
Design, Access and Heritage Statement

65 Princess Street, Manchester

May 2023

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65 Princess Street, Manchester

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Prepared by:	Emma Healey	Emma Healey
Checked by:	Lorraine King	Lorraine King
Authorised by:	Lorraine King	Lorraine King

Barton Willmore, now Stantec,
3rd Floor,
50-60 Station Road
Cambridge
CB1 2JH

Tel: 01223 882000

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1.0 INTRODUCTION

Purpose and Scope

- 1.1 Barton Willmore, now Stantec has been instructed by Axis Property Consultancy LLP to prepare a Design, Access and Heritage Statement to accompany the submission of a Listed Building Consent Application for alterations of room divisions at the first and second floors and minor internal alterations to provide up to date toilet and kitchen facilities at the property known as 65 Princess Street, Manchester ("the Site").
- 1.2 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.

Heritage Designations

- 1.3 The proposed alterations are isolated to the interior of 65 Princess Street, Manchester and securing the frontage. 65 Princess Street forms part of the Grade II listed building: 65-71, Princess Street. The Site is also located within Albert Square Conservation Area.
- 1.4 Due to the nature of the proposals, only the installation of temporary hoarding securing the frontage will result in any impact to the character and appearance of the conservation area. As the hoarding is temporary in nature and will only be in situ for the duration of the works, it is considered that there would be no resulting harm to the significance of this designated heritage asset. For these reasons, only 65-71, Princess Street will be assessed as part of this heritage statement. Details of the designation entries are provided in full at Appendix 1.
- 1.5 Listed Buildings are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 require the decision maker to have special regard to the desirability of preserving their heritage significance and in the case of listed buildings, any contribution that their setting when exercising their planning functions.

Planning History

- 1.6 The following applications are considered most relevant to the current application:

Application No	Description of Development	Decision & Date of Issue
129383/LO/2021	LISTED BUILDING CONSENT for internal and external alterations and extension of building in association with change of use to single dwellinghouse, together with small element of demolition and associated works	Withdrawn, July 2021
126004/LO/2020	LISTED BUILDING CONSENT for internal and external alterations in relation to change of use and rear extension of building to form new 8-bed hotel together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works	Granted, May 2020

Methodology

- 1.7 This document will set out a brief history of the Site and its surroundings together with a statement of significance for Nos.65-71 Princess Street. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.
- 1.8 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, artistic and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of significance is informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

- 1.9 The scope of this Heritage Statement appraises the heritage significance of the built structures. It does not consider the known or unknown archaeological potential of the site.

Policy

- 1.10 Below is a summary of the relevant policy framework. Full details are enclosed at Appendix 2.

National Planning Policy

- 1.11 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 1.12 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

Local Planning Policy

- 1.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.14 The Development Plan for Manchester City Council is comprised of the Manchester Core Strategy, adopted in July 2012. Policy EN3: Heritage is relevant to the scheme.
- 1.15 Manchester City Council are one of nine Greater Manchester Local Authorities who are in the process of preparing a new Joint Development Plan Document. Public consultation took place towards the end of 2021. Draft policy JP-P2: Heritage is relevant to the Site.
- 1.16 The following documents are also a material consideration in the planning process:
- The Guide to Development in Manchester Supplementary Planning Document, 2007 is also a consideration in the planning process.

2.0 DESIGN AND ACCESS

- 2.1 This statement has been prepared in accordance with Article 4 of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013, as amended.

Access

- 2.2 The Site has a highly accessible and sustainable location in the heart of Manchester City Centre within convenient walking distance of a wide range of retail and leisure amenities. The site has excellent access to public transport including numerous bus stops, Metrolink stops and Railway Stations. There are also public car parks available a short distance from the Site.
- 2.3 The existing property has no vehicle or cycle parking facilities, and the new proposals will not look to provide any due to existing site constraints.
- 2.4 The property is accessed from back of pavement on Princess Street with a single step threshold and timber double doors. It is proposed that these doors are to be retained and refurbished.
- 2.5 Internally the first and second floor office accommodation is accessed via an internal ground floor lobby door and existing staircase. The first floor kitchen and W.C's are accessed off the main staircase via a step threshold from the half landing.

Layout

- 2.6 The proposal is to retain the existing office use on floors 1 & 2 with minor internal alterations to provide up to date toilet and kitchen facilities.
- 2.7 At first floor, the existing office space consists of a front room facing Princess Street and a rear room overlooking the rear courtyard. It is proposed that the existing door between these spaces is increased in width with new double doors and glazed side panels installed. This will increase the amount of daylight penetrating into the rear office space and provide increased flexibility in the use of these two rooms.
- 2.8 There are to be new timber doors with glazed vision panels fitted from the stairway/landing into the office spaces at both first and second floor levels.

- 2.9 The existing W.C's and kitchenette are located at first floor and accessed off the main staircase via a step threshold from the half landing. The proposal looks to remove the existing partitions and create a new kitchen space with two new W.C's to the rear with sliding pocket doors.
- 2.10 The second floor office space mirrors the same layout as the first floor. Again, it is proposed to increase the existing opening width between the 2 rooms with a with new double doors and glazed side panels installed. An existing partition and door to the head of the staircase is to be removed to provide an enlarged landing/lobby area.
- 2.11 The existing partition running through the centre of the staircase is proposed to be removed to provide additional light and appearance of space with the staircase. It is proposed that the open stair will be fitted with a central timber handrail and vertical balustrading to match the existing.
- 2.12 Heating to the existing office space is served by wall mounted panel radiators under each window. **These are to be inspected and retained.** The existing lighting is provided by ceiling mounted fluorescent strip fittings. It is proposed that these are to be replaced with modern LED light fittings to provide the required office lux levels in line with the Approved Document.
- 2.13 Existing secondary glazing is installed at first floor level only. It is proposed that this is refurbished or, if required, replaced with new secondary glazing units, to sit within the window opening to all office windows at first and second floor.
- 2.14 Full details are set out in the accompanying plans.

Scale/ Appearance of Development

- 2.15 This application seeks permission for internal amendments and minor external repairs to the late 18th century Georgian town house.
- 2.16 Externally to the front of the property the existing brick façade will be retained. It is proposed that the brick will be cleaned, and mortar repaired where required to match the existing.
- 2.17 The existing timber windows are not original. The application proposal is to maintain the windows and repair and paint. The existing glass windowpanes are all to be retained and

cleaned. The existing sandstone sills have previously been painted. It is proposed that this paint is carefully removed, and the stone cills painted with a clear sealer.

- 2.18 The existing slate roof has previously been replaced and felt fitted under the slate tiles. It is proposed that the roof is inspected for cracked or slipped slates and these are to be replaced where required. All lead flashings will also be inspected and replaced where required. All existing gutters and rainwater down pipes are to be inspected and cleaned.
- 2.19 To the rear of the property the external wall at first and second floor has an existing rendered finish painted white. It is proposed that this is inspected and repaired where required and a new coat of white paint added.
- 2.20 All alterations have been considered carefully to ensure minimal impact to the historic fabric of the building. This is considered fully in the following sections of this report.

3.0 SITE ANALYSIS

History of the Site/area including a map regression

- 3.1 The plan of Manchester and Salford by William Green published 1794 depicts the building on the Site. Whilst the details of the individual buildings are not shown, the block of houses which form the late 18th century buildings including those on Princess Street are visible. The surrounding area to the north is occupied by dense built form. To the south, there are fields and open space with dotted housing, prior to the expansion of Manchester in the subsequent century.



Figure 1: A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton. The Site is marked in red.

- 3.2 Adhead's map of Manchester of 1850 depicts the built form on the Site as relatively unchanged from the previous map. The surrounding area is shown with further infill of built form surrounding the Site in line with the expansion of Manchester during this period.



Figure 2: Adshead's twenty four illustrated maps of the township of Manchester: divided into municipal wards: Corrected to the 1st. May, 1851. St James Ward. The Site is marked in red.

- 3.3 The Site is visible within the Manchester Ordnance Survey (OS) Town Plan. It is depicted as a single townhouse building within a terrace with a yard to the rear. It backs onto other buildings on 'Kennedy Street' to the north. The other three townhouses included within the Historic England listing are visible to the east. The Site is more widely surrounded by dense built form. Some significant public buildings are visible within the map layout including the 'Town Hall' opposite to the south, Manchester City Art Gallery to the south-east and Albert Square and memorial to the west. The Manchester tramway is visible running along Princess Street to the south of the Site.



Figure 3: Manchester, Lancashire Ordnance Survey Town Plan, surveyed 1888, published 1891. The Site is marked in red.

- 3.4 The OS map of 1908 depicts the Site unchanged, the surrounding townscape is also largely unchanged, with elements of further infill and extensions of the tramway.

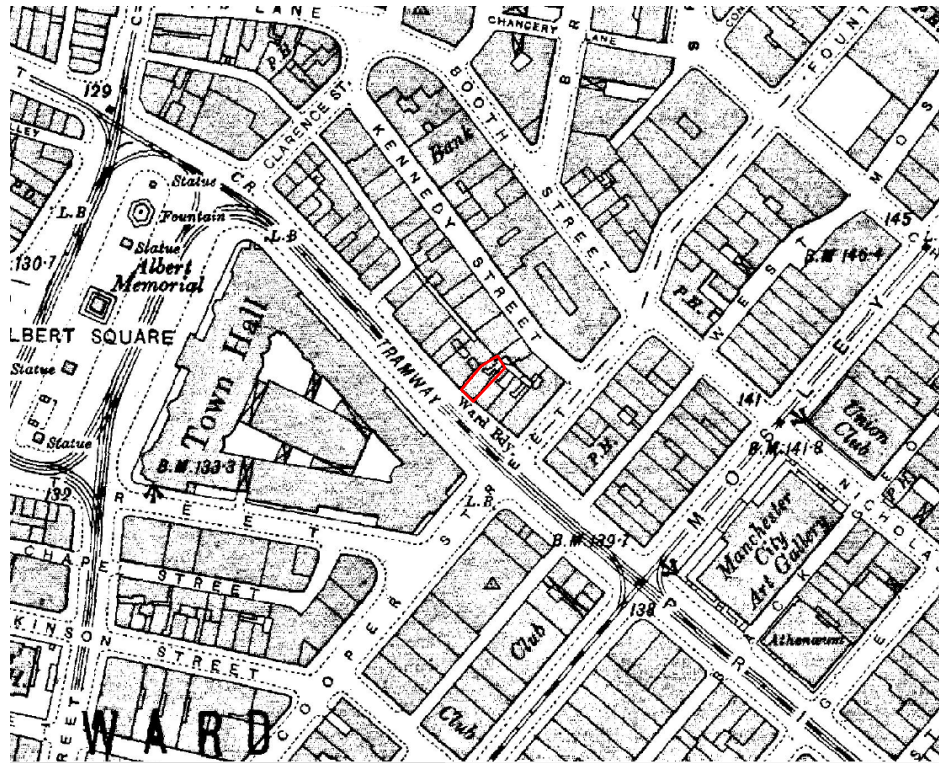


Figure 4: 1908 OS Map, 1:2,500. The Site is marked in red.

- 3.5 The subsequent OS Map of 1922-33 depicts the Site and surroundings as largely unchanged. The neighbouring building to the north was reconstructed during this time.

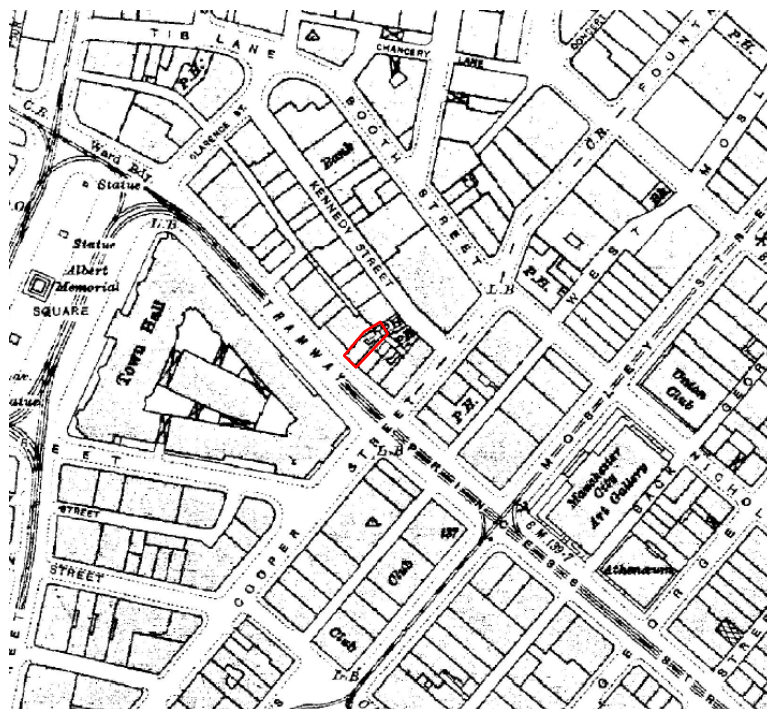


Figure 5: 1922-1933 OS Map, 1:2,500. The Site is marked in red.

- 3.6 The aerial view of the Site from the 1940s. The terrace of houses which form those within the list description are visible on the aerial photo. From the photo it is clear that the buildings have all been extended, however it is difficult to view in detail.



Figure 6: 1946 Aerial Photo of Manchester, RAF photography, Historic England. The Site is marked in red.

- 3.7 The 1950-1951 OS Map depicts the Site itself unchanged, however there are some changes to the surroundings with the Town Hall Extension and Central Public Library to the south of the Site, made possible through the demolition of back-to-back housing in the area.

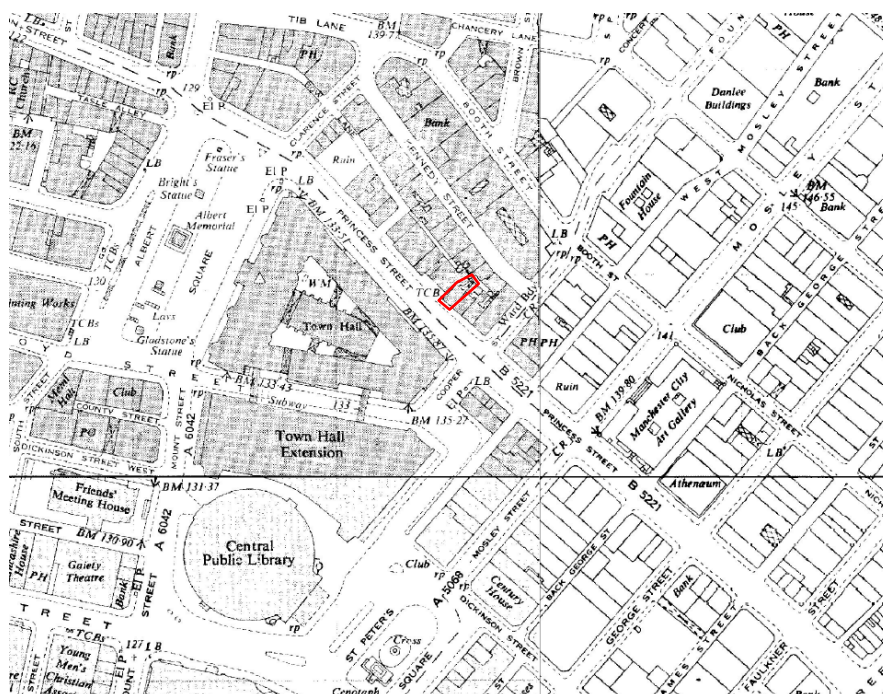


Figure 7: 1950-51 OS Map, 1:2,500. The Site is marked in red.

- 3.8 The aerial photograph depicts the Site from above, showing the Site alongside the neighbouring buildings.



*Figure 8: 1953 Aerial Photo of Manchester, RAF photography, Historic England.
The Site is marked in red.*

- 3.9 There is very little change to the Site or surrounding area in the 1969-1971 OS Map.

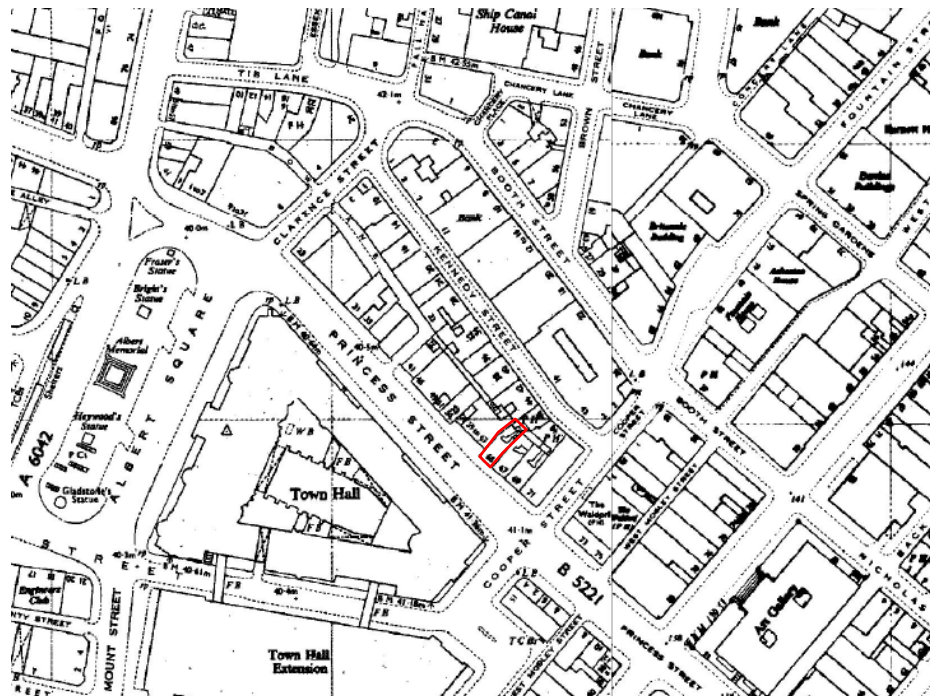


Figure 9: 1969-1971 OS Map, 1:2,500. The Site is marked in red.

- 3.10 The OS Map of 1979-1985 again depicts the Site unchanged, however there are several changes to the wider area with the demolition of smaller scale built form having been replaced with larger scale municipal buildings.

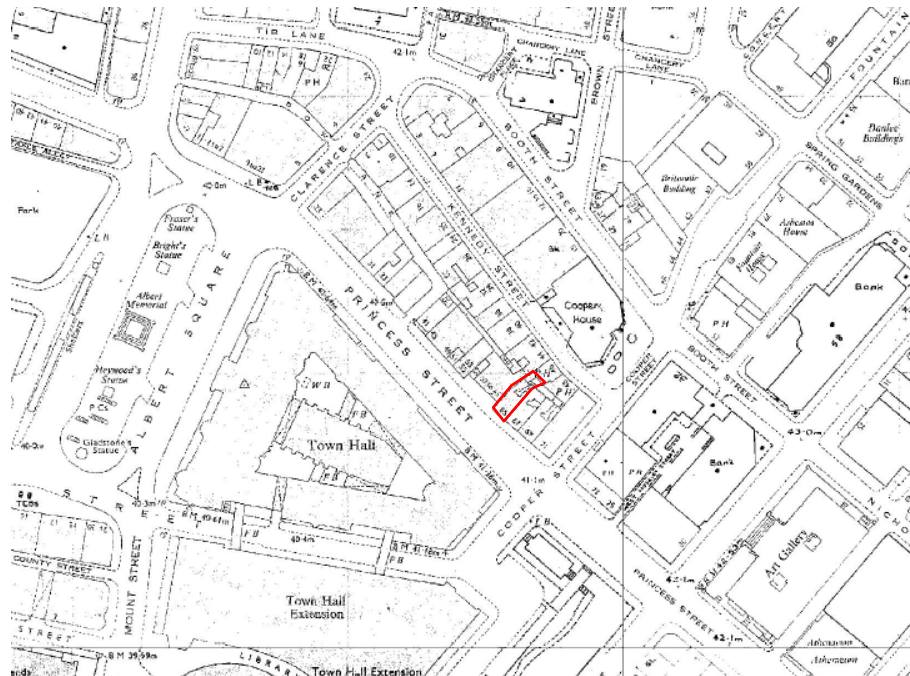


Figure 10: 1979-1985 OS Map, 1:1,250. The Site is marked in red.

- 3.11 Following the publication of the 1979-1985 OS Map, Manchester has continued a period of regeneration with many of the buildings surrounding the Site being replaced, changing the character of the townscape. The Site itself had the frontage and windows replaced during the 20th century, altering its appearance and the character of the terrace.

4.0 STATEMENT OF SIGNIFICANCE

- 4.1 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2019) (NPPF) as:

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

- 4.2 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions below are provided in the updated Planning Practice Guidance (PPG).¹

- 4.3 The setting of a heritage asset is described in Annex 2 of the NPPF 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 may be neutral."

- 4.4 The heritage interests of the heritage assets identified in Section 1 are considered below:

65-71 Princess Street, Manchester

- 4.5 The extent of the listed building comprises a row of four townhouses, now shops, offices and a pub, thought to have been built in the late 18th century with later alterations. They are built in red brick with some sandstone dressings, the roof is not visible at street level. The buildings are built to a double depth plan with each house having individual extensions to the rear. They are three storeys over cellars with windows in a 3:3:3 arrangement. Nos. 69-71 have Tuscan pilaster doorcases with open pediments, panelled doors and fan lights, their simple classical design is of architectural interest. These buildings also have 12-pane sash windows which are also of architectural interest. There are various tall chimneys to the front and rear slopes. There is high historic interest in

¹ Paragraph: 006 Reference ID: 18a-006-20190723

the buildings for their rare survival as former domestic buildings of this period within Manchester.

- 4.6 No. 65-67 has been altered at ground floor with a 20th century shop front insertion. The upper floors also have altered glazing, which utilises the existing sills and heads to the window openings. The architectural interest of this element of the listing is diminished through the loss of classical detailing.



Figure 11: Photograph of Princess Street Manchester, 1973. Historic England collection.



Figure 12: Photograph of Princess Street Manchester, 1974. Historic England collection.



Figure 13: 65 Princess Street- June 2022.

Internal Significance

- 4.7 Given the nature of the proposals focussing on internal alterations, the significance of the interior is detailed below, focussed on areas relating to the proposals. It is noted that the significance of the building is strongly linked to its character as a terrace of surviving 18th century buildings. Internally, no. 65 has been extensively altered; whilst the other buildings in the terrace have been altered there are still architectural features throughout. No. 65 is considered to be the most heavily altered of the terrace and hold the least architectural significance of the buildings. Further detail is provided below.

Ground floor

- 4.8 The ground floor has been extensively altered following the 20th century insertion of the shop frontage. As seen in the other buildings in the street, the typical elevation treatment saw steps up to a door. The changes undertaken at this time have resulted in a change in levels and the creation of a 20th century porch. The frontage and internal porch area are of no heritage significance and have a negative impact on the overall architectural interest of the terrace of the whole.

First and Second floors

- 4.9 The first and second floors have also been extensively altered to accommodate the change of use into offices. This has involved the stripping out of historic detailing and replacement of the ceiling and floor materials. The internal fittings and fixtures are all contemporary in nature and are of no heritage significance. Given the plastered nature of the building, it is difficult to ascertain the survival of historic fabric in the structure of the building. The survey work undertaken in the structural engineer's report details that there is evidence of historic joists and beams within the floor and ceiling, however these have been repaired and replaced in a piecemeal fashion when needed. Whilst historic fabric is architecturally important in aiding our understanding of the historic construction of the building, the limited surviving fabric is extensively altered and thus its significance limited.
- 4.10 The historic floor plan is discernible at first and second floor, following the traditional pattern of a front and back room with stairs to the side. However, the floor plan has been heavily altered in places through the internal alterations that have been undertaken to facilitate the current use of the building as offices. Whilst the original layout can be appreciated, the extent of alterations and loss of historic fabric and finishes, has diminished the integrity of the interiors, such that there is limited aesthetic interest remaining.
- 4.11 The structural engineer's report contains more images, highlighting the poor condition of the building. Its condition diminishes its architectural integrity and interest as areas in which historic fabric may be present such as the floor, walls and ceiling have been damaged and are in a state of disrepair. Whilst the building can continue to be viewed and experienced as an 18th century former domestic building, its overall significance is diminished by its poor condition.



Figure 14: First floor room, looking towards the front elevation, June 2022.



Figure 15: Investigative works undertaken on first floor, showing replaced joists and historic lath and plaster, June 2022.



Figure 16: Internal partition between front and back room on the second floor, June 2022.

5.0 IMPACT ASSESSMENT

Introduction

- 5.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (see NPPF Section 16).
- 5.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.
- 5.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as 'no harm', 'less than substantial harm', or 'substantial harm'.
- 5.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

Proposals & Impact Assessment

- 5.5 Given the localised nature of the proposals, this impact assessment will primarily focus on the impact on no. 65 Princess Street, before providing a summary on the impact on the terrace as a whole.

Repair and remedial work

- 5.6 The scope of works submitted as part of the application details the extent of works undertaken in repairing and making the building good. On the whole, careful consideration has been given to the repairs and remedial work to ensure historic fabric is preserved where possible and a like for like repair process is undertaken, taking a minimal intervention approach.
- 5.7 For ease, a table is provided below with each element and the corresponding level of impact caused through the changes to the fabric.

Element of Repair	Impact on 65 Princess Street
Investigative works including a full soft strip of existing features	Investigative works have been limited to 200mm sq areas using a top-down approach undertaken by hand. This ensures minimal historic fabric is lost and the intervention limited to areas in most need of repair. Where further defects may be discovered under the wall coverings, repairs will be localised on a like for like basis. This approach is consistent with industry best practice guidance and would not result in any impact to the significance of 65 Princess Street.
Timber Survey	The timber survey will be undertaken by a conservation specialist and will ensure minimal impact to surviving historic fabric. Any interventions will be limited to areas in most need of repair. It is considered that the need for a condition survey and any resulting remedial works can be secured by way of a pre-commencement condition as this work would not result in a change to the architectural or historic interest of the building and would not impact the significance of 65 Princess Street.
Replacement and diversion of Rainwater goods	The uPVC rainwater goods will be replaced and diverted. This replacement will be like for like, utilising the existing materials on the Site. This will ensure that there will be no discernible change to the special interest of the building. This will further ensure that the rainwater is no longer causing issues with water ingress and damp on the surface of the building. This is considered to be a beneficial change that will preserve the fabric, remedying the existing water ingress issues currently present on the Site. Its repair therefore presents a key heritage benefit to preserving and enhancing the significance of 65 Princess Street.
Repairs to mortar and fabric of the outrigger extension	A minimal intervention approach will be taken replacing with like for like materials and repairing mortar to improve water tightness. A specialist contractor will be used to ensure a hydraulic lime mix is used. Details of the lime mortar mix can be secured by an appropriately worded condition and samples can be provided prior to this element of the works progressing to give comfort that the materials used would preserve the appearance of the building. This is considered to be a beneficial change that will preserve and enhance the fabric and its integrity, therefore improving the appearance and thereby significance of 65 Princess Street through its repair.
Clean up and repair of render	The existing render will be carefully steam cleaned and inspected before repairs are undertaken to investigate areas with failing render. Where necessary, localised repairs will be undertaken on a like for like basis to improve water tightness. Details of the render can be secured by an appropriately worded condition and samples can be provided prior to this element of the works progressing to give comfort that the materials used would

	preserve the appearance of the building. This is considered to be a beneficial change that will preserve and enhance the fabric and thereby significance of 65 Princess Street.
Installation of lateral floor restraint straps between joists and perimeter loadbearing walls	The existing floorboards will be locally removed to facilitate the installation of the straps, this will be undertaken by hand and historic boards retained for reinstatement. As detailed in the condition report, these works are necessary to ensure the long-term preservation of the building. New timber ply board may replace floorboards where necessary to structural failures. The approach will be minimal intervention with replacements being undertaken to ensure the structural integrity of the building. Where possible, historic floorboards will be consolidated and re-laid in a single room to ensure minimal loss of fabric. The strengthening works proposed have been designed as the minimum necessary to secure the long-term preservation of the building. The insertion of new joists and a new modern floor covering would result in a small change in character to one area of the property; however, given the extent of deficiency throughout the building it is considered that any low level of harm would be significantly outweighed by the fact that this work would secure the structural integrity of the building in the long-term. There will be a small degree of harm to the significance of 65 Princess Street through the loss of historic fabric, however the changes will help to preserve the building and its structural integrity, being an overall benefit.
Installation of supplementary joists and/or steels to underside of floor joists. Strengthening of dishing floors.	All existing floorboards will be inspected, and supplementary joists will be installed to prevent dishing effect of the ceiling. A careful approach will be taken to ensure minimal damage to the fabric of the timber. If required upon inspection, steel may be installed to the underside of the joists to add support. To facilitate this, ceiling boards will be removed and put back where possible and replaced on a like for like basis where necessary. There will be a small degree of harm to the significance of 65 Princess Street through the loss of historic fabric, however the changes will help to preserve the building and its structural integrity, being an overall benefit.
Suspended ceiling removed and the plaster ceiling is repaired. Installation of new plasterboard ceiling.	Where the suspended plasterboard ceiling is being removed, there is potential for the plasterwork ceiling to have been damaged previously. Where this has occurred, patch repair will be undertaken matching materials to ensure the ceiling is made good. Soundbloc plasterboard will be applied to the ceiling using a Gyproc Gypliner frame. The measures set out above are needed to comply with building regulations and the advice of an acoustics consultant. They will take the minimum intervention route and reuse existing fixings where possible. There will be a heritage benefit of this element through the repair to historic fabric. However, the installation of the soundbloc plasterboard will

	potentially cause some damage to the historic fabric and cover the fabric from view. There will be a small degree of harm to the significance of 65 Princess Street through the damage of historic fabric in installation, however this is minor. In addition, these changes will be reversible, and the suspended ceiling can be removed in the future revealing the historic fabric.
Removal of paint and sealing of existing window cills	The existing sandstone sills have previously been painted. It is proposed that this paint is carefully removed, and the stone cills painted with a clear sealer. The removal of paint will improve the appearance of the façade of the building and the addition of sealant is considered negligible to the significance of the listed building.
Repairs to roof	The existing slate roof has previously been replaced and felt fitted under the slate tiles. It is proposed that the roof is inspected for cracked or slipped slates and these are to be replaced where required. All lead flashings will also be inspected and replaced on a like-for-like basis if required.

- 5.8 There is a degree of uncertainty as to the surviving historic fabric and also its condition. A detailed schedule of works can be provided for investigative work to provide clarity in areas where the extent of surviving fabric is unknown. This can be secured through a condition.
- 5.9 A number of the proposals relate to the repairs of the building and there will be no physical changes or loss of fabric and thus, listed building consent is not required. The above assessment has set out the impact of each individual element of the repair and remedial works. These changes are also considered to result in heritage benefits through repairing the historic fabric on a like for like basis where possible. In the soft stripping process, care will be taken to prevent damage to the fabric.
- 5.10 Where possible it has been demonstrated that like for like repairs are preferable, however, the above table has acknowledged where change may be necessary. Where changes need to be made, this has been subject to detailed consideration of appropriate materials and techniques, as well as the degree of change. There is considered to be a small degree of less than substantial harm through some of these changes, namely for the small amount of loss of historic fabric. However, the building can still continue to be viewed and experienced as a former 18th century domestic building in a terrace and thus the impact on the building's significance is limited.
- 5.11 Overall, the scale of these works is minimal, and the vast majority of proposals will result in no impact and thus no harm to the significance of no.65.

Interventions

- 5.12 The interventions to the building are detailed in the accompanying plans and a summary is provided in the Design and Access section of the report above.

First and second floor room divisions

- 5.13 A first and second floor the current layout consists of a front and rear room. It is proposed that the existing doorway between these spaces is increased in width with new double doors and glazed side panels installed. This is proposed on both floors and will increase the amount of daylight penetrating into the rear office space and provide increased flexibility in the use of these rooms.
- 5.14 The current partitions reflect the historic layout of the 18th century townhouse, and their removal will result in the loss of a small area. Whilst the current doors in the partitions are modern, the removal of the stud partition will result in a minor loss of fabric. However, the design of their replacement will ensure that the elements of historic fabric are still visible in the layout, leaving 'nibs' of the old wall to highlight the historic placement and fabric. The proposed double doors and glazed side panels will be in the same position as the former wall and will continue to allow the historic layout to be experienced. Whilst these will be contemporary in design, it is not unusual to find internal windows and glazing in a building of this date, ensuring it is in keeping with the stylistic period of the building.
- 5.15 The proposed intervention to the room divisions will result in the loss of historic fabric and therefore a change to the appearance of the building, which would have a minor impact on its special interest.

Replacement of Doors

- 5.16 There are to be new timber doors with glazed vision panels fitted from the stairway/landing into the office spaces at both first and second floor levels. The current doors are not original and therefore their replacement would not result in a material change to the appearance and special interest of the listed building.

Alterations to stair and lobby area

- 5.17 At second floor, an existing partition and door to the head of the staircase is to be removed to provide an enlarged lobby area. Furthermore, the existing partition running

through the centre of the staircase is proposed to be removed and the open stair will be fitted with a central timber handrail and vertical balustrading to match the existing.

- 5.18 Whilst uncovering works has yet to be undertaken on these walls, their width indicates that they are stud partitions and given their position within the layout, are likely to be later insertions. Their removal is therefore of heritage benefit, allowing the original layout to be experienced.

Alterations to kitchen space and W.C's & Replacement Lighting

- 5.19 The proposals will remove the existing partitions within the W.C's and kitchenette located at first floor. A new kitchen space with two new W.C's to the rear with sliding pocket doors will be created. This space is located within the 20th century extension of the building and the partitions are later insertions.
- 5.20 The existing lighting will be replaced with modern LED light fittings. The lights are not historic and do not contribute to the significance of the building. A careful approach will be taken in the removal and installation of the lights to ensure minimal damage to the historic fabric.
- 5.21 These elements of the proposals do not result in works which would affect the special architectural or historic interest of the building and so it is considered that these works could be carried out without the benefit of Listed Building Consent but are included here to demonstrate the holistic approach given to the proposals and that the significance of the building will be preserved.

Secondary Glazing

- 5.22 Existing secondary glazing is installed at first floor level only. It is proposed that this is refurbished, or if required, replaced with new secondary glazing units, to sit within the window opening to all office windows at first and second floor.



Figure 17: First floor windows with secondary glazing.

- 5.23 The current windows are not historic and are later insertions into the fabric of the building. Furthermore, a careful approach will be taken to the installation of the secondary glazing to ensure the fabric of the window openings is preserved with minimal damage. Accepted best practice is that secondary glazing does not need Listed Building Consent. Any replacement glazing will be of a higher quality than the existing and improve the appearance of the listed building.

6.0 CONCLUSIONS

- 6.1 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered.
- 6.2 As set out in the statement of significance, there is high historic and architectural interest in the buildings for their rare survival as former domestic buildings of this period within Manchester. The townhouses form a group of four properties; however, the proposals affect only No.65 Princess Street, such that any resulting impact is isolated to just one element of the listed building.
- 6.3 The above assessment has set out the impact of each individual element of the repair and remedial works in addition to the intervention works, detailing whether the changes will result in any impact or change to the special interest and thereby significance of the listed building.
- 6.4 The majority of the repair works to the building will result in no impact and thus no harm to the significance of no.65. As detailed above, some will result in heritage benefits in making good the faults. These include: replacement guttering, repair of mortar and render and the reinstatement of features such as ceiling and wall coverings, as well as the original floor plate.
- 6.5 Change to the special architectural and historic of the listed building will occur through the removal and installation of the new partitions on first and second floor and the repair and replacement works to the ceiling and floor. The total existing partition spaces to be removed is 38 sqm, this includes the modern and historic partitions, indicating the small degree of removal of historic fabric. The degree of harm is a sliding scale, and it is considered that these elements of the proposals be on the lower end of less than substantial harm. This conclusion of less than substantial harm has been reached as a result of the cumulative impact of the potential loss of historic fabric in the floors, ceiling and walls especially as the degree of surviving historic fabric is unknown in some of these areas.
- 6.6 To mitigate the potential harm, a minimum intervention approach has been taken throughout. Careful consideration has also been given to the potential impact and through timber surveys and the soft stripping of fabric, a greater certainty can be gained as to the survival of historic fabric and the ways in which this can be repaired to preserve the special interest of the building. Furthermore, with the installation of the partitions, thought has been given to their design to in order to minimise harm and allow the layout of the building to remain visible. The building can still continue to be viewed and

experienced as a former 18th century domestic building and the changes are reversible should the need arise in the future.

- 6.7 As set out previously in this report, no. 65 is a single house within the listed terrace. The isolation of the proposals to a single building in the terrace further reduces the impact of the proposals on the listed building as a whole. Whilst it is acknowledged that some elements of the proposals will result in a small degree of less than substantial harm, the proposals as a whole are considered to be beneficial to the building. The proposals will ensure its long-term preservation through securing a long-term viable use. The less than substantial harm resulting from some of the proposals will be outweighed through the public benefits of restoring the building and bringing it back into use.
- 6.8 Overall, the proposals have been carefully designed to preserve the special interest of the listed building and are therefore considered to accord with Policy EN3: Heritage and Draft policy JP-P2: Heritage in addition to the legislative tests set out at sections 16 and 66 of the 1990 Act and Chapter 16 of the NPPF.

APPENDIX 1

Designation/HER Records



65-71, PRINCESS STREET

Listed on the National Heritage List for England.

Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1247388**

Date first listed: **03-Oct-1974**

Statutory Address 1: **65-71, PRINCESS STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **65-71, PRINCESS STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester** (Metropolitan Authority)

Parish: **Non Civil Parish**

National Grid Reference: **SJ8396698081**

Details

SJ8398SE 698-1/27/332 03/10/74

MANCHESTER PRINCESS STREET (North East side) Nos.65 TO 71 (Odd)

GV II

Row of 4 town houses, now shops and offices. Probably late C18; altered. Red brick with some sandstone dressings (roof not visible). Double-depth plan, each house single-fronted, with back extensions (No.71 with rear wing). Three storeys over cellars, 3:3:3:3 windows (but No.71 wider than the others); with plinth and wooden modillion eaves (except Nos 65 and 67 which are plain wood). Nos 65 and 67 altered at ground floor by insertion of C20 shops. Nos 69 and 71 have Tuscan pilaster doorcases with open pediments, panelled doors (up 3 renewed steps) and fanlights with radiating glazing bars, and sashed windows with raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor; the upper floors of Nos 65 and 67 have windows with similar sills and heads but altered glazing. Various tall chimneys on front and rear slopes of roof (with water-tabling of formerly higher roof). Return side of No.71 has 4 windows plus one blocked. Rear and interior not inspected. Rare survival of domestic buildings of this period in centre of city.

Listing NGR: SJ8396698081

Legacy

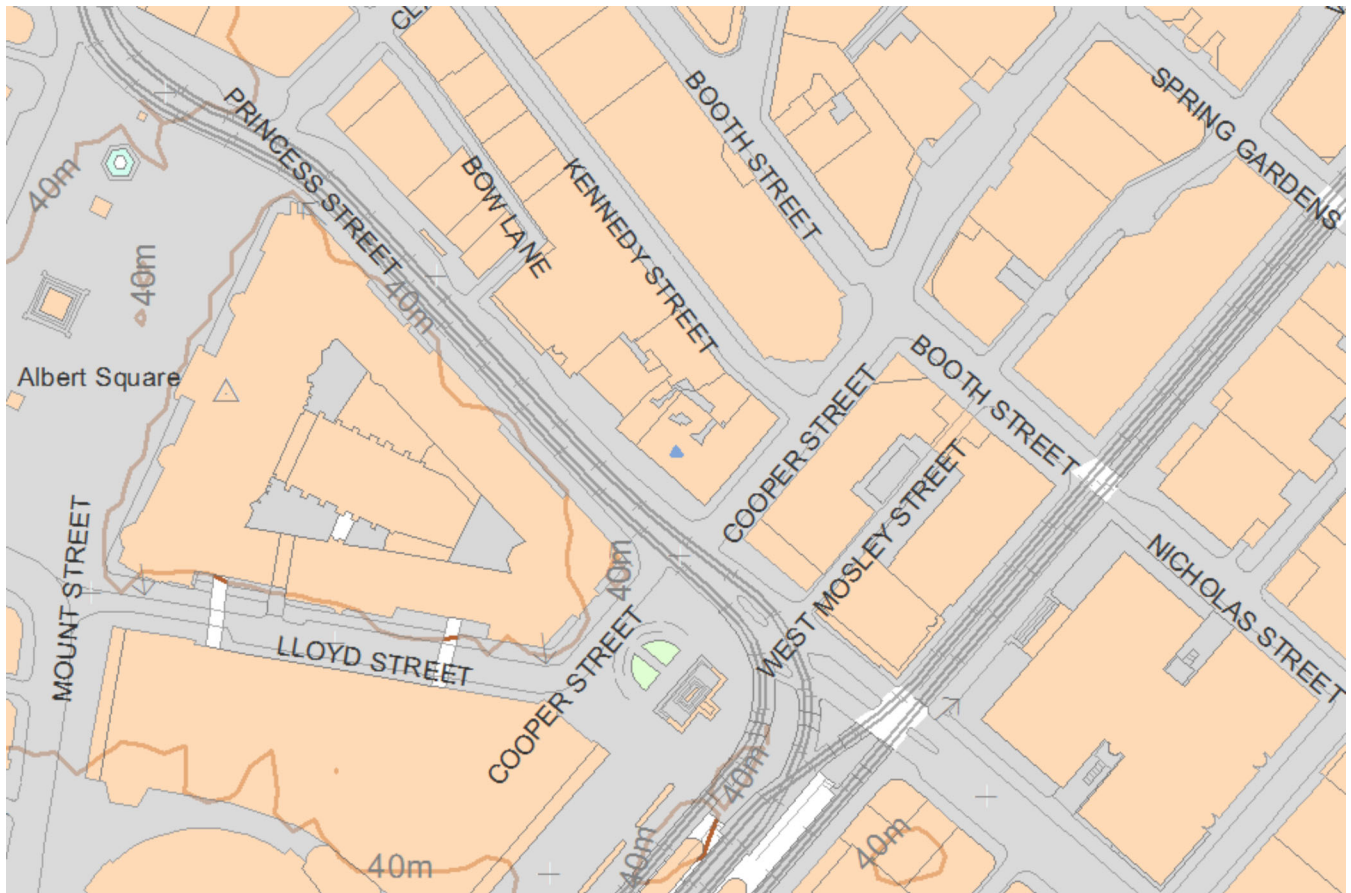
The contents of this record have been generated from a legacy data system.

Legacy System number: **456831**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 08-Jun-2022 at 15:00:09.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry

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APPENDIX 2

Decision-Making Framework

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

Paragraph 194 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.

Paragraph 197 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

Paragraphs 201 and 202 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 202 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.

Paragraph 206 guides local planning authorities to look for opportunities for new development within conservation areas 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 or better reveal the significance of the asset should be treated favourably.

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

Local Planning Policy

The Development Plan for Manchester City Council is comprised of the Manchester Core Strategy, adopted in July 2012. Policy EN3: Heritage is relevant to the scheme.

Policy EN 3 Heritage

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

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

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

Manchester City Council are one of nine Greater Manchester Local Authorities who are in the process of preparing a new Joint Development Plan Document. Public consultation took place towards the end of 2021. Draft policy JP-P2: Heritage is relevant to the Site.

Policy JP-P 2 Heritage

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and;*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

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