reversible.	Details of design and methodology for installation to be agreed.
9.	Repair / restoration of escape stair (the	This is a later addition to the building but is of some age. The retention and repair of this	Details of repair and

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	staircase will not serve as an active escape)	feature will have a minor positive heritage impact and a positive visual impact.	restoration to be agreed.
10.	Provision of AOV and riser vent at roof level	This will involve the removal of a small part of roof fabric although principal timbers are not affected. They are positioned centrally / towards Reyner Street and can be colour matched to the roof minimising any visual impact. The heritage impact is minor negative .	Retain any removed fabric for repairs elsewhere.
<u>INTERNAL WORKS</u>			
BASEMENT LEVEL			
1.	Installation of plant (refer to Parker Wilson Consulting drawing)	The basement area has historically been used to accommodate plant and the heritage impact is neutral .	No mitigation required.
2.	New stair to create a safe access to basement area with lobby area	A new stair is required to provide access and meet building regulations. The insertion of a new staircase will require removal of part of the basement ceiling. The loss of this vaulted ceiling will have a moderate negative impact .	No mitigation required.
3.	New partition wall to enclose plant room area	A new partition is required as part of the fire strategy. The partition wall will be reversible intervention in the future if required. The heritage impact is minor negative .	No mitigation required.
4.	Existing historic cast iron steps to be relocated.	The existing cast iron steps are historic, although do not meet building regulations. As noted above a new staircase will be provided into the basement. The cast iron steps will be retained and relocated close to their original location. Whilst there is some heritage impact associated with relocation the retention of this feature ensures the heritage impact is minor negative .	Methodology for relocation to be agreed.
5.	Retention of existing hoist	The retention of the existing historic hoist will have a neutral impact .	No mitigation.
6.	Removal of existing tank and boiler	The boiler and tank are late 20 th century and without heritage value. Removal will have a minor positive impact .	No mitigation required.
7.	Installation of fire	This intervention will be reversible with only a	No mitigation

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	door to existing staircase	minor negative impact.	required.
UPPER GROUND FLOOR LEVEL			
8.	Removal of modern partition walls	Removal of modern fabric has a neutral impact.	No mitigation required.
9.	Removal of raised platform and modern ply over floorboard	Removal of modern fabric has a neutral impact. Consider exposure of original floor which would have a moderate positive impact.	No mitigation required.
10.	Removal of 20 th Century partitions	These walls likely date from when the building was converted to a bank. The walls are non original and subdivide the main warehouse space. The subdivision is not conducive to a restaurant operation where a more open character is required. Removal of the 20 th Century partitions around the staircase/entrance area allows for the incorporation of a large entrance which includes a platform lift from street level and a bike store. The removal of this 20 th Century fabric to recreate the open warehouse space has a moderate positive heritage impact.	Undertake building recording prior to removal.
11.	Works associated with installation of access lift including removal of lobby	The creation of an access lift will require the removal of an area of flooring and walls. The wareroom on the upper ground floor shows a decorative cornice which runs around the ceiling in this area, covering the earlier ceiling of bare boards, visible in the loading bay. The cornice is contemporary with the ornate plastering of the cast iron columns and both are believed to relate to the alteration and redecoration of the building being used as a bank from 1923 through to the 1970s. The lobby area contains a cross wall with two doorways; the eastern leads to the former wareroom and the western to the staircase to the first floor. This wall cuts across the original window in the west wall, showing it to be a later addition. The southern side of this wall also shows the decorative cornice, matching	Undertake building recording prior to removal. Retain any historic removed materials (eg. floor timbers, masonry) for repairs elsewhere in building. Full details of

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		that of the main wareroom, suggesting it was constructed at the same time as the wareroom redecoration. This cornice runs through a north – south wall which runs between the two lobby doorways, separating the staircase and the wareroom, making this wall a later insertion again. The timber panelled ceiling, coving and light fitting to be removed (Upper Ground Floor Ceiling Plan proposed works No. 3) on the north side of the cross wall is contemporary with it, thus relating to the changing use of part of the building to a bank. Whilst loss of this historic fabric (although non-original) is regrettable, this intervention must be weighed against the benefits and requirements of ensuring disabled access into the building. The works here also remove modern fabric which is of no heritage value. Overall these works will have a moderate negative heritage impact.	lift installation to be agreed. Consider retention of downstand and cornice for any historic walls proposed for removal.
12.	Creation of bike store off residential lobby and provision of cycle stair track.	The proposed bike store will be adjacent to the main entrance which is a space of high significance. Later walls will be removed to allow this installation. The heritage impact of these works is minor negative . The design and appearance of the bike store will be crucial to ensuring a sensitive heritage approach. The cycle stair track should be reversible to avoid any long-term heritage impact.	Full details of bike store and cycle stair track to be agreed.
13.	Subdivision of warehouse space to form WCs, restaurant service area and rear staircase lobby	These partitions are required to facilitate functional reuse of the space. These interventions will have limited impact on the open space of the warehouse and will be reversible at a future date if required. Importantly there is no conflict with historic columns, or boxing in, and these will remain visible. The works will have a minor negative heritage impact .	Consider use of shadow gap detail where new subdivisions about historic fabric.
14.	Removal of timber flooring to create dumbwaiter from lower ground floor	This involves the removal of a small area of historic flooring. The heritage impact is minor negative .	Retain historic fabric for repairs elsewhere within the

	Proposed Works	Impact on significance	Mitigation required to be undertaken
			building.
15.	Creation of opening between hovel and warehouse space.	A new opening is proposed between the hovel which will be the restaurant lobby and the main warehouse space. This will result in the loss of historic masonry and the heritage impact is minor negative . An existing opening will be infilled which will help mitigate the impact.	Undertake building recording prior to removal. Retain downstand to allow opening to be read as an alteration. Retain historic fabric for repairs elsewhere within the building.
16.	Adaption and alteration of hovel to form restaurant lobby, residential and commercial refuse stores.	Some subdivision of the hovel space is necessary to facilitate conversion and reuse of the building. This will affect the open character of the space and the planform. The subdivisions, restaurant staircase and platform lift will all be reversible interventions. The design of this space should retain the industrial aesthetic of the hovel. The heritage impact is minor negative .	Undertake building recording prior to removal. Consider use of shadow gap detail where new subdivisions abut historic fabric.
17.	Repair of timber flooring where existing opening to lower ground floor has been created.	The repair of this previous harmful intervention will have a major positive heritage impact .	Utilise timbers sourced during any other proposed works for repairs.
18.	Installation of M+E associated with restaurant and bin	M+E to the restaurant space will be subject to further detailed design by the end operator. An aesthetic which reflects the industrial character of the building is anticipated and the relationship	Detailed design to be agreed.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	stores.	with the decorative ceiling will require consideration. The position of the restaurant service area limits the extent of ductwork. Subject to detailed design the M+E in this space will have a minor negative heritage impact but will be a reversible intervention.	
19.	Repair and restoration of decorative ceiling and columns to former bank space and replication with enlarged restaurant space	These early 20 th Century features are of heritage value and visually attractive. The repair and restoration will have a moderate positive heritage impact and the covering of the underside of floorboards on the floor above is outweighed (some floorboards are historic and others are modern).	No mitigation required.
20.	Repair, retention and incorporation of historic skirtings within entrance area.	Minor positive heritage impact.	No mitigation required.
21.	Retention and repair of decorative ceiling to main entrance area.	The retention and repair of this feature which is of heritage value is beneficial and will have a moderate positive heritage impact . Fire treatment should ensure the feature remains on display if feasible.	Final details of fire treatment to be confirmed. Scheme of redecoration to be informed by historic paint analysis.
22.	Incorporation of fire protection to ceilings.	The approach to fire protection will involve the installation of suspended ceilings. These will sit tight to the soffit allowing principal timbers / beams and the heads of columns to remain on display. Some historic lath and plaster ceilings and the underside of floorboards will be concealed by the suspended ceilings. The intervention will however be reversible with limited physical impact. The heritage impact is minor negative however this is necessary to ensure adequate fire separation and protection.	Final details of fire treatment to be confirmed.
23.	Installation of suspended ceilings	This will cover historic ceiling fabric and the head	No mitigation

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	to WCs.	of a column, however the area is limited in size and the intervention is reversible. The heritage impact is minor negative .	required.
24.	Plaster repairs / restoration to walls	Plaster has been removed from walls exposing brick beneath. Restoration of plaster will have a moderate positive impact .	Detailed specification of plaster to be agreed.
25.	Retention of existing brick finish to hovel area and rear staircase	Neutral impact.	Specification of any paint removal or repainting to be agreed.
26.	Removal of contemporary finishes and fabric, lighting and M+E	Removal of contemporary finishes and fabric, lighting, M+E will have a neutral impact .	Full scope of removals to be confirmed.
27.	Fit out and redecoration to reflect restaurant operation	An end operator for the restaurant space is not currently in place. Full details of the fit out and decoration will therefore follow at condition stage.	Methodology and specifications to be confirmed. In historic spaces decoration scheme to be informed (but not dictated) by historic paint analysis.
28.	Retention and repair of historic windows (throughout the building)	The retention and repair of historic windows will have a major positive heritage impact .	Details to be agreed subject to full window survey
29.	Redecoration and restoration of main staircase including removal of modern coverings and additions	The restoration of the staircase will have a moderate positive impact .	Methodology and specification of works to staircase to be confirmed and decoration

	Proposed Works	Impact on significance	Mitigation required to be undertaken
			scheme to be informed (but not dictated) by historic paint analysis.
LOWER GROUND FLOOR LEVEL			
30.	Removal of non-original floor coverings.	Removal of contemporary fabric will have no heritage impact .	No mitigation required.
31.	Damp treatment / tanking of walls and floors.	The approach to tanking will ensure that the proposal is reversible. This is likely to involve the application of a tanking membrane and use of a sump pump. Full details will be provided in due course and the detail / approach will seek to be as sensitive to historic fabric as possible. Subject to detailed design the approach to tanking is anticipated to have a minor adverse impact , however crucially this will facilitate the functional use of the lower ground floor space.	Full details of damp treatment / tanking to be confirmed.
32.	Removal of modern partitions and fabric including around rear staircase.	Removal of contemporary fabric will have no heritage impact .	No mitigation required.
33.	Removal of ceiling fabric to create dumbwaiter to upper ground floor	This involves the removal of a small area of historic ceiling. The heritage impact is minor negative .	Retain historic fabric for repairs elsewhere within the building.
34.	Retention and repair of lath and plaster ceiling	This relates to contemporary fabric and is of no heritage impact . Removal of the existing ceiling may also be considered and could have a beneficial impact.	No mitigation required.
35.	Subdivision of warehouse space to form restaurant kitchen, cold store, WC and form lobby to secondary	These partitions are required to facilitate functional reuse of the space. These interventions will have limited impact on the open space of the warehouse and will be reversible at a future date if required. Importantly there is no conflict with historic columns, or boxing in, and these will	Consider use of shadow gap detail where new subdivisions about historic

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	staircase.	remain visible. The works will have a minor negative heritage impact .	fabric.
36.	Removal of modern extract duct.	Removal relates to modern fabric which has a negative impact. The change will have a minor positive impact .	No mitigation required.
37.	Removal of contemporary finishes and fabric, lighting and M+E.	Removal of contemporary finishes and fabric, lighting, M+E will have a neutral impact .	Full scope of removals to be confirmed.
38.	Fit out and redecoration to reflect restaurant operation.	An end operator for the restaurant space is not currently in place. Full details of the fit out and decoration will therefore follow at condition stage.	Methodology and specifications to be confirmed. In historic spaces decoration scheme to be informed (but not dictated) by historic paint analysis.
39.	Installation of M+E associated with restaurant	M+E to the restaurant space will be subject to further detailed design by the end operator. An aesthetic which reflects the industrial character of the building is anticipated and the relationship with the decorative ceiling will require consideration. The position of the restaurant service area limits the extent of ductwork. Subject to detailed design the M+E in this space will have a minor negative heritage impact but will be a reversible intervention.	Detailed design to be agreed.
40.	Creation of opening between hovel and warehouse space at lower ground floor level.	A new opening is proposed between the hovel, which will be the restaurant lobby, and the main warehouse space. This will result in the loss of historic masonry and the heritage impact is minor negative .	Undertake building recording prior to removal. Retain downstand to allow opening to be read as

	Proposed Works	Impact on significance	Mitigation required to be undertaken
			an alteration. Retain historic fabric for repairs elsewhere within the building.
41.	Creation of store within hovel space.	This intervention will have some impact on the historic hovel space however the impact is limited and the intervention is reversible. The heritage impact is minor negative .	Undertake building recording prior to removal. Consider use of shadow gap detail where new subdivisions abut historic fabric.
42.	Retention of existing brick finish to hovel area and rear staircase.	Neutral impact.	Specification of any paint removal, repainting, or masonry repair to be agreed.
43.	Plaster finish to walls of main space.	Damp treatment / tanking of the basement space is anticipated to hide external walls. As such the proposed installation of plaster will have a neutral heritage impact .	No mitigation required.
FIRST FLOOR LEVEL			
44.	Removal of modern partitions and masonry strong room,	Removal of modern fabric has a neutral impact .	No mitigation required.
45.	Removal of partition at the top of main staircase,	This is historic fabric of high significance however removal is required to create a residential reception area and achieve appropriate access from the access lift from the lower levels. Retention of the wall would impose on the space	Undertake building recording prior to removal.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		and restrict access to main residential lift serving the upper levels. The heritage impact is moderate negative .	Retain downstand to allow position of historic wall to be understood. Retain skirting boards for use elsewhere in the building.
46.	Retain and restore existing fireplaces.	These are historic features and retention and restoration will have a moderate positive impact .	Methodology of works to be agreed.
47.	Retention and restoration of historic skirting.	The retention and restoration of this historic fabric will have a minor positive impact .	Methodology of works to be agreed.
48.	Retention and restoration of loading bay door.	The retention and restoration of this historic fabric will have a minor positive impact .	Methodology of works to be agreed.
49.	Subdivision to create apartment layout.	Subdivision is necessary as part of conversion to residential use. Partition walls have been designed to avoid conflict with windows, columns and other historic features. Walls will sensitively attach to historic fabric and will be reversible at a future date if required. The heritage impact is moderate negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	Undertake building recording prior to works. Consider use of shadow gap detail where new subdivisions abut historic fabric.
50.	Removal of modern chipboard from ceiling and repair of lath and plaster.	This involves the removal of later fabric and the repair of historic fabric. The heritage impact is minor positive .	Detailed specification of plaster to be agreed.
51.	Removal of part of lath and plaster	This will result in the removal of historic fabric although this is limited in size and it is necessary	Record building fabric

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	ceiling to facilitate AOV and service riser.	for services and fire safety. The heritage impact is minor negative .	prior to removal.
52.	Provision of AOV, service riser and store within corridor space.	These interventions are necessary for services and fire safety. The design of these elements should be carefully considered to ensure an appropriate visual appearance.	Detailed design of AOV, service riser and store to be agreed.
53.	Installation of secondary glazing	To achieve acoustic and thermal requirements secondary glazing is proposed to windows within apartment spaces. Secondary glazing ensures existing windows can be retained. There will be some visual and physical impact associated with the installation of secondary glazing although this will be largely reversible. The heritage impact is minor negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	Detailed design of secondary glazing to be agreed.
54.	Plaster repairs / restoration to walls	Plaster has been removed from walls exposing brick beneath. Restoration of plaster will have a moderate positive impact .	Detailed specification of plaster to be agreed.
55.	Retention of existing brick finish to rear area and rear staircase	Neutral impact.	Specification of repair and any paint removal or repainting to be agreed.
56.	Cleaning and painting of columns	Existing columns are an important historic feature. An appropriate scheme of cleaning and repainting will have a minor positive heritage impact	Specification for paint removal and repainting to be agreed.
57.	Repair and sanding of floors	Minor positive impact associated with the cleaning and restoration of floors.	Methodology of works to be agreed.
58.	Incorporation of fire protection to ceilings.	The approach to fire protection will involve the installation of suspended ceilings. These will sit tight to the soffit allowing principal timbers /	Final details of fire treatment to be

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		beams and the heads of columns to remain on display. Some historic lath and plaster ceilings and the underside of floorboards will be concealed by the suspended ceilings. The intervention will however be reversible with limited physical impact. The heritage impact is minor negative however this is necessary to ensure adequate fire separation and protection.	confirmed.
59.	Installation of M+E to apartments (refer to Parker Wilson Consulting drawings for details)	Within apartments exposed services using cable trays will be provided which will create an industrial aesthetic and maintain the volume of spaces. The exception is bathroom and kitchen areas where there are more services and a suspended ceiling will provide a cleaner appearance. Within the main communal corridor a suspended ceiling will be installed. This will have some impact on the appearance and volume of the space, however the area is limited in size, whilst the extent of services required in corridor spaces means that this is a cleaner approach. A sensitive approach has been taken to M+E which reflects proposals which have been previously supported in similar buildings by MCC. Noting that the installations are also reversible the heritage impact is minor negative.	No mitigation required.
60.	Alterations for drainage.	Penetrations through fabric will be required for drainage. These will have a minor negative impact although are required to facilitate the building's conversion and reuse.	No mitigation required,
SECOND FLOOR LEVEL			
61.	Retention and restoration of loading bay door	The retention and restoration of this historic fabric will have a minor positive impact .	Methodology of works to be agreed.
62.	Subdivision to create apartment layout	Subdivision is necessary as part of conversion to residential use. Partition walls have been designed to avoid conflict with windows, columns and other historic features. Walls will sensitively	Undertake building recording prior to works.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		attach to historic fabric and will be reversible at a future date if required. The heritage impact is moderate negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	Consider use of shadow gap detail where new subdivisions abut historic fabric.
63.	Removal of part of timber flooring to facilitate AOV and service riser	This will result in the removal of historic fabric although this is limited in size and it is necessary for services and fire safety. The heritage impact is minor negative .	Record building fabric prior to removal. Retain removed timber flooring for possible reuse.
64.	Provision of AOV, service riser and store within corridor space.	These interventions are necessary for services and fire safety. The design of these elements should be carefully considered to ensure an appropriate visual appearance.	Detailed design of AOV, service riser and store to be agreed.
65.	Installation of secondary glazing.	To achieve acoustic and thermal requirements secondary glazing is proposed to windows within apartment spaces. Secondary glazing ensures existing windows can be retained. There will be some visual and physical impact associated with the installation of secondary glazing although this will be largely reversible. The heritage impact is minor negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	Detailed design of secondary glazing to be agreed.
66.	Plaster repairs / restoration to walls.	Plaster has been removed from walls exposing brick beneath. Restoration of plaster will have a moderate positive impact .	Detailed specification of plaster to be agreed.
67.	Retention of existing brick finish to rear area and	Neutral impact.	Specification of repair and any paint

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	rear staircase.		removal or repainting to be agreed.
68.	Cleaning and painting of columns.	Existing columns are an important historic feature. An appropriate scheme of cleaning and repainting will have a minor positive heritage impact	Specification for paint removal and repainting to be agreed.
69.	Repair and sanding of floors.	Minor positive impact associated with the cleaning and restoration of floors.	Methodology of works to be agreed.
70.	Incorporation of fire protection to ceilings.	The approach to fire protection will involve the installation of suspended ceilings. These will sit tight to the soffit allowing principal timbers / beams and the heads of columns to remain on display. Some historic lath and plaster ceilings and the underside of floorboards will be concealed by the suspended ceilings. The intervention will however be reversible with limited physical impact. The heritage impact is minor negative however this is necessary to ensure adequate fire separation and protection.	Final details of fire treatment to be confirmed.
71.	Installation of M+E to apartments (refer to Parker Wilson Consulting drawings for details).	Within apartments exposed services using cable trays will be provided which will create an industrial aesthetic and maintain the volume of spaces. The exception is bathroom and kitchen areas where there are more services and a suspended ceiling will provide a cleaner appearance. Within the main communal corridor a suspended ceiling will be installed. This will have some impact on the appearance and volume of the space, however the area is limited in size, whilst the extent of services required in corridor spaces means that this is a cleaner approach. A sensitive approach has been taken to M+E which reflects proposals which have been previously supported in similar buildings by MCC. Noting that the installations are also reversible the	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		heritage impact is minor negative .	
72.	Alterations for drainage.	Penetrations through fabric will be required for drainage. These will have a minor negative impact although are required for facilitate the building's conversion and reuse.	No mitigation required
THIRD FLOOR LEVEL			
73.	Retention and restoration of loading bay door.	The retention and restoration of this historic fabric will have a minor positive impact .	Methodology of works to be agreed.
74.	Subdivision to create apartment layout.	Subdivision is necessary as part of conversion to residential use. Partition walls have been designed to avoid conflict with windows, columns and other historic features. Walls will sensitively attach to historic fabric and will be reversible at a future date if required. The heritage impact is moderate negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	Undertake building recording prior to works. Consider use of shadow gap detail where new subdivisions about historic fabric.
75.	Removal of part of lath and plaster ceiling and timber flooring to facilitate AOV and service riser.	This will result in the removal of historic fabric although this is limited in size and it is necessary for services and fire safety. The heritage impact is minor negative .	Record building fabric prior to removal. Retain removed timber flooring for possible reuse.
76.	Provision of AOV, service riser and store within corridor space.	These interventions are necessary for services and fire safety. The design of these elements should be carefully considered to ensure an appropriate visual appearance.	Detailed design of AOV, service riser and store to be agreed.
77.	Installation of secondary glazing.	To achieve acoustic and thermal requirements secondary glazing is proposed to windows within apartment spaces. Secondary glazing ensures existing windows can be retained. There will be	Detailed design of secondary glazing to be

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		some visual and physical impact associated with the installation of secondary glazing although this will be largely reversible. The heritage impact is minor negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	agreed.
78.	Plaster repairs to walls.	Plaster has been removed from walls exposing brick beneath. Restoration of plaster will have a moderate positive impact .	Detailed specification of plaster to be agreed.
79.	Retention of existing brick finish to rear area and rear staircase.	Neutral impact.	Specification of repair and any paint removal or repainting to be agreed.
80.	Cleaning and painting of columns.	Existing columns are an important historic feature. An appropriate scheme of cleaning and repainting will have a minor positive heritage impact	Specification for paint removal and repainting to be agreed.
81.	Repair and sanding of floors.	Minor positive impact associated with the cleaning and restoration of floors.	Methodology of works to be agreed.
82.	Incorporation of fire protection to ceilings.	The approach to fire protection will involve the installation of suspended ceilings. These will sit tight to the soffit allowing principal timbers / beams and the heads of columns to remain on display. Some historic lath and plaster ceilings and the underside of floorboards will be concealed by the suspended ceilings. The intervention will however be reversible with limited physical impact. The heritage impact is minor negative however this is necessary to ensure adequate fire separation and protection.	Final details of fire treatment to be confirmed.
83.	Installation of M+E to apartments (refer to Parker Wilson Consulting drawings for	Within apartments exposed services using cable trays will be provided which will create an industrial aesthetic and maintain the volume of spaces. The exception is bathroom and kitchen areas where there are more services and a	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	details).	suspended ceiling will provide a cleaner appearance. Within the main communal corridor a suspended ceiling will be installed. This will have some impact on the appearance and volume of the space, however the area is limited in size, whilst the extent of services required in corridor spaces means that this is a cleaner approach. A sensitive approach has been taken to M+E which reflects proposals which have been previously supported in similar buildings by MCC. Noting that the installations are also reversible the heritage impact is minor negative.	
84.	Alterations for drainage.	Penetrations through fabric will be required for drainage. These will have a minor negative impact although are required to facilitate the building's conversion and reuse.	No mitigation required
FOURTH FLOOR LEVEL			
85.	Removal of rear staircase lobby and door.	This change is necessary to create a larger lobby at the top of the staircase. The removal of this historic fabric will have a minor negative heritage impact .	No mitigation required
86.	Retention and restoration of loading bay door.	The retention and restoration of this historic fabric will have a minor positive impact .	Methodology of works to be agreed.
87.	Subdivision to create apartment layout.	Subdivision is necessary as part of conversion to residential use. Partition walls have been designed to avoid conflict with windows, columns and other historic features. Walls will sensitively attach to historic fabric and will be reversible at a future date if required. The heritage impact is moderate negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	Undertake building recording prior to works. Consider use of shadow gap detail where new subdivisions about historic fabric.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
			Detail of where new walls abut windows to be agreed.
88.	Creation of raised floors within living / dining area of Units 12 and 13 to facilitate outlook	This will provide outlook from these spaces. The raised floor and steps will be constructed from timber and will be visually distinctive as later interventions. The works are reversible and will have a minor negative heritage impact .	No mitigation required.
89.	Removal of part of timber flooring to facilitate AOV and service riser.	This will result in the removal of historic fabric although this is limited in size and it is necessary for services and fire safety. The heritage impact is minor negative .	Record building fabric prior to removal. Retain removed timber flooring for possible reuse.
90.	Provision of AOV, service riser and store within corridor space.	These interventions are necessary for services and fire safety. The design of these elements should be carefully considered to ensure an appropriate visual appearance.	Detailed design of AOV, service riser and store to be agreed.
91.	Installation of secondary glazing.	To achieve acoustic and thermal requirements secondary glazing is proposed to windows within apartment spaces. Secondary glazing ensures existing windows can be retained. There will be some visual and physical impact associated with the installation of secondary glazing although this will be largely reversible. The heritage impact is minor negative however this needs to be balanced against facilitating the reuse of the building for residential purposes which will secure its long-term future.	Detailed design of secondary glazing to be agreed.
92.	South eastern (Portland Street) windows to be replaced with single pane	This change relates to modern windows. Replacement with windows of a more appropriate design (informed by the historic windows) will have a minor positive heritage impact .	Detailed design of windows to be agreed.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	casement windows.		
93.	Plaster repair / restoration to walls.	Plaster has been removed from walls exposing brick beneath. Restoration of plaster will have a moderate positive impact .	Detailed specification of plaster to be agreed.
94.	Plaster repair / restoration to ceiling.	Repair and restoration of plaster will have a moderate positive impact .	Detailed specification of plaster to be agreed.
95.	Retention of existing brick finish to rear area and rear staircase.	Neutral impact .	Specification of repair and any paint removal or repainting to be agreed.
96.	Cleaning and painting of columns and Beams.	Existing columns and beams are important historic features. An appropriate scheme of cleaning and repainting will have a minor positive heritage impact	Specification for paint removal and repainting to be agreed.
97.	Repair and sanding of floors.	Minor positive impact associated with the cleaning and restoration of floors.	Methodology of works to be agreed.
98.	Installation of M+E to apartments (refer to Parker Wilson Consulting drawings for details).	Within apartments exposed services using cable trays will be provided which will create an industrial aesthetic and maintain the volume of spaces. The exception is bathroom and kitchen areas where there are more services and a suspended ceiling will provide a cleaner appearance. Within the main communal corridor a suspended ceiling will be installed. This will have some impact on the appearance and volume of the space, however the area is limited in size, whilst the extent of services required in corridor spaces means that this is a cleaner approach. A sensitive approach has been taken to M+E	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		which reflects proposals which have been previously supported in similar buildings by MCC. Noting that the installations are also reversible the heritage impact is minor negative .	
99.	Alterations for drainage.	Penetrations through fabric will be required for drainage. These will have a minor negative impact although are required for facilitate the building's conversion and reuse.	No mitigation required

Cumulative Impact

9.4 The table above has identified the impact of a range of works on the significance of the building. A large amount of the works proposed will have positive impacts, generally relating to the refurbishment, repair and restoration of original fabric and decorative features as well as facilitating the reuse of the building. Whilst there are occasional negative impacts these are judged to be necessary in terms of facilitating the conversion and reuse of the building such as subdivision, installation of services, achieving circulation and disabled access; ensuring fire separation, and achieving acoustic and energy requirements. The negative impacts are limited and have been determined through a conservation-led approach to minimise impact on the heritage values of the building / fabric. Furthermore, impactful works are largely reversible and new interventions will be read as later additions in line with heritage principles.

9.5 It has been found that whilst the scheme does have some negative impacts on listed fabric these are minimal and are required to facilitate the reuse of the building, whilst not affecting key historic features or decorative fabric. There are also a host of positive impacts and cumulatively the works will secure the reuse of the building, removing the possibility of deterioration and decay during vacancy. Positive impacts noted include:

- Removal of previous poor quality interventions and fabric.
- Reinstatement of 2 x lower ground floor windows to Portland Street.
- Plaster repairs to walls and ceiling.
- Repairs and sanding of timber floors.
- Repair of historic windows and surrounds.
- Cleaning and decoration of columns and beams.
- Redecoration throughout with the scheme of redecoration to be informed by historic paint analysis.
- Retention, repair and restoration of historic elements including both staircases including associated features; loading bay doors; historic skirtings and cornicing etc.

- 9.6 On balance it is considered that the positive aspects of the development will clearly and demonstrably outweigh the negative impacts, particularly when taking account of the conservation-led approach and mitigation that has been identified.

Indirect Impact on the Setting of 36 Charlotte Street

- 9.7 In terms of any indirect impacts it is noted that the setting of the building is defined by its townscape setting which provides built frontage to Portland Street, Charlotte Street and Reyner Street. The property is not associated with a curtilage or defined grounds.
- 9.8 As confirmed by the 'direct impact' table, the extent of external alterations have previously been approved with the subject application mainly relating to internal refurbishment and alteration to bring the building back into active use. The proposed scheme will however facilitate the delivery of the external repair and refurbishment works and therefore have a major positive impact on the building's setting.

Impact on the setting of nearby listed buildings

- 9.9 As noted previously 36 Charlotte Street is located in part of the City Centre where there are numerous listed buildings as identified by the plan below. Those nearest to the subject property include 41 & 43 Faulkner Street (Grade II), 45 and 47 Faulkner Street (Grade II), 49 Faulkner Street (Grade II), Lindencourt House at 34 Charlotte Street (Grade II), 44 to 50 Portland Street (Grade II) and HER No. 12100.1.0) and 52 and 54 Portland Street (Grade II). A further 14 buildings are recorded on the HER to the south of the site along Portland Street, Reyner Street and Faulkner Street, all to the north of Princess Street.

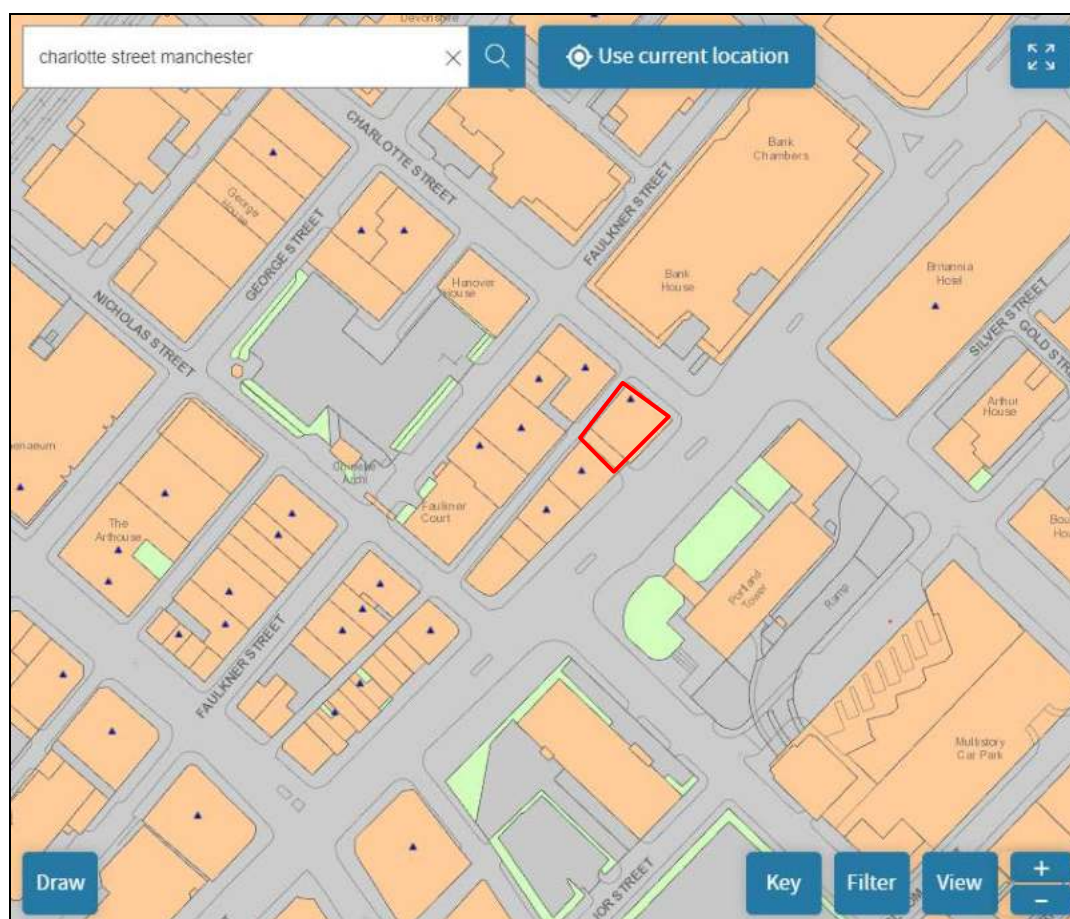


Figure 9.1: Plan showing listed buildings (blue triangles) in proximity of the site (outlined red).

- 9.10 The internal works proposed will not affect the setting of nearby listed buildings although clearly the proposal will facilitate the reuse of the building which will be positive and will enhance the wider environment in which the other listed buildings are experienced.
- 9.11 Again, external works proposed as part of the listed building consent application are limited in scope and retain the existing facades of the building. The main external changes that will alter the appearance of the building relates to the provision of an entrance to the restaurant within the Portland Street hovel opening, reinstatement of 2 x lower ground floor windows to Portland Street, and the creation of a disabled access from Charlotte Street. Other lesser changes include the alteration of the Reyner Street hovel doors, provision of vents to facilitate M+E, installation of AOV and riser outlet at roof level.

- 9.12 Subject to design detail the restaurant entrance works will represent visual enhancements to the subject building compared to the existing roller shutter in this location, whilst being read as a high quality later intervention. The reinstatement of 2 x lower ground floor windows to Portland Street is a major positive benefit and helps to offset the impact associated with the creation of a disabled access on Reyner Street.
- 9.13 Importantly, the scheme will ensure that external fabric repairs to the building which have been previously approved will be delivered. This will significantly enhance the building's appearance which will indirectly enhance the wider environment in which proximate listed buildings are experienced. Moreover, through facilitating the active economic reuse of the building this will have a significant beneficial impact on this part of the City Centre and again enhance the wider general setting of nearby listed buildings. In summary and for the reasons above the proposed scheme will have a positive impact on the setting of nearby listed buildings.

Impact on the character and appearance the George Street Conservation Area

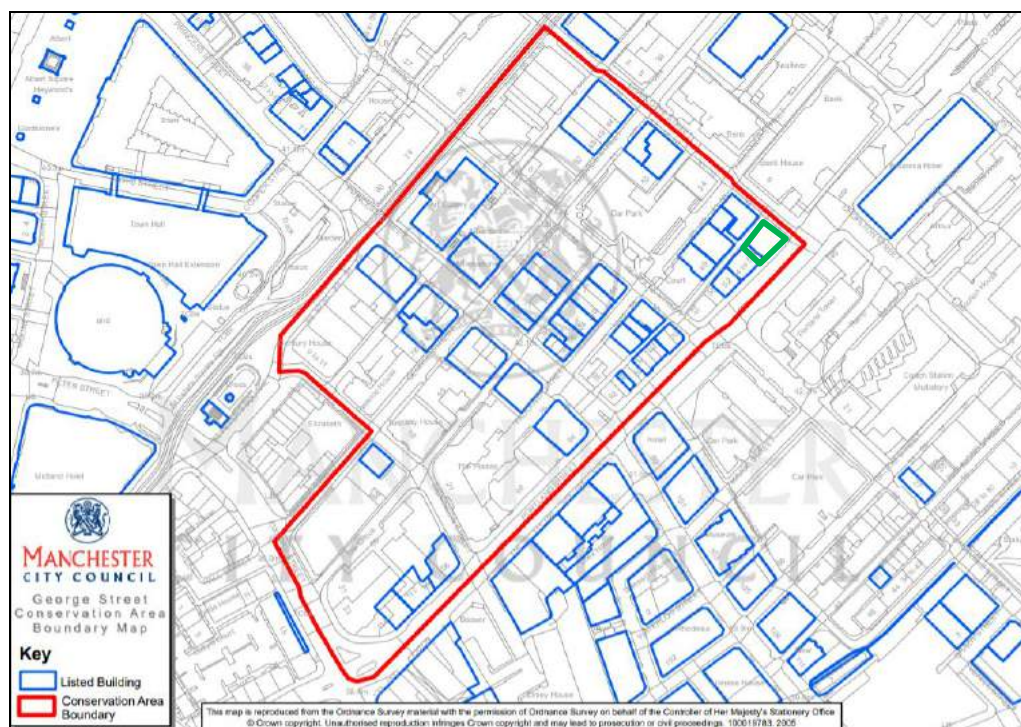


Figure 9.2: Plan showing the boundary of the George Street Conservation Area and listed buildings. The application site is outlined green.

- 9.14 For reasons previously discussed the proposed works are considered to have a positive heritage impact on the building, mainly internal and associated with the reuse, but also enhancing the external appearance of the building. As such the scheme will have a positive impact on the character and appearance of the George Street Conservation Area. Crucially the scheme also facilitates the reuse of the building which will have a positive influence on the Conservation Area and may act as a catalyst for the regeneration of other vacant or rundown buildings. On the basis of the above the proposed development will have a positive impact on the character and appearance of the George Street Conservation Area.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.15 This Heritage Statement has concluded that the scheme will be associated with mainly positive impacts as well as some negative impacts although these have been minimised and mitigated. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.
- 9.16 Given the minimal heritage impact and having regard to the relevant planning policy tests, the proposed works would be associated with less than substantial harm to the significance of the building. Having said this, mitigation identified within this report will help to lessen the harm as far as possible. Paragraph 202 of the NPPF 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, where appropriate, securing its optimum viable use'*.
- 9.17 Aside from the positive heritage benefits associated with restoring and repairing the fabric of the building and visual improvements; the proposal will be associated with a series of other public benefits which should be weighed against any harm caused. The main public benefit relates to returning the building to active use and providing a high quality residential and commercial mixed-use development within a historic listed building in Manchester City Centre, which will help to meet local demand.

9.18 The scheme will also ensure the future maintenance of the building and upkeep of the site which will enhance the wider environment including the George Street Conservation Area and the setting of other proximate listed buildings. Economic benefits will be associated with the repair and restoration of the building, as well as employment within the restaurant, and increased footfall and spending within local shops and services by residents. Finally, occupation will also improve security and safety on surrounding streets by providing passive surveillance. It is our considered view that the public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraph 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 4 is also complied with.

10. Conclusion

10.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of 36 Charlotte Street, a vacant Grade II former warehouse. It has also considered the potential impact on the setting of nearby listed buildings and impact on the George Street Conservation Area.

10.2 The report has established that the proposed development has been designed to be sensitive to the heritage significance of the building. Importantly the scheme allows the application building to be brought back into active use and make a positive contribution to the Conservation Area and the wider City Centre environment. The proposed scheme will save the building and preserve it into the future, whilst high quality residential accommodation will be delivered in a manner which is sensitive to the built fabric and the characteristics of the site. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

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HE – Historic England

HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

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Slater's Directory of Manchester 1865

Slater's Directory of Manchester 1868

Slater's Directory of Manchester 1869

Slater's Directory of Manchester 1871

Slater's Directory of Manchester 1874

Slater's Directory of Manchester 1885

Slater's Directory of Manchester 1895

Slater's Directory of Manchester 1905

Slater's Directory of Manchester 1924

Slater's Directory of Manchester 1935

Maps

1794 Green's map of Manchester and Salford

1824 Swire's map of Manchester

1851 OS 1:500 town plan Sheet 28 & 29

1888 Goads Fire Insurance Plan

1891 OS map Lancashire sheet CIV.10.5

1908 OS map Lancashire sheet CIV.10

1922 OS map Lancashire sheet CIV.10

1940 OS map Lancashire sheet CIV.10

Appendix 1: Figures

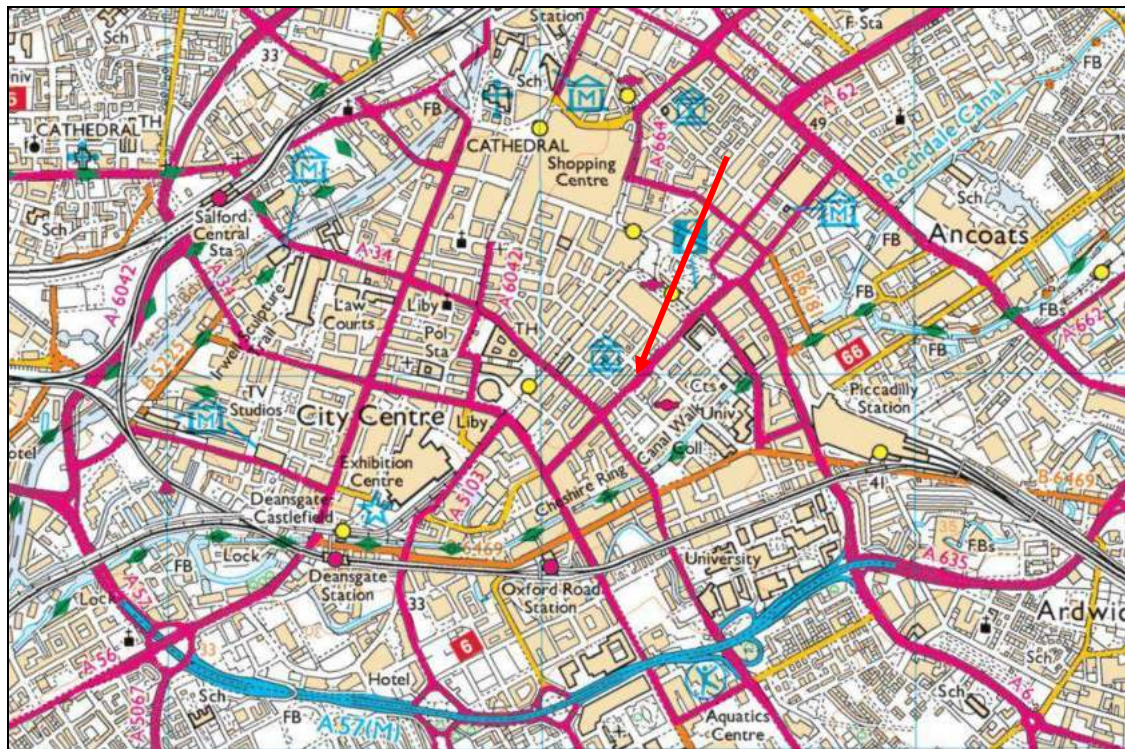


Figure 1: Location Plan



Figure 2: 1794 Greens map of Manchester and Salford

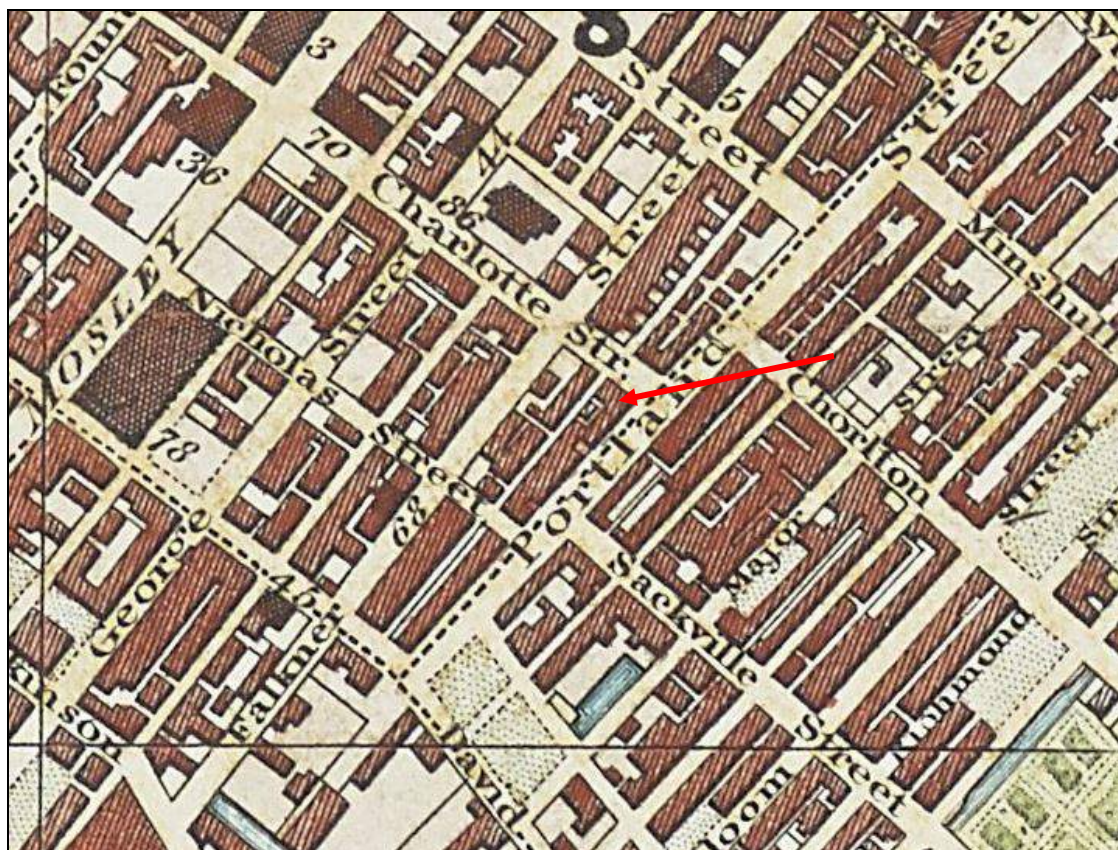


Figure 3: 1824 Swire's plan of Manchester

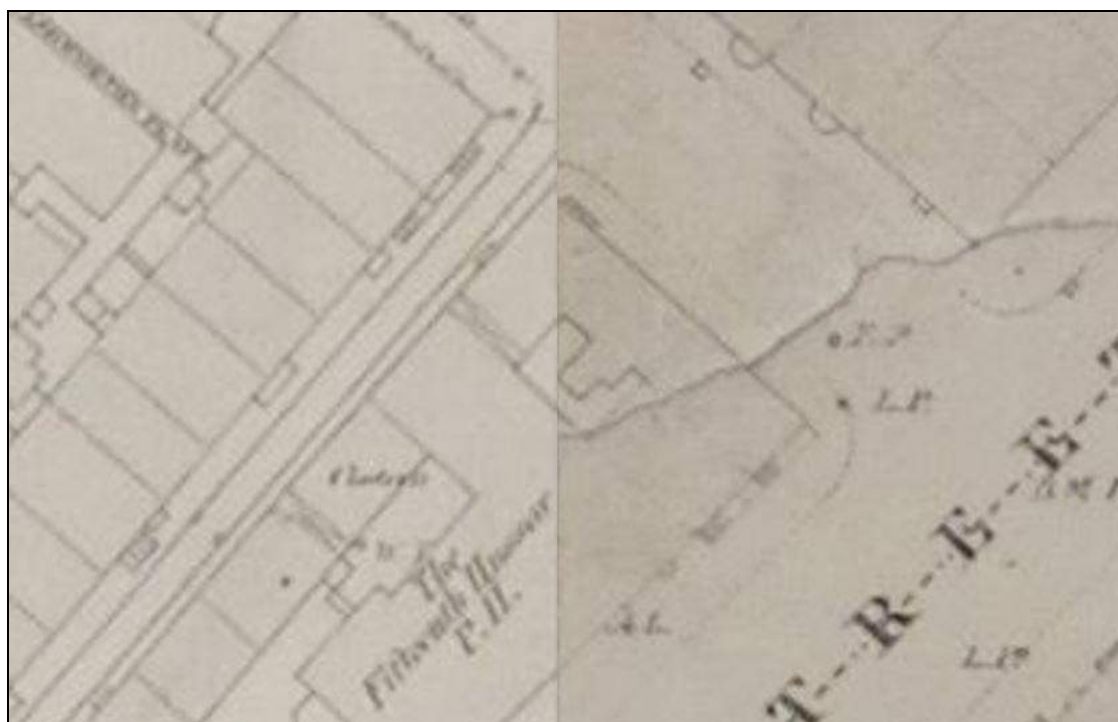


Figure 4: 1851 OS Town Plan sheets 28 & 29

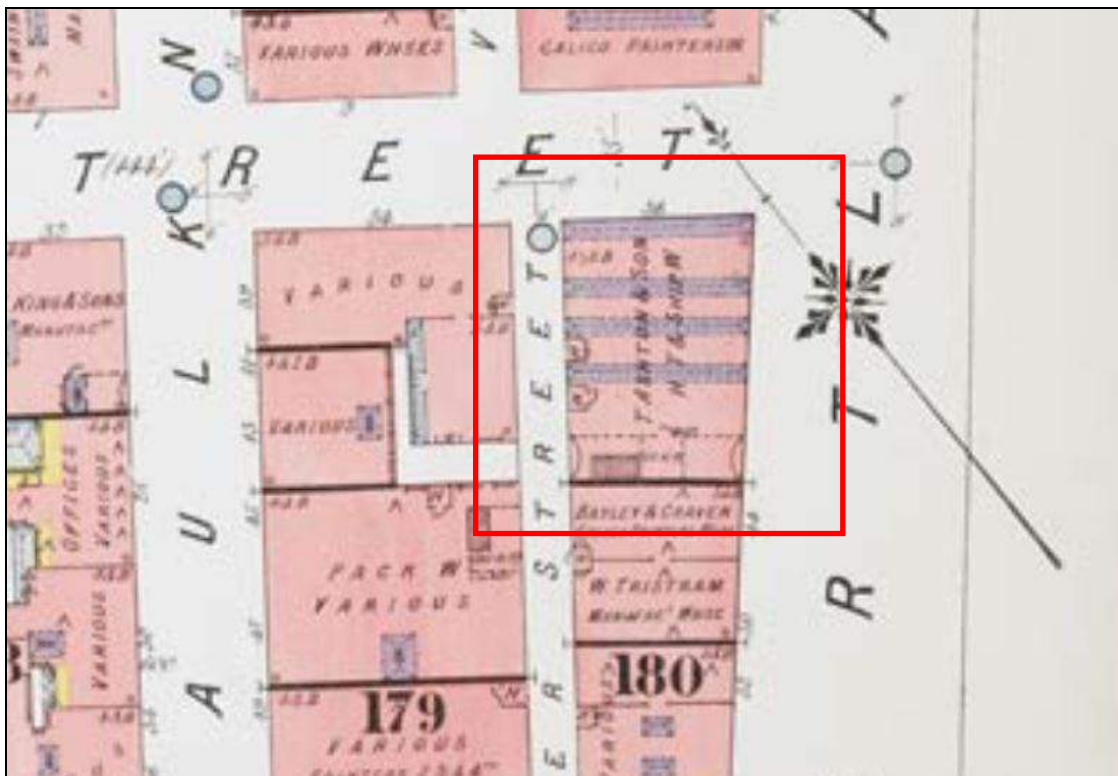


Figure 5: 1888 Goats Fire Insurance Plan



Figure 6: 1891 OS map sheet CIV.10.5



Figure 7: 1908 OS map sheet CIV.10

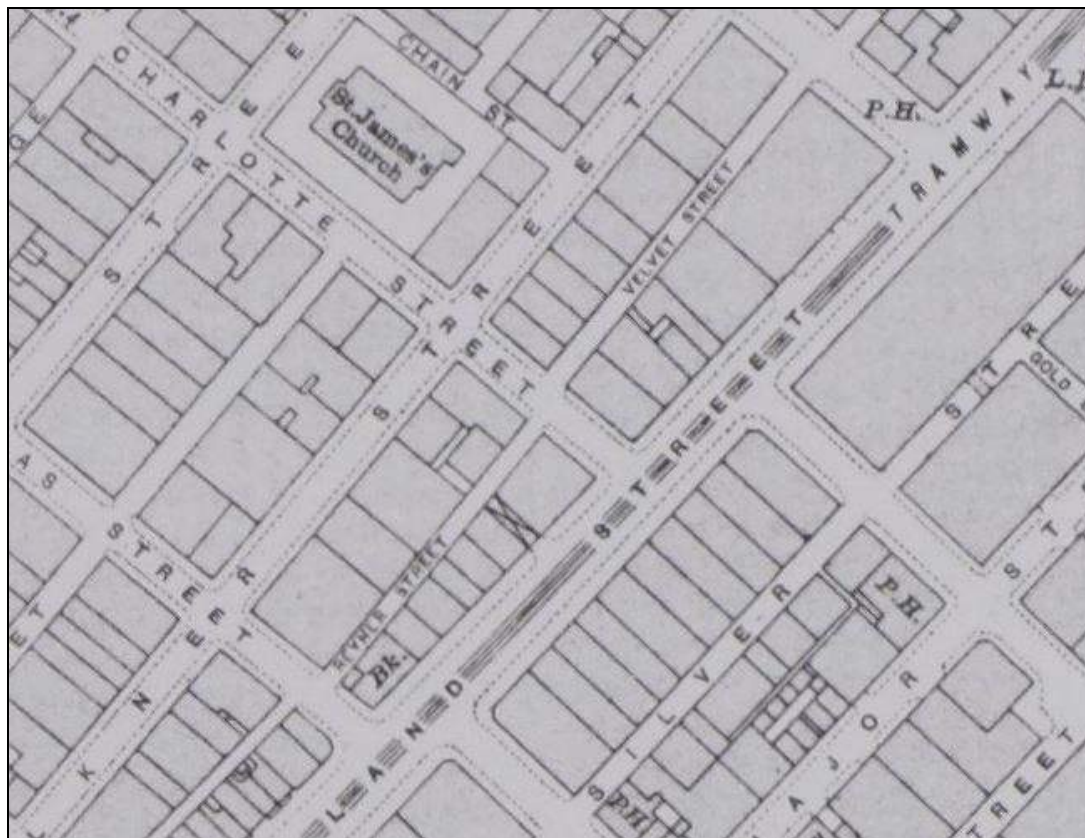


Figure 8: 1922 OS map sheet CIV.10

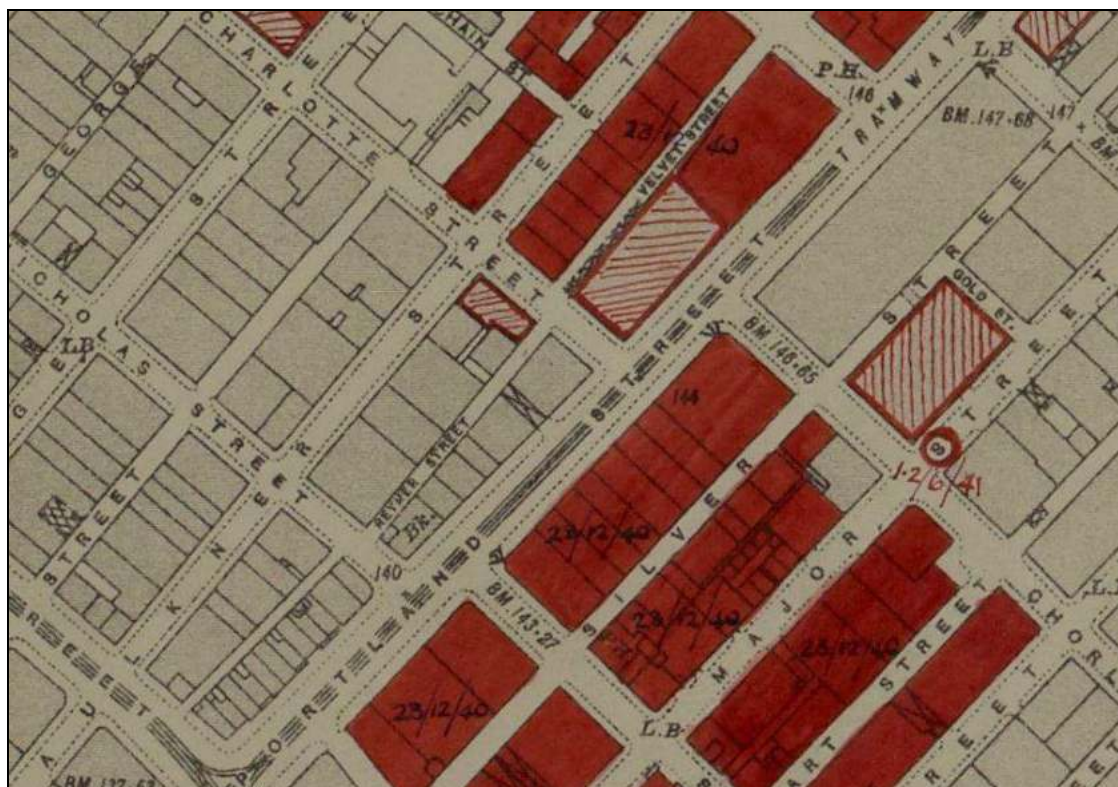


Figure 9: 1940 OS map sheet CIV.10

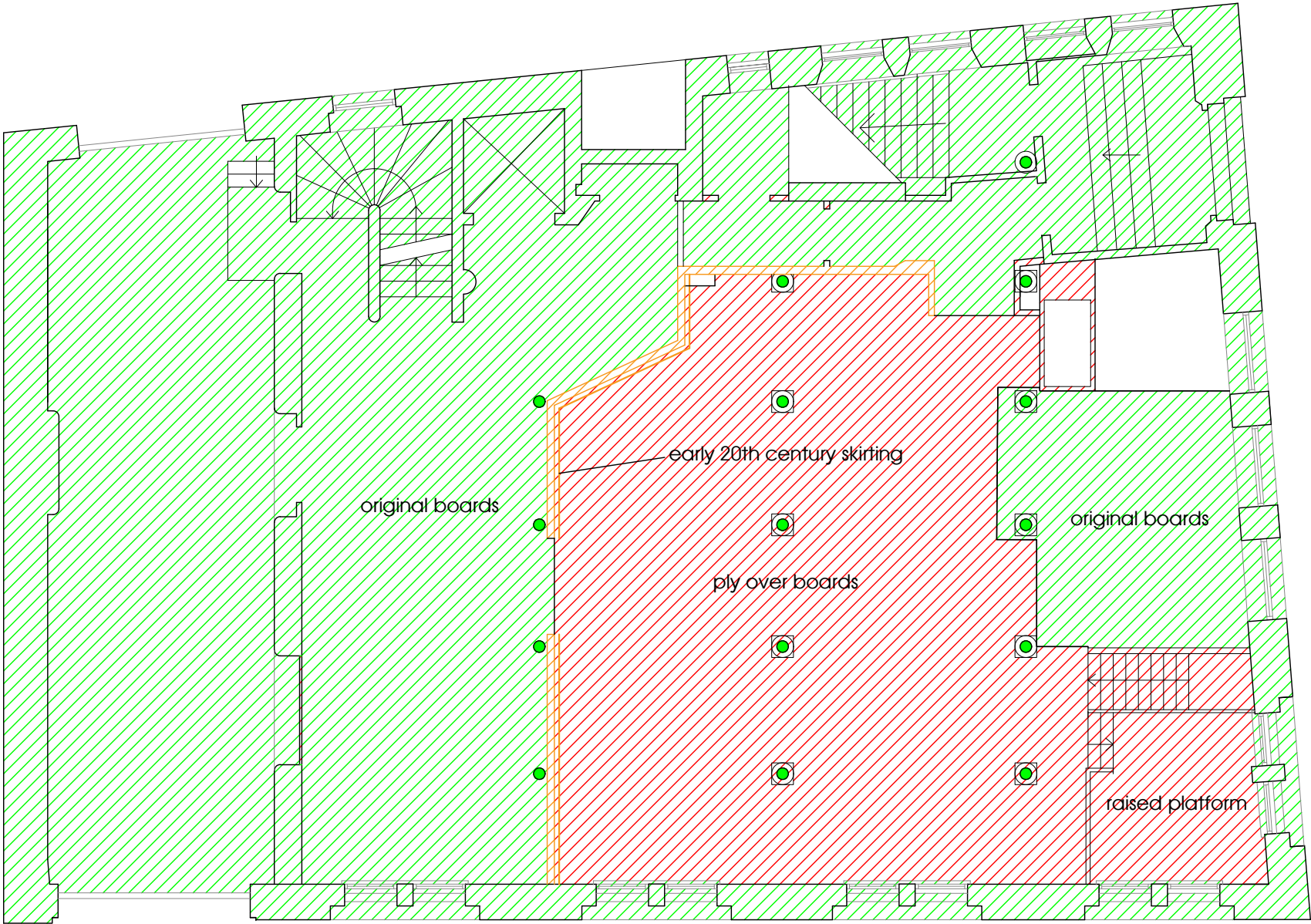
Upper Ground Floor



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- High significance
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fig no.:	10
scale:	Not to scale
date issued:	June 2022

Upper Ground Floor - Ceiling plan



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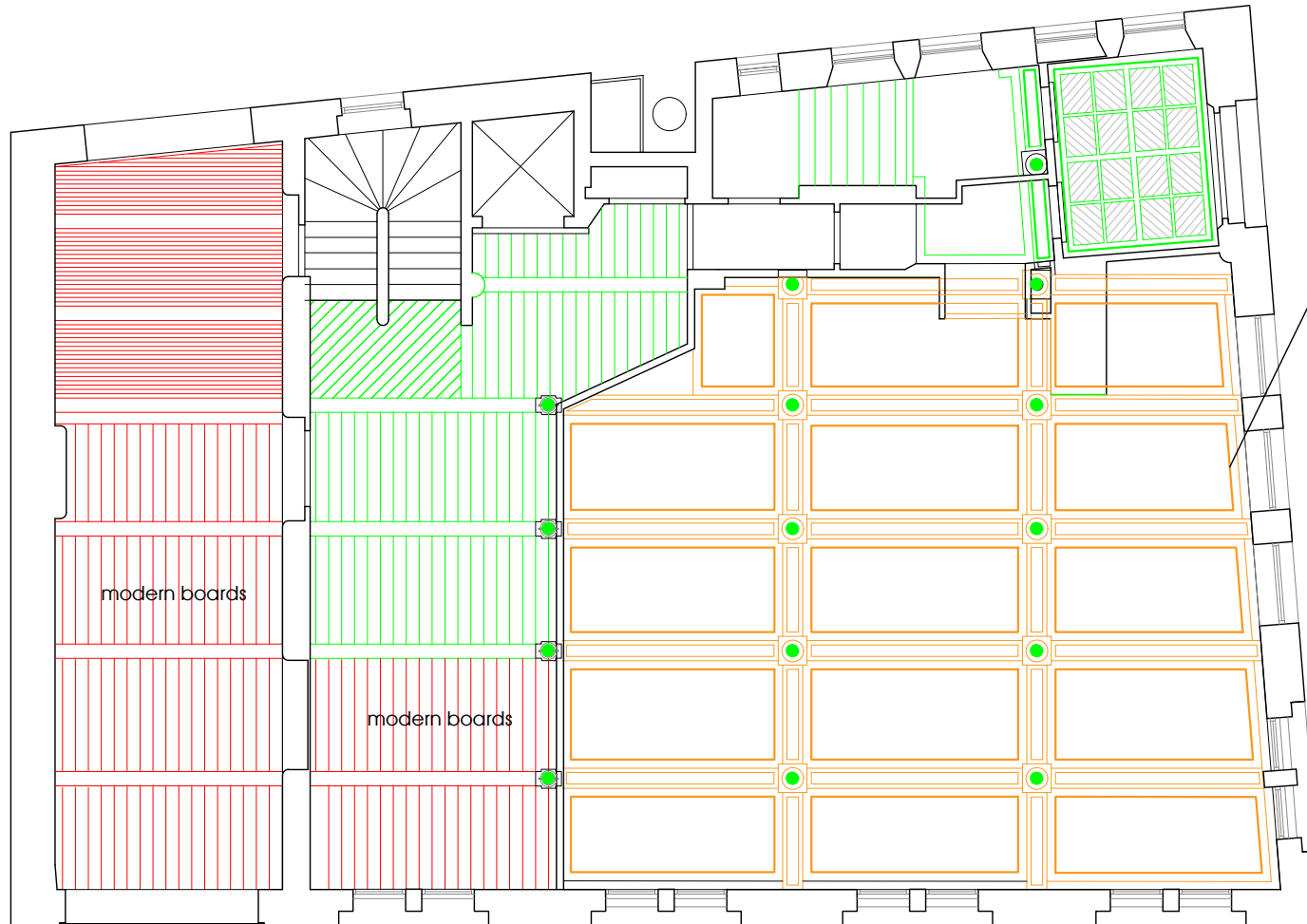
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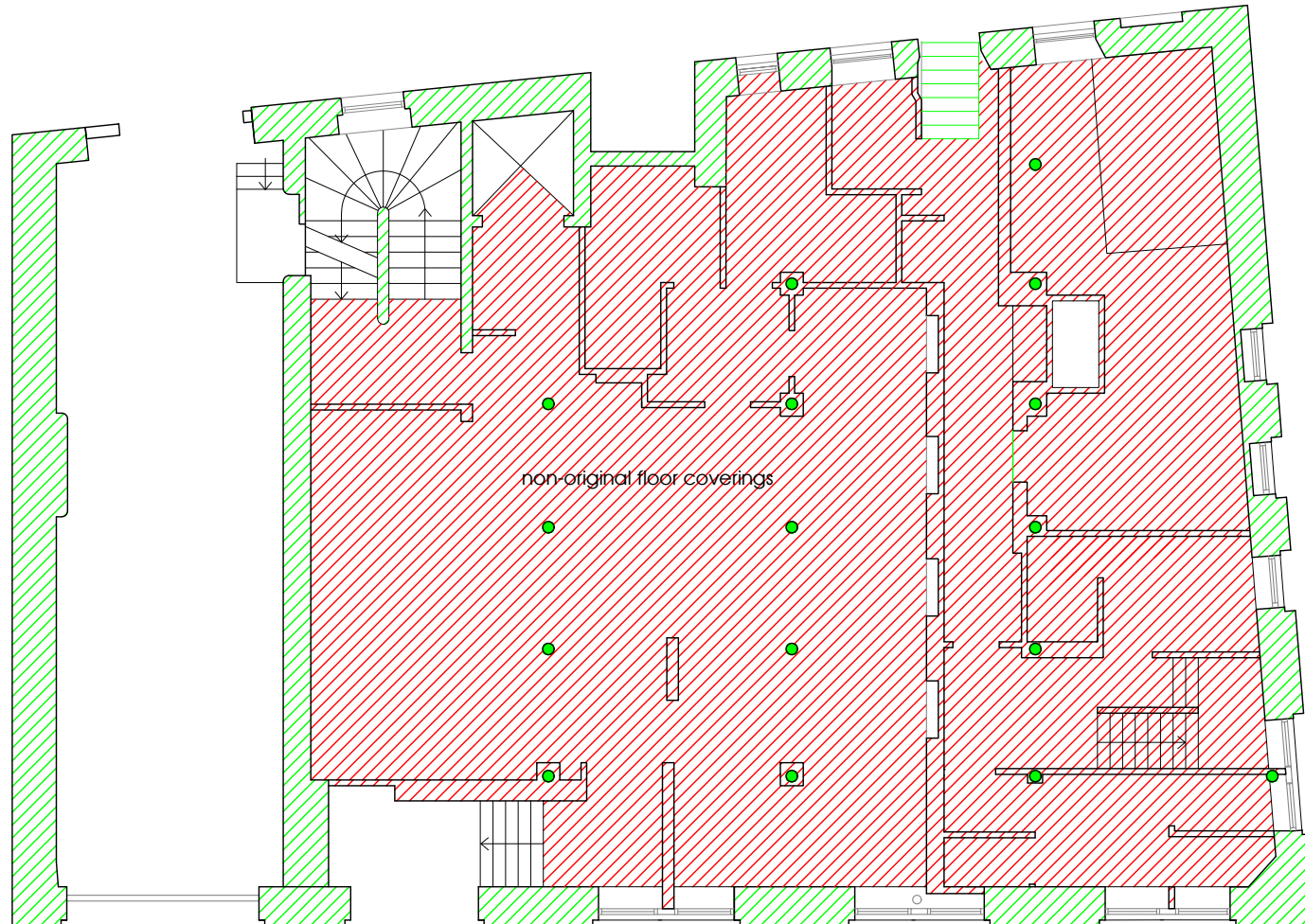
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early 20th century cornice



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Lower Ground Floor



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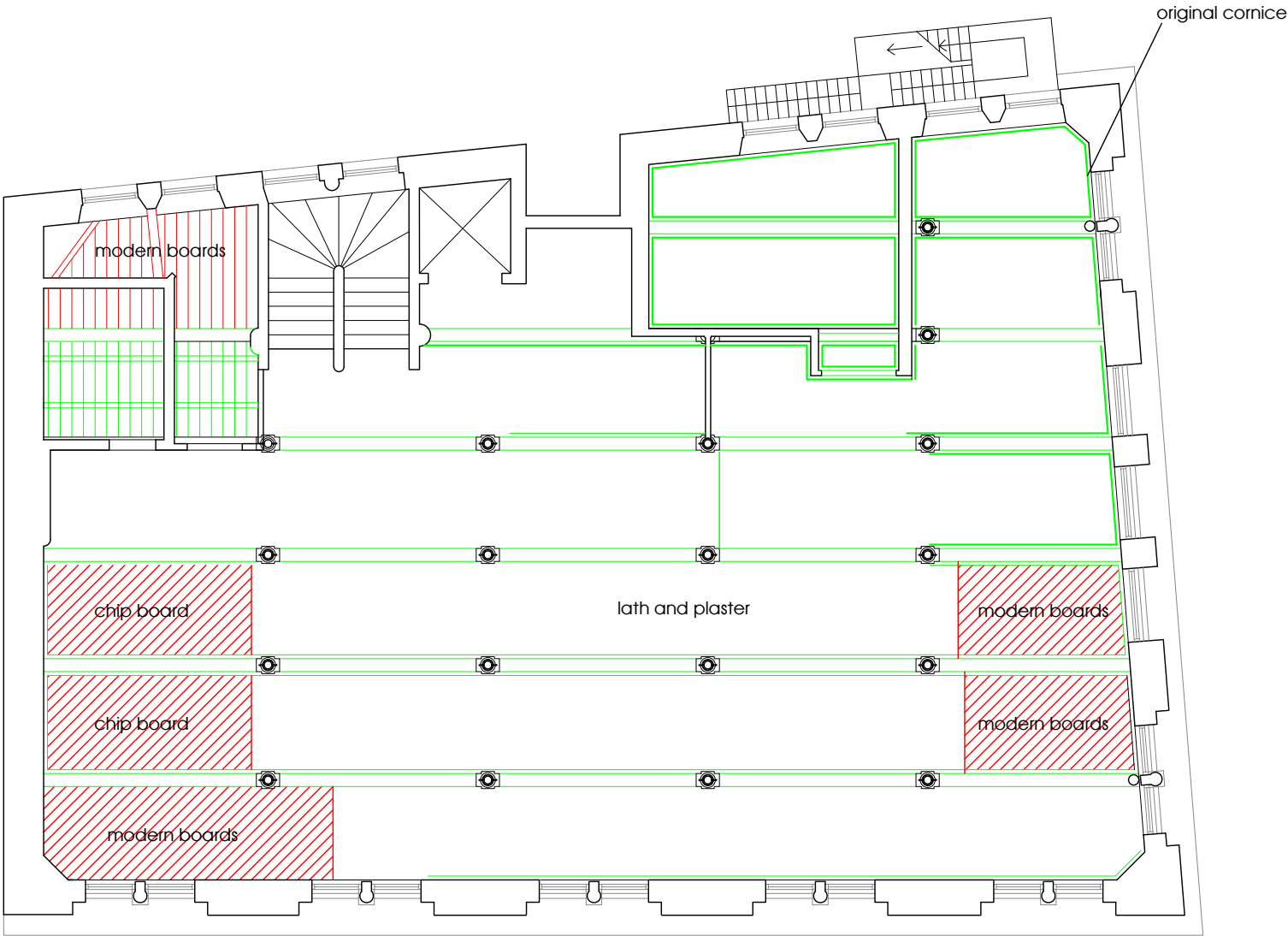
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Lower Ground Floor - Ceiling plan



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First Floor

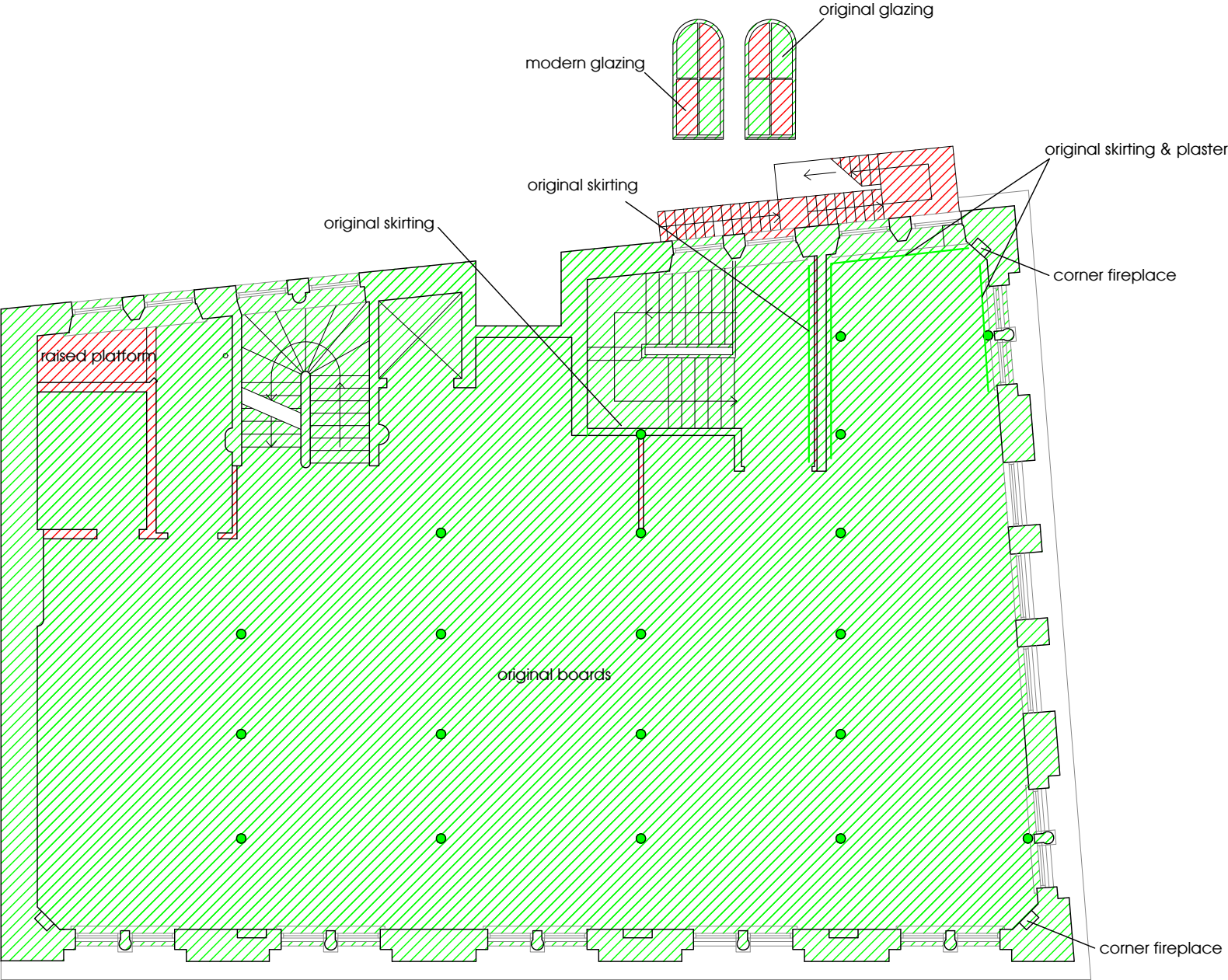


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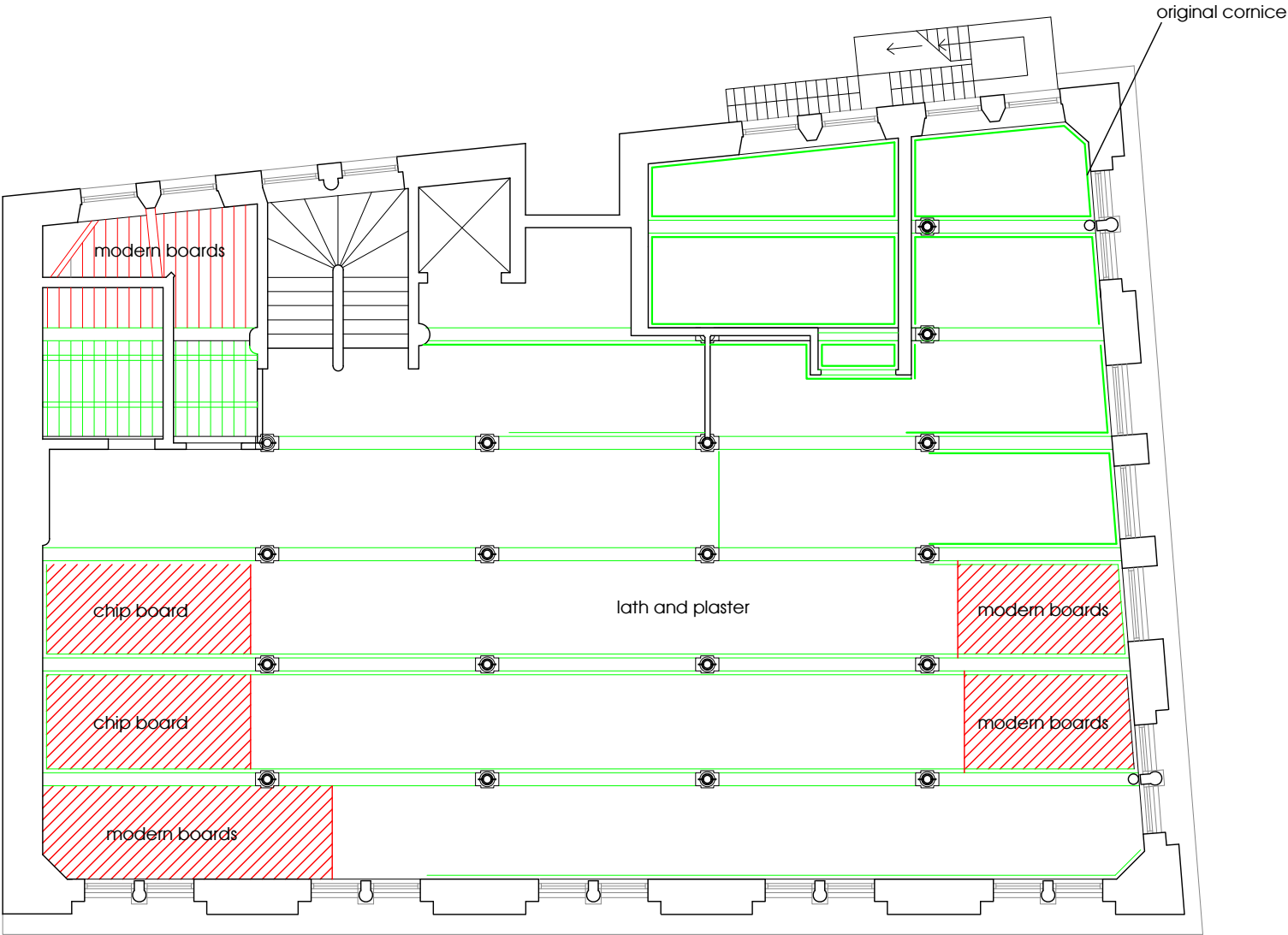
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First Floor - Ceiling plan



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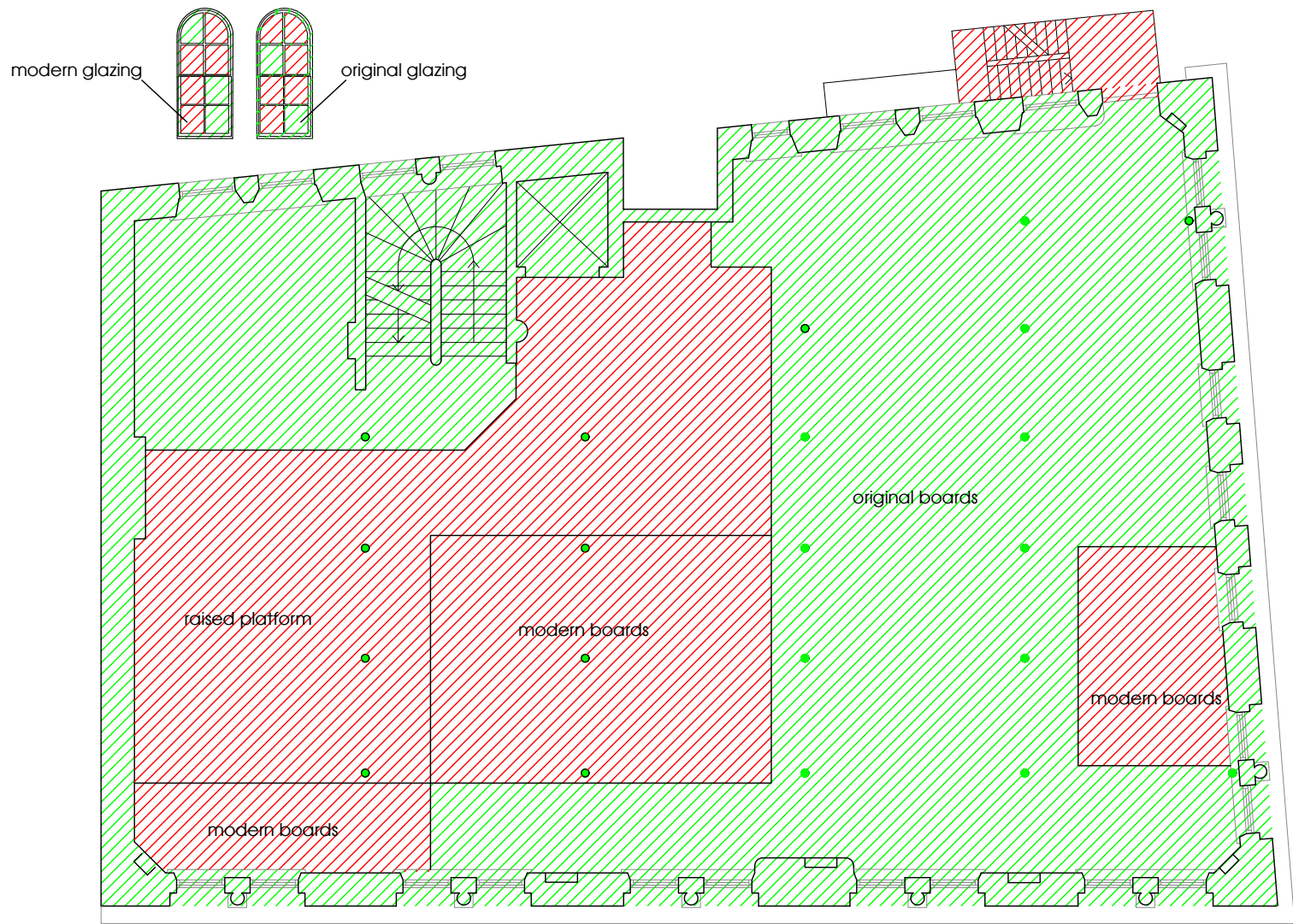
Second Floor



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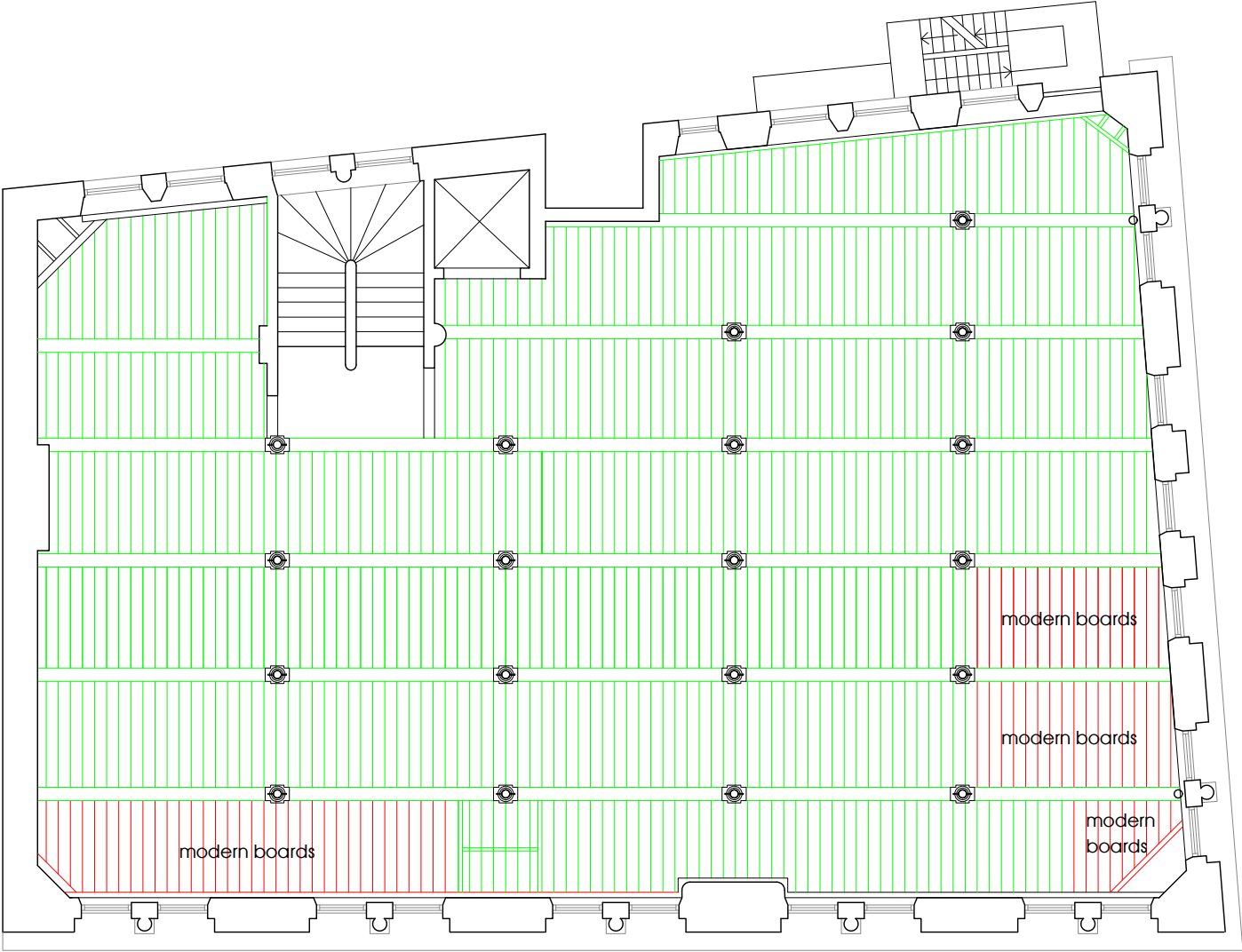
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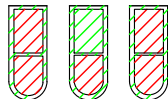
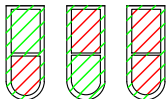
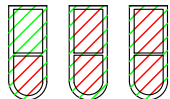
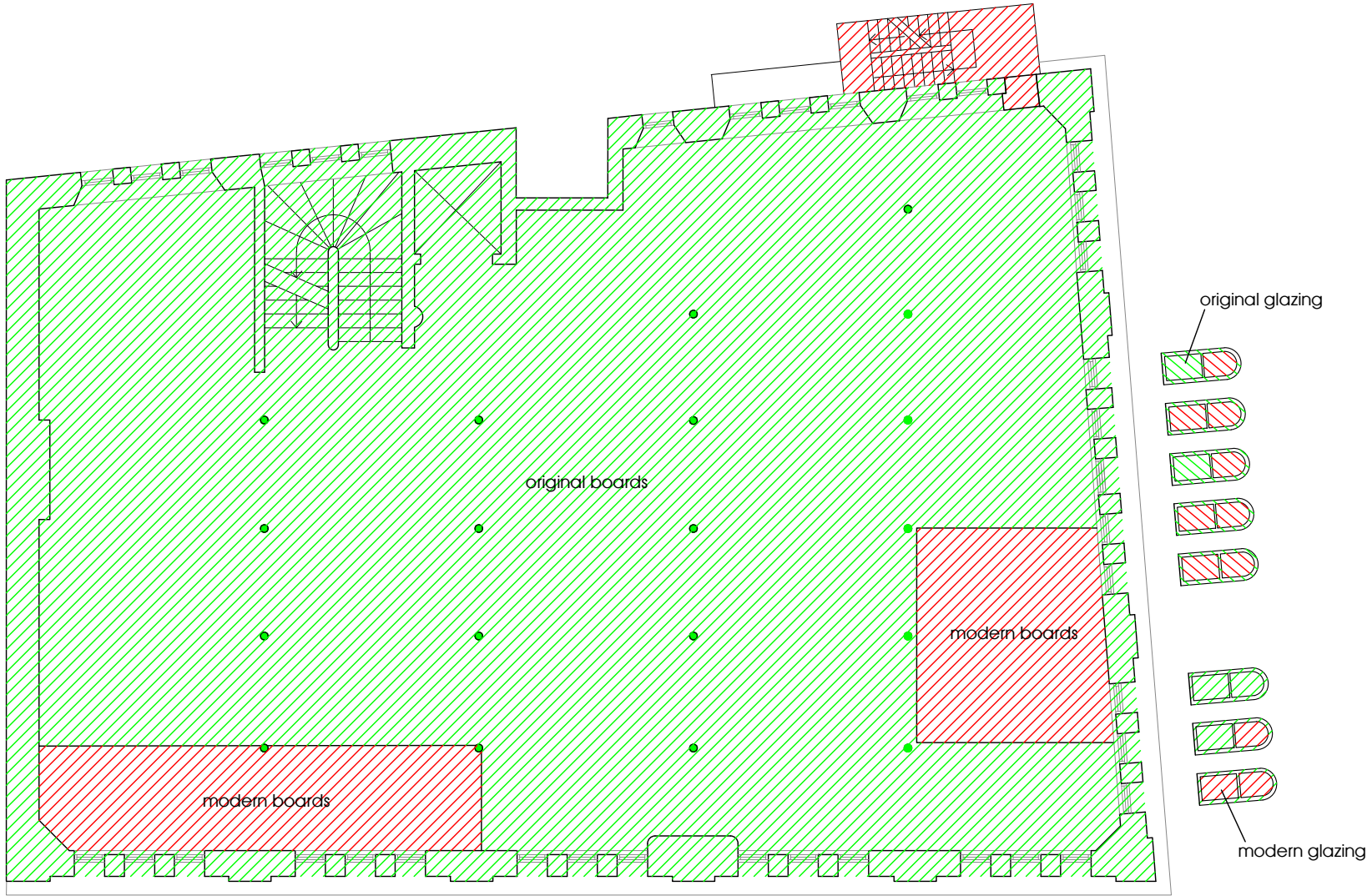
Third Floor



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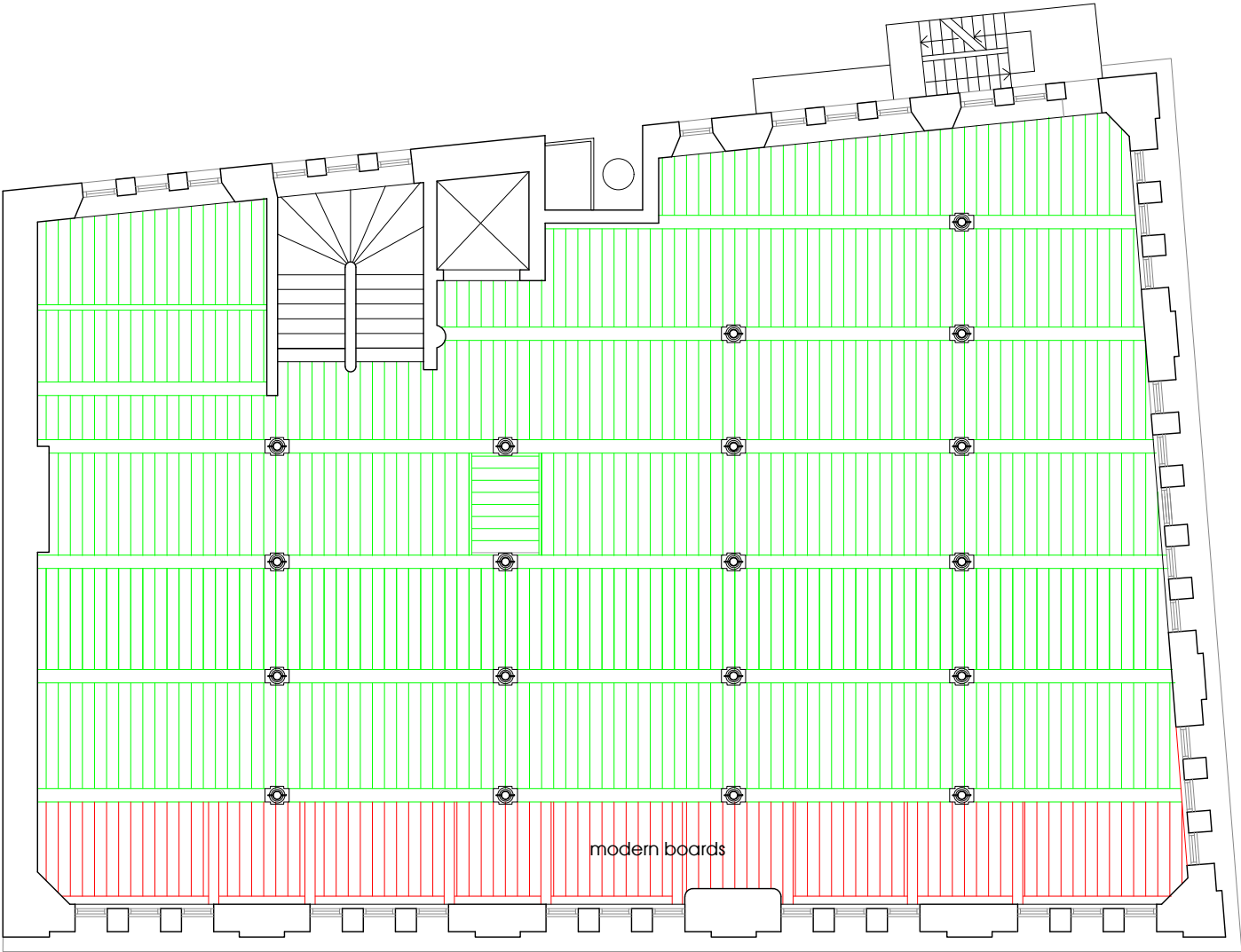
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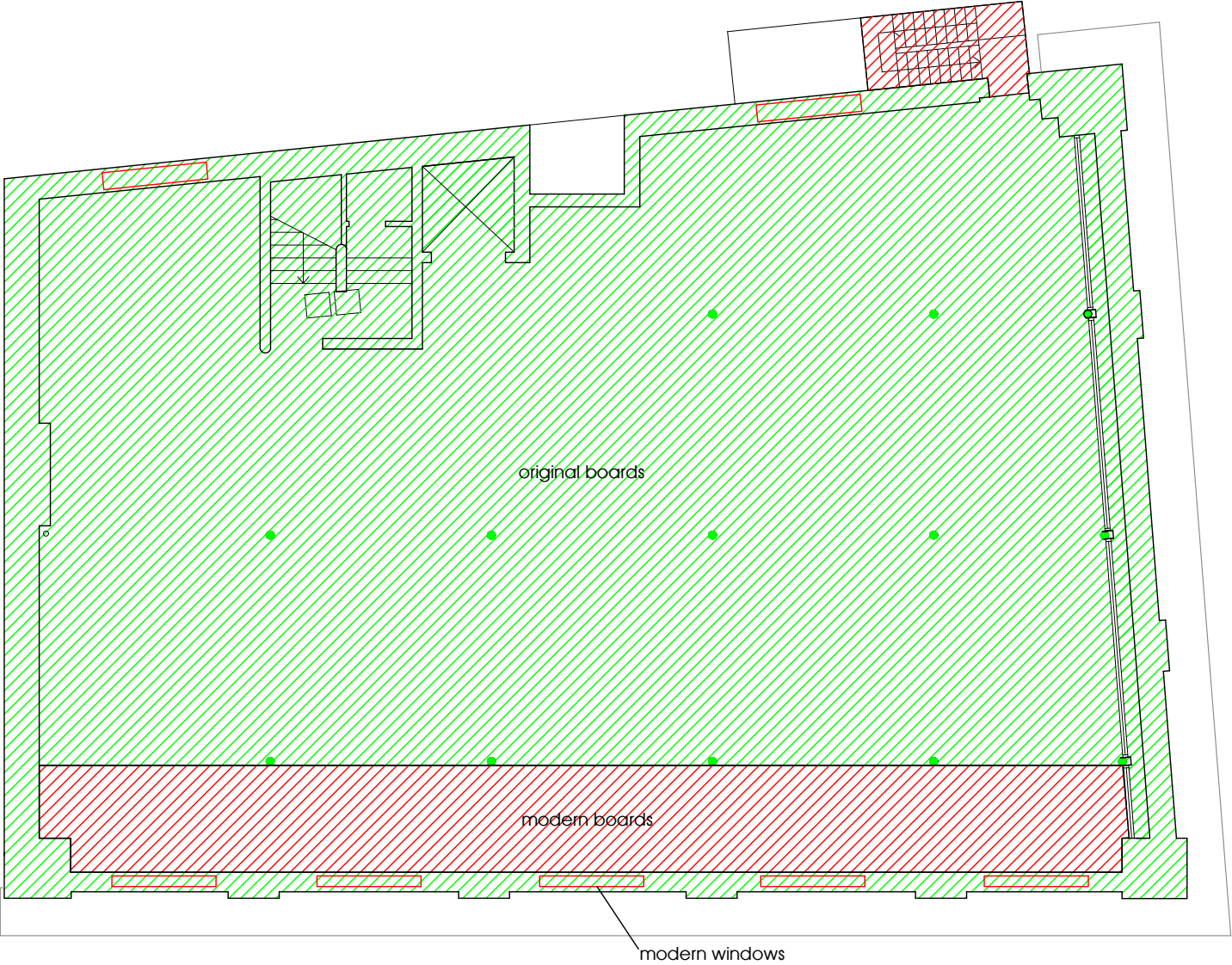
Fourth Floor



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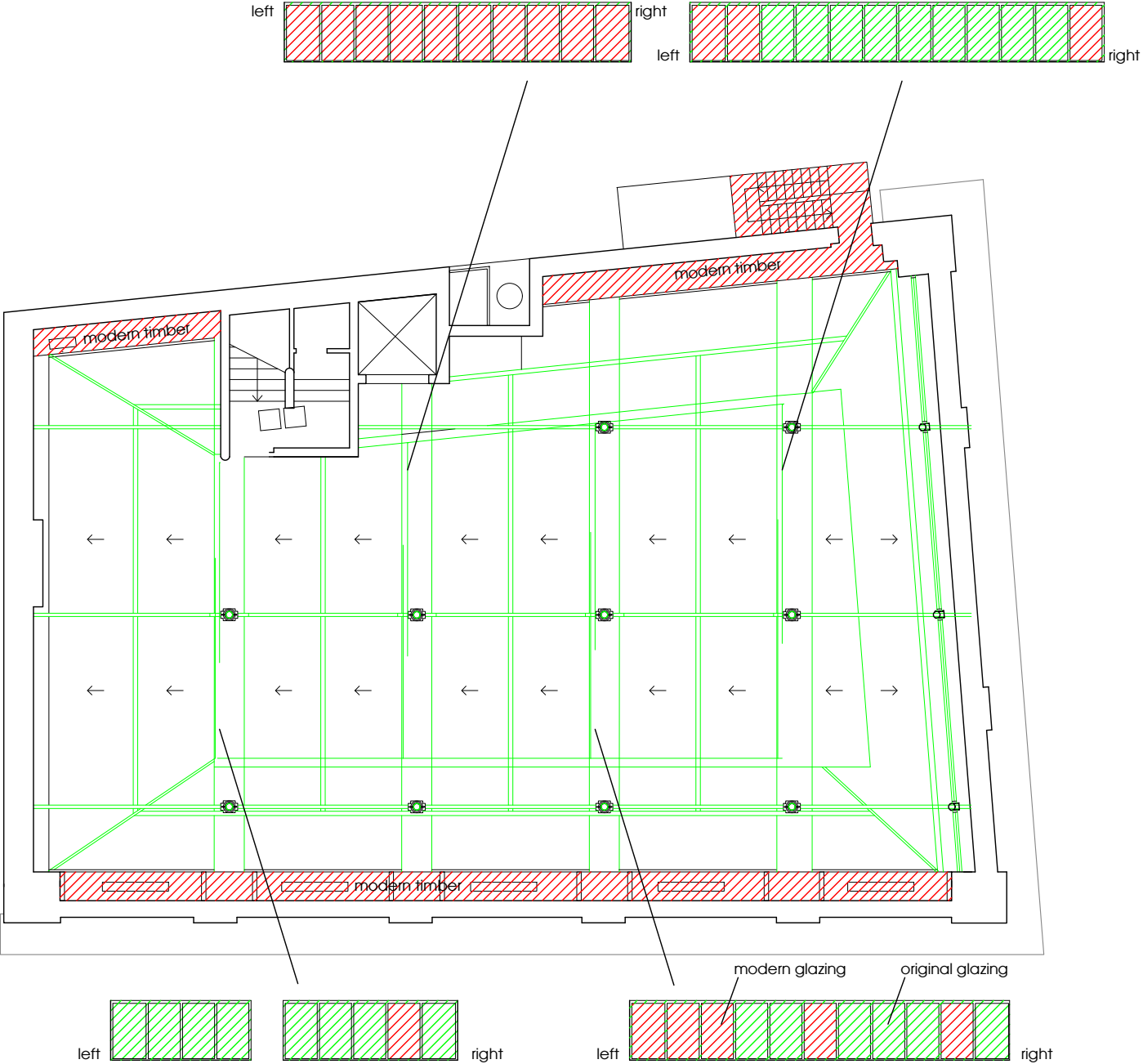
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Fourth Floor - Ceiling plan





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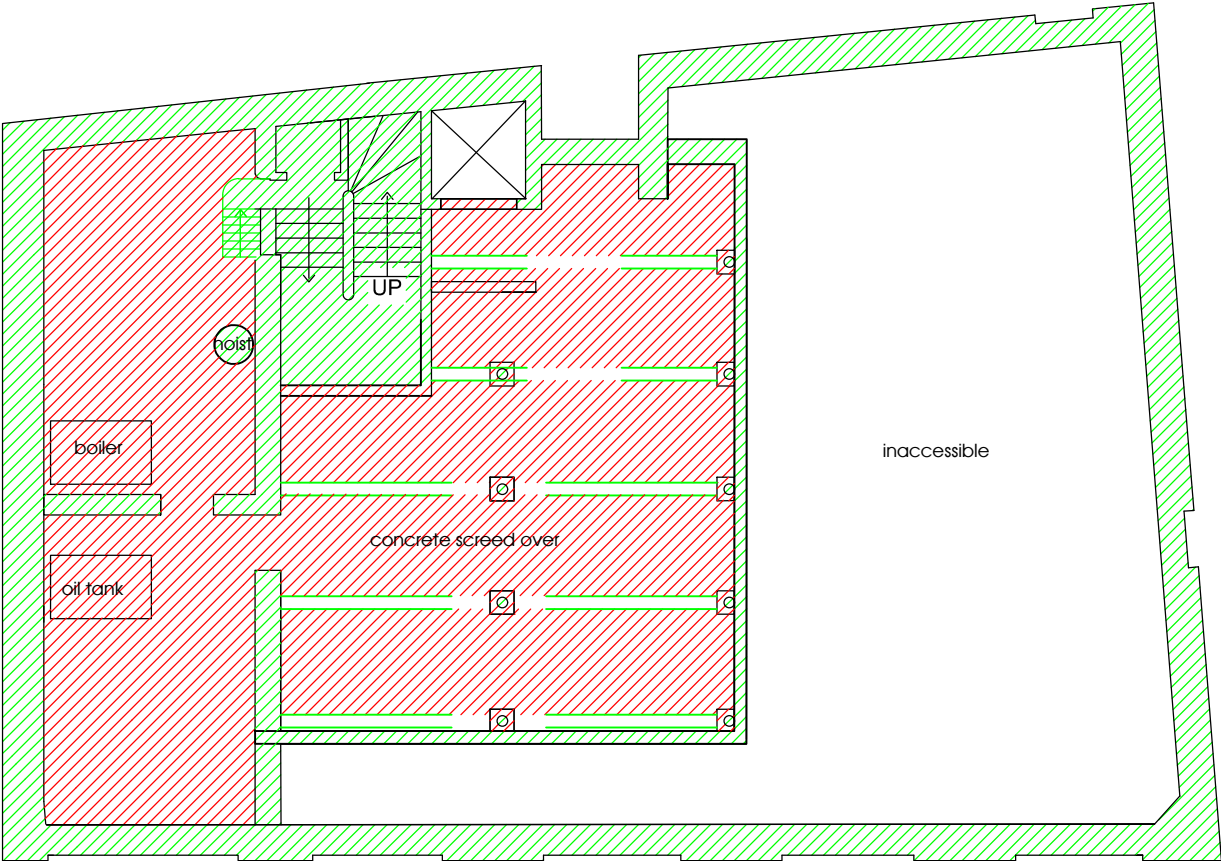
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Basement



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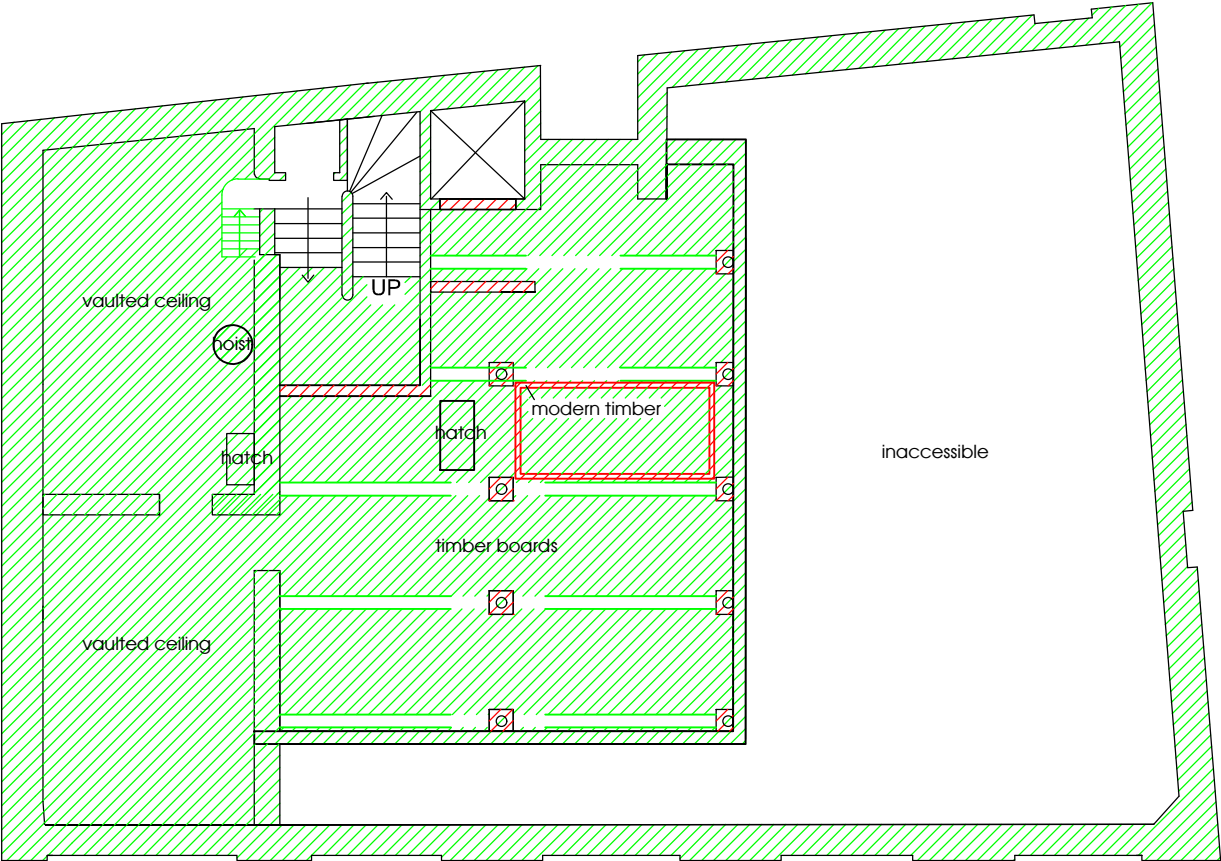
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Basement Ceiling Plan



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client:	ARE Assets
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scale:	Not to scale
date issued:	April 2023

Appendix 2: Other Buildings Designed by Walters

Walters worked from 20 Cooper Street until he retired in the mid 1860s. A renowned and well regarded Manchester Architect, examples of his buildings include:

- Harvest House, 16 Mosley Street, 1839. Grade II Listed.
- Brown & Sons Warehouse, 9 Portland Street, 1851-52. Grade II Listed.
- W. R. Callender Warehouse, 54-72 Spring Gardens, 1851. Grade II Listed.
- 3, 5 & 7 Portland Street, (now the Thistle Hotel). Original facade, 1851-52.
- Kershaw, Leese & Sidebottom Warehouse, 7 Portland Street, 1852. Grade II Listed.
- Free Trade Hall, Peter Street, 1853. Grade II Listed.
- Manchester Associated Mills, 34 Charlotte Street, Chinatown, 1855. Grade II Listed.
- Fraser House, 36 Charlotte Street, Chinatown, c.1855. Grade II Listed.
- Charlotte House, 10 Charlotte Street, Chinatown, 1857. Grade II Listed.
- E. & J. Jackson Warehouse, 3-5 Portland Street, 1858. Grade II Listed.
- Congregational Chapel, 378 Deansgate, Castlefield, 1858. Grade II Listed.
- 14-16 Charlotte Street, Chinatown, 1860. Grade II Listed.
- Manchester & Salford Bank, 38-42 Mosley Street, 1861-62. Grade II Listed

Appendix 3: Plates



Plate 1: North elevation to Charlotte Street



Plate 2: Detail of entrance



Plate 3: detail of bay 5 first floor window



Plate 4: First and second floor windows



Plate 5: Second and third floor windows



Plate 6: Cellar lights



Plate 7: East elevation to Portland Street



Plate 8: Second and third floor windows



Plate 9: First floor windows



Plate 10: General shot of elevation



Plate 11: Loading bay entrance to bay 1



Plate 12: Ground floor windows and cellar lights below



Plate 13: West elevation to Reyner Street



Plate 14: Loading bay to bay 5



Plate 15: General shot of elevation



Plate 16: Ground floor bay 4



Plate 17: Upper floors to bays 4 and 5



Plate 18: Ground floor to bays 1 - 3

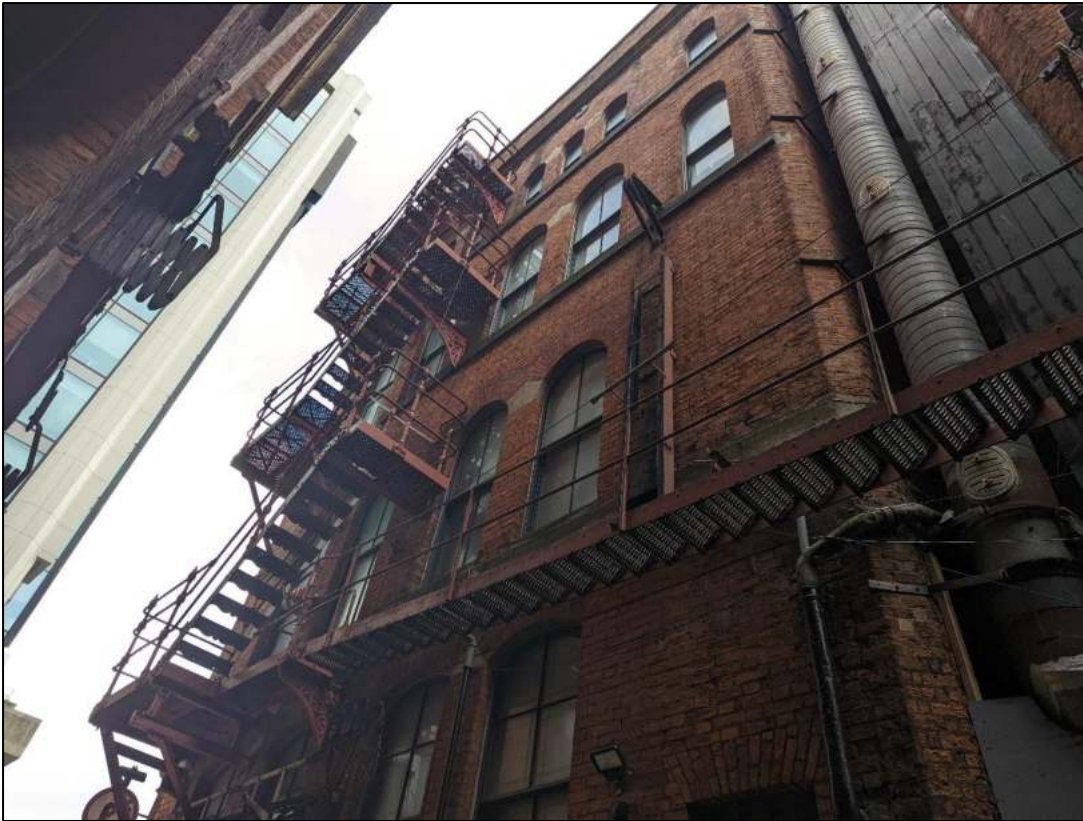


Plate 19: Upper floors



Plate 20: Recessed hoist shaft



Plate 21: Entrance lobby from Charlotte Street



Plate 22: Ceiling detail



Plate 23: Doorways



Plate 24: Inserted corridor



Plate 25: Cornice detail



Plate 26: Former banking hall



Plate 27: Stanchion capitals and ceiling



Plate 28: Ceiling detail



Plate 29: Flooring detail



Plate 30: original timber boards with cast iron stanchion base visible



Plate 31: Inserted doorway



Plate 32: 20th century skirting



Plate 33: Inserted raised platform and staircase



Plate 34: Inserted opening to south



Plate 35: Area to south showing opening to loading bay



Plate 36: Area to south showing rear stairs



Plate 37: Cast iron stanchion , beam and ceiling boards next to early 20th century wall



Plate 38: Timber floor detail



Plate 39: Southern end of entrance corridor



Plate 40: Original timbers and modern timbers in ceiling



Plate 41: Loading bay



Plate 42: As above



Plate 43: RSJ beams in loading bay



Plate 44: Corridor looking towards main entrance



Plate 45: Lift



Plate 46: Lower ground floor showing modern fit out



Plate 47: General shot of above



Plate 48: Inserted concrete block wall



Plate 49: Modern toilet area



Plate 50: Inserted corridor



Plate 51: Inserted kitchen



Plate 52: Dumb waiter



Plate 53: Modern toilets



Plate 54: Main entrance staircase to first floor



Plate 55: Entrance staircase



Plate 56: Timber panelling



Plate 57: Cornice



Plate 58: First floor



Plate 59: First floor showing original plaster



Plate 60: Ceiling showing cornice, beams and lath and plaster



Plate 61: Original skirting



Plate 62: Corner fireplace



Plate 63: First floor showing lath and plaster walls



Plate 64: Staircase to second floor



Plate 65: Inserted rooms to southwest corner



Plate 66: Inserted toilet in place of corner fireplace



Plate 67: Window details



Plate 68: Ceiling showing original and modern timber boards



Plate 69: Broken lath and plaster ceiling



Plate 70: Northeast corner fireplace



Plate 71: Lath and plaster ceiling



Plate 72: Detail of cornice at northern end



Plate 73: Original lath and plaster with modern boards shown above

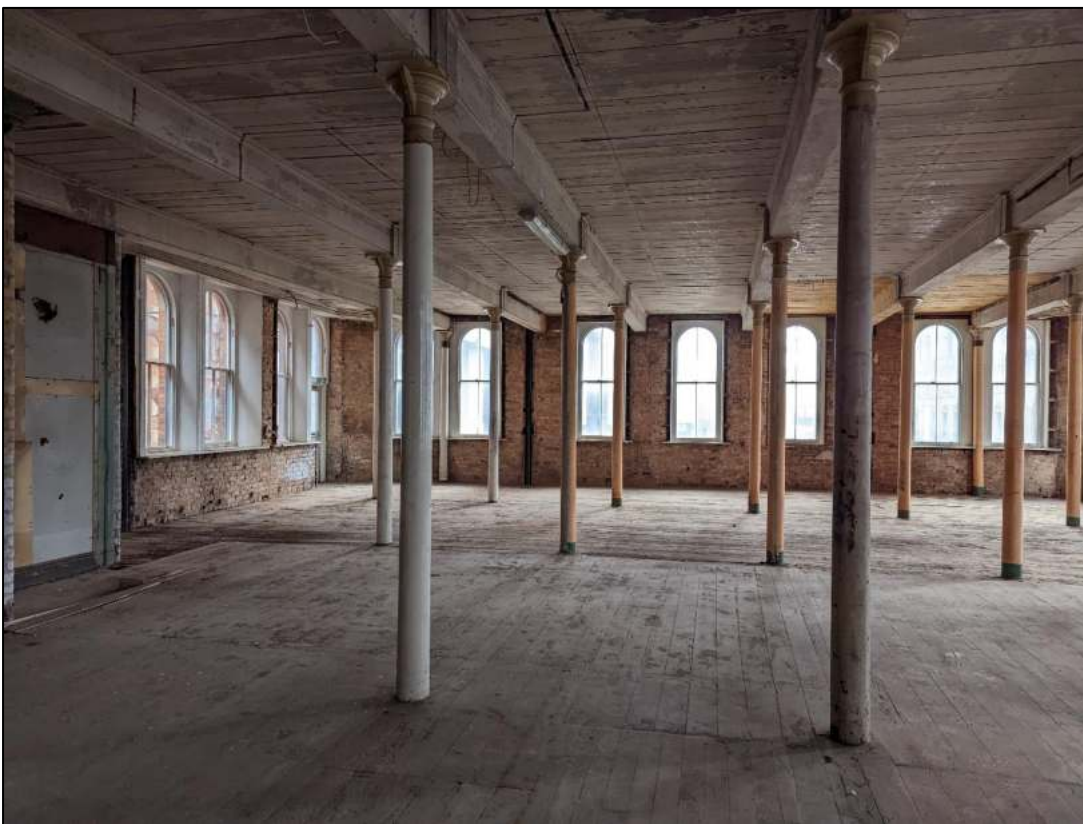


Plate 74: Second floor



Plate 75: Second floor



Plate 76: Hoist and lift



Plate 77: Window details showing timber floor and beams



Plate 78: Second floor looking south



Plate 79: Ceiling showing original and modern timber boards



Plate 80: Inserted fire escape door in former window with blocked corner fireplace adjacent



Plate 81: Blocked fireplace with hearthstone in east elevation



Plate 82: Southwest end of floor



Plate 83: Window detail



Plate 84: Removed ceiling detail



Plate 85: Base of staircase showing original timber with raised platform over



Plate 86: Third floor



Plate 87: Southwest corner showing removed floor



Plate 88: Original timber boards



Plate 89: Ceiling showing original and modern timbers



Plate 90: General shot



Plate 91: Stanchion capital



Plate 92: Staircase to fourth floor



Plate 93: Hoist and lift



Plate 94: Third floor windows



Plate 95: Inserted fire escape with blocked corner fireplace



Plate 96: Blocked corner fireplace to northeast



Plate 97: Staircase to fourth floor



Plate 98: Fourth floor



Plate 99: Inserted windows to east elevation



Plate 100: detail of inserted windows with timber framing



Plate 101: detail of cast iron trusses



Plate 102: Northlights over timber beams



Plate 103: Lift and hoist



Plate 104: Northwest corner showing inserted fire escape



Plate 105: Inserted windows



Plate 106: Inserted windows along north wall



Plate 107: General shot of above



Plate 108: Original and modern timber boards



Plate 109: Inserted fire escape to Reyner Street cutting sandstone string course



Plate 110: West end of basement



Plate 111: As above showing cast iron staircase



Plate 112: Remains of hoist

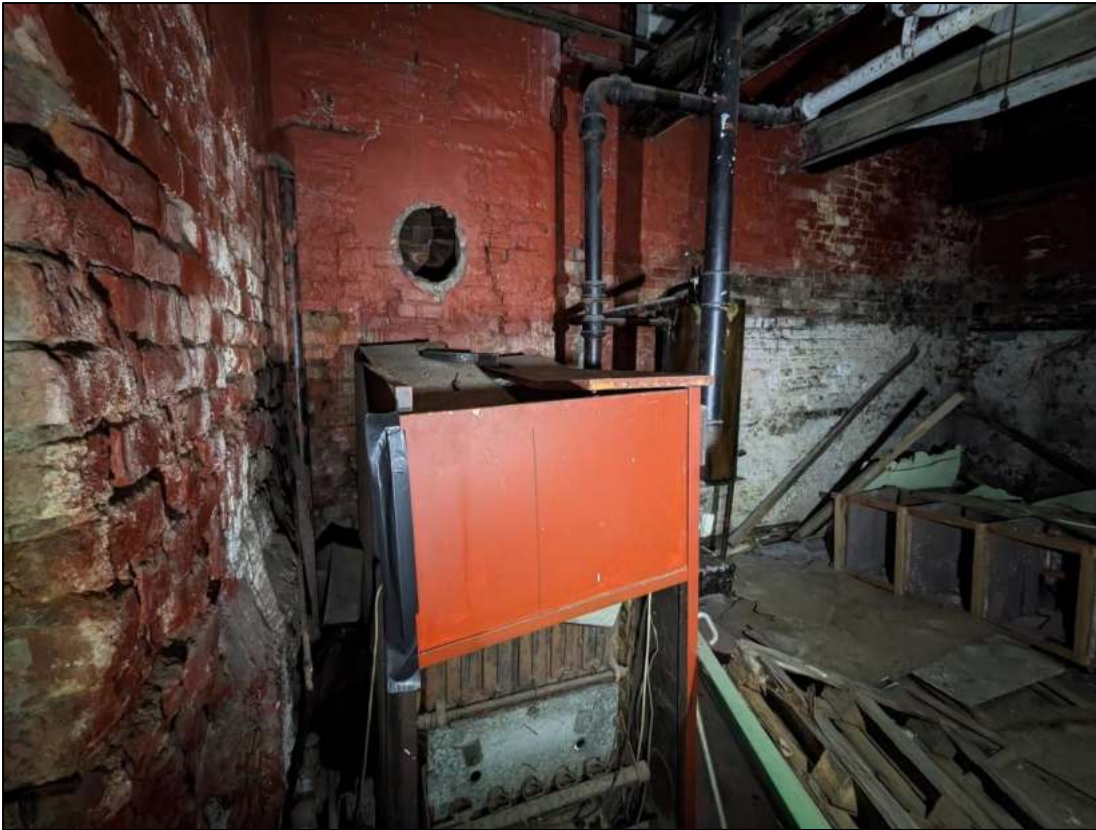


Plate 113: 20th century boiler



Plate 114: Vaulted ceiling



Plate 115: Boiler



Plate 116: Metal hatch



Plate 117: East end of basement showing tiled walls



Plate 118: Oil tank



Plate 119: Vaulted ceiling



Plate 120: Tiles detail



Plate 121: Northern end of basement



Plate 122: Timber boards of ceiling



Plate 123: Concrete block around stanchion



Plate 124: Western end of north room



Plate 125: As above showing inserted wall



Plate 126: General shot



Plate 127: Inserted modern timber support



Plate 128: Metal hatch in ceiling



Plate 129: Doorway through to east room in south wall