

51-53 Richmond Street



Heritage Assessment
January 2023



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1.0

Introduction

1.0 Introduction

This Heritage Assessment has been prepared to capture the understanding of heritage significance and heritage impacts of proposed works to 51-53 Richmond Street, Manchester i.e. the 'Site'), on behalf of Eminence Development.

Due to the Site's Grade II Listed status and location within Whitworth Street Conservation Area, this document has been written in accordance with *National Planning Policy Framework (2021)*, *Historic England's Statements of Heritage Significance (2019)*, and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008)*, and *BS7913 - British Standards Guide to the Conservation of Historic Buildings*.

1.1 Methodology

The document surveys the heritage, providing an overview of important information to foster a better understanding of the asset and its significance. Significance is assessed in relation to heritage interests outlined by Historic England.

1.2 Authorship & Acknowledgements

This report has been prepared by Freya Needham MA, Heritage Consultant, and Jenna Johnston MA(Hons) MSc, Senior Heritage Consultant at **Buttress**.

1.3 Location and Description

The Site is a small brick-built warehouse building dating to 1860, located on Richmond Street, Manchester. Richmond Street is a narrow street running parallel between Bloom Street and Canal Street, in the centre of the Gay Village and in the north of the Whitworth Street Conservation Area.

The building is an 'unusual example of very small purpose-built warehouse, little altered and still serving the same function.'¹

1.4 Designations

The Site is Grade II Listed, and is located in the Whitworth Street Conservation Area.



Figure 1 Site map

2.0

Policy Context

2.0 Policy Context

2.1 National Planning Policy Framework

The National Planning Policy Framework ('the Framework') sets out the Government's planning policies and how these are expected to be applied. At Paragraph 7 it confirms that the purpose of the planning system is to contribute to sustainable development.²

It identifies at Paragraph 8 that there are three overarching objectives to sustainable development:

- Economic, building a strong, responsive and competitive economy;
- Social, supporting strong, vibrant and healthy communities; and
- Environmental, protecting and enhancing the natural environment and built and historic environment.

The specific policies and considerations that relate to the core land use principles are outlined in the 17 Chapters of the Framework. The Chapters relevant to the application proposals are; Chapter 12: Achieving well-designed places; and, Chapter 16: Conserving and enhancing the historic environment.

Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history.

Paragraph 134 states that development that is not well designed should be refused where it fails to reflect local design policies and government guidance on design.

However, significant weight should be given to development which reflects local design policies, and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 194 states that decision makers 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.

Paragraph 195 requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Paragraph 197 requires local authorities to 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 and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that 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 (i.e. the more important the asset, the greater the weight should be).

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.

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.

Paragraph 203 relates to the impacts of a proposal on a non-designated heritage asset, and states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 206 states that 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.

2.2 Historic England Guidance

This document has been informed by Historic England's Advice Note 12: Statements of Heritage Significance (2019) and Advice Note 1 (2nd ed.): Conservation Area Appraisal, Designation and Management (2019), as Historic England are the government's statutory heritage advising body. This has informed the understanding of the heritage and assessment of its significance.

2.3 Local Development Plan

The local development plan in Manchester is the Core Strategy (2012-2027).

Policy EN3 (Heritage) states that new developments must be designed 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. The Core Strategy also states that historic sites and areas of heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets³.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 Description of the Heritage

3.1.1 Exterior

The Site is a mid-19th Century warehouse and comprises a brick-built building in Flemish bond,⁴ with a building line directly up to the back of the narrow pavement.

This small warehouse building was constructed circa 1860 and remains in use as a commercial textile warehouse. It is three storeys with a basement.

On its principal north elevation, the building retains the entrance door, loading bay, loading stage and wall crane. At the second floor there are three round tie-plates positioned between second and third floor levels. The window frames are likely original, or early replacement. Generally, glazing panes appear to be float glass, therefore likely to substantially postdate the original building.

The building is attached to neighbouring 20th Century development on its east. The top storey retains an exposed brick gable end with brick chimney.

The western elevation is partially rendered, but retains an area of exposed brick. Scarring is visible on the gable end from wartime bomb damage.

The southern elevation is accessible via a historic narrow rear passage. The rear lower ground floor windows are bricked up, while at a higher level, window openings on the rear are covered with board. A historic fire escape staircase attached to the rear elevation.



Figure 2 North west elevation

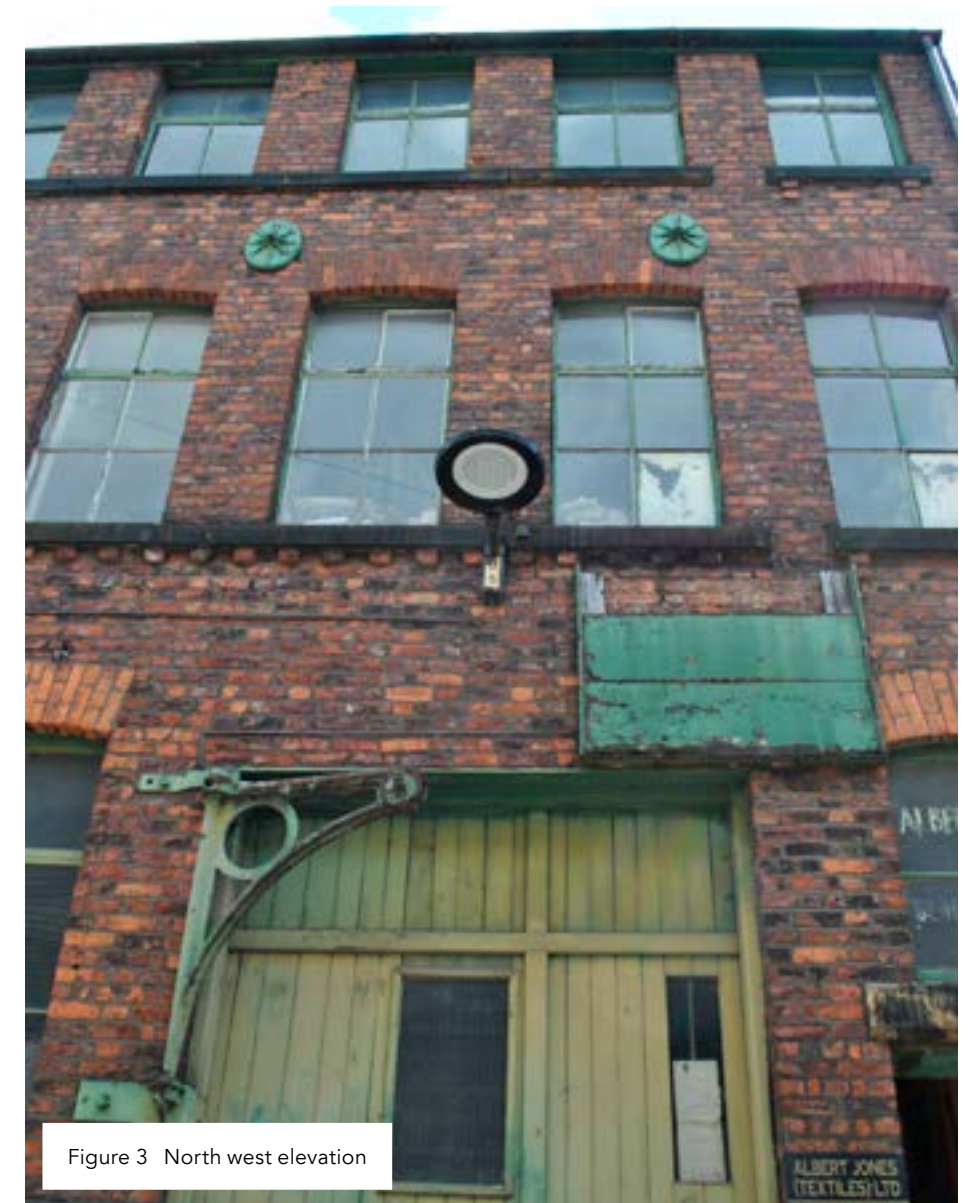


Figure 3 North west elevation



Figure 4 Partially rendered western gable end



Figure 5 North west elevation window

3.1.2 Interior

The Site is of simple construction 'with one cast-iron column in the centre of each floor except the top which has a collar-truss.'⁵

At ground floor, the warehouse is used as storage for a textiles business; the space is primarily occupied with non-fixed modern shelving units. It is partially clad with timber tongue and groove panelling, which at the rear of the room divides a small lavatory. The use of the space is evidenced by a number of features such as a ceiling hatch and metal tracking under the current floor covering.

The first floor of the building is used as storage space. The ceiling is lath and plaster with modern finish and floors are timber. A portion of the space has been subdivided with modern partitions, a suspended ceiling and new flooring to create a private office space.

The second floor of the building retains the most character, as a large open area with timber floor and lath and plaster ceiling. The second floor is accessed by a stair that is worn and has been partially protected.

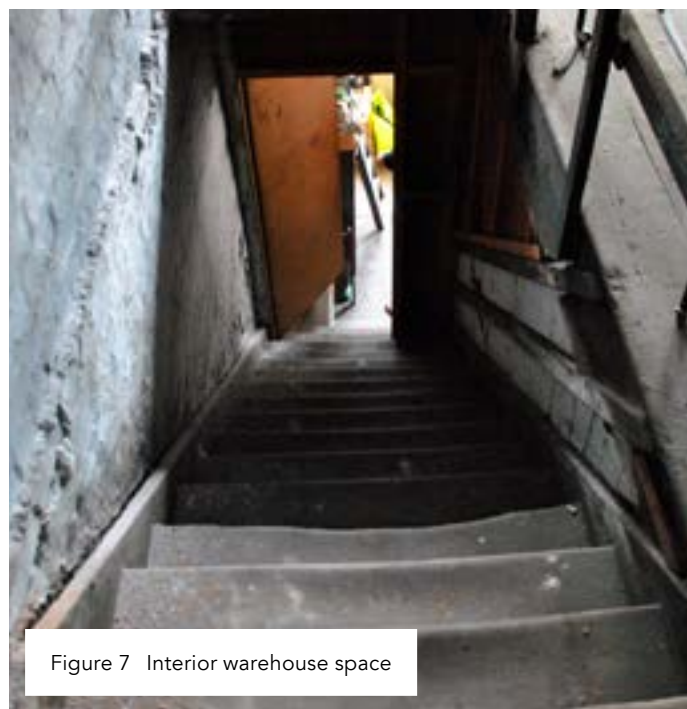


Figure 7 Interior warehouse space

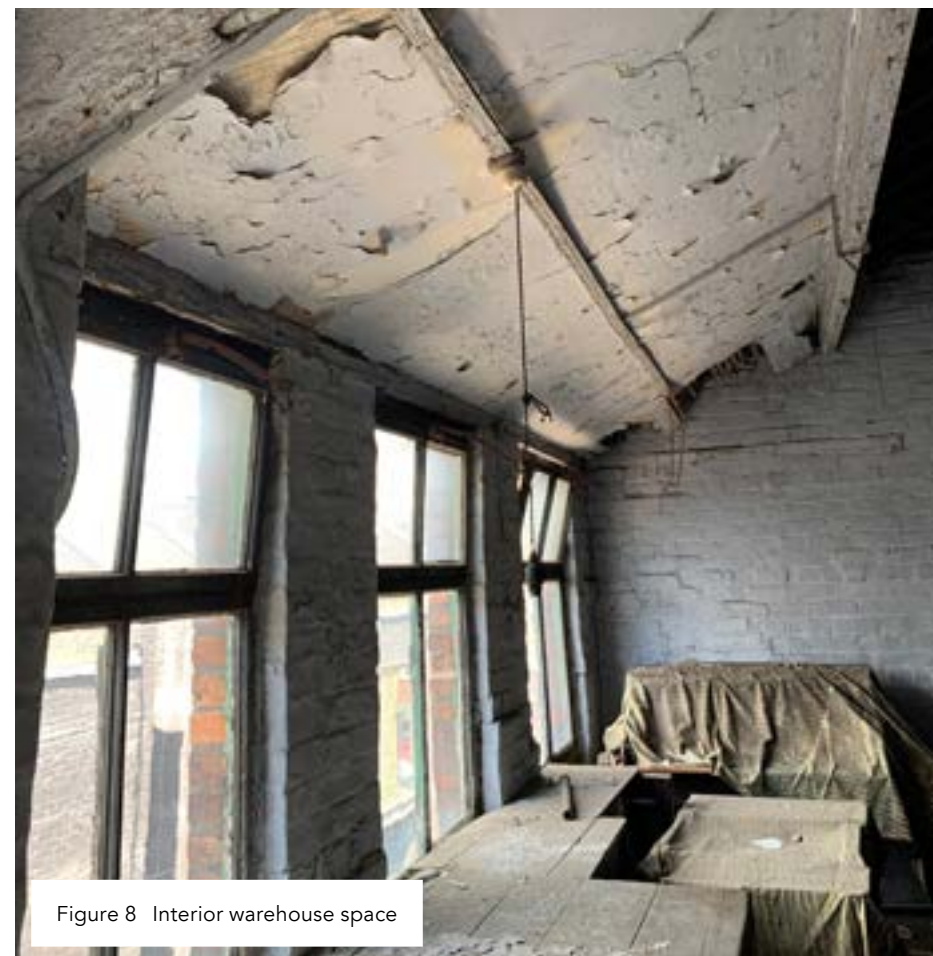


Figure 8 Interior warehouse space



Figure 6 Interior warehouse space



Figure 9 Interior warehouse space



Figure 10 Interior, wear to timbers



Figure 12 Interior, basement



Figure 14 Historic fixtures and fittings



Figure 11 Interior, glazing



Figure 13 Interior, lower ground floor



Figure 15 Interior, historic door

3.2 Setting

Richmond Street is narrow, with a 'back of house' character⁶, and buildings constructed on a consistent line up against the back of the pavement, increasing its narrow feel. Around its junction with Sackville Street the street changes from larger warehouses to small units. This reflects 'the early 19th century origins of this part of the conservation area and the more modest terrace housing and small warehouses which once occupied the land.'⁷

There is a small gap site immediately adjacent to the Site to the west, and next to this, 'a late 20th century simple warehouse/ office building, brick built with glazed brick windows. The building has a dead frontage and makes little contribution to the street.'⁸

On the other side of the warehouse, and attached to its eastern end elevation except at the top storey, is a row of late 20th-Century brick town houses with ground floor built-in garages. 'They make a neutral contribution to the wider street scene and adjoining listed building.'⁹

Directly opposite the Site is a new residential development on former vacant plot, clad in grey bricks in a modern take on the brick-built vernacular of the area, and with metal cutout, honeycomb-style detailing on the windows and doors.

In the wider street area, 'there is a mix of late 20th century residential properties and offices together with 19th century warehouses. Brick is the predominant material but there is no defining architectural style.'¹⁰



Figure 16 Setting

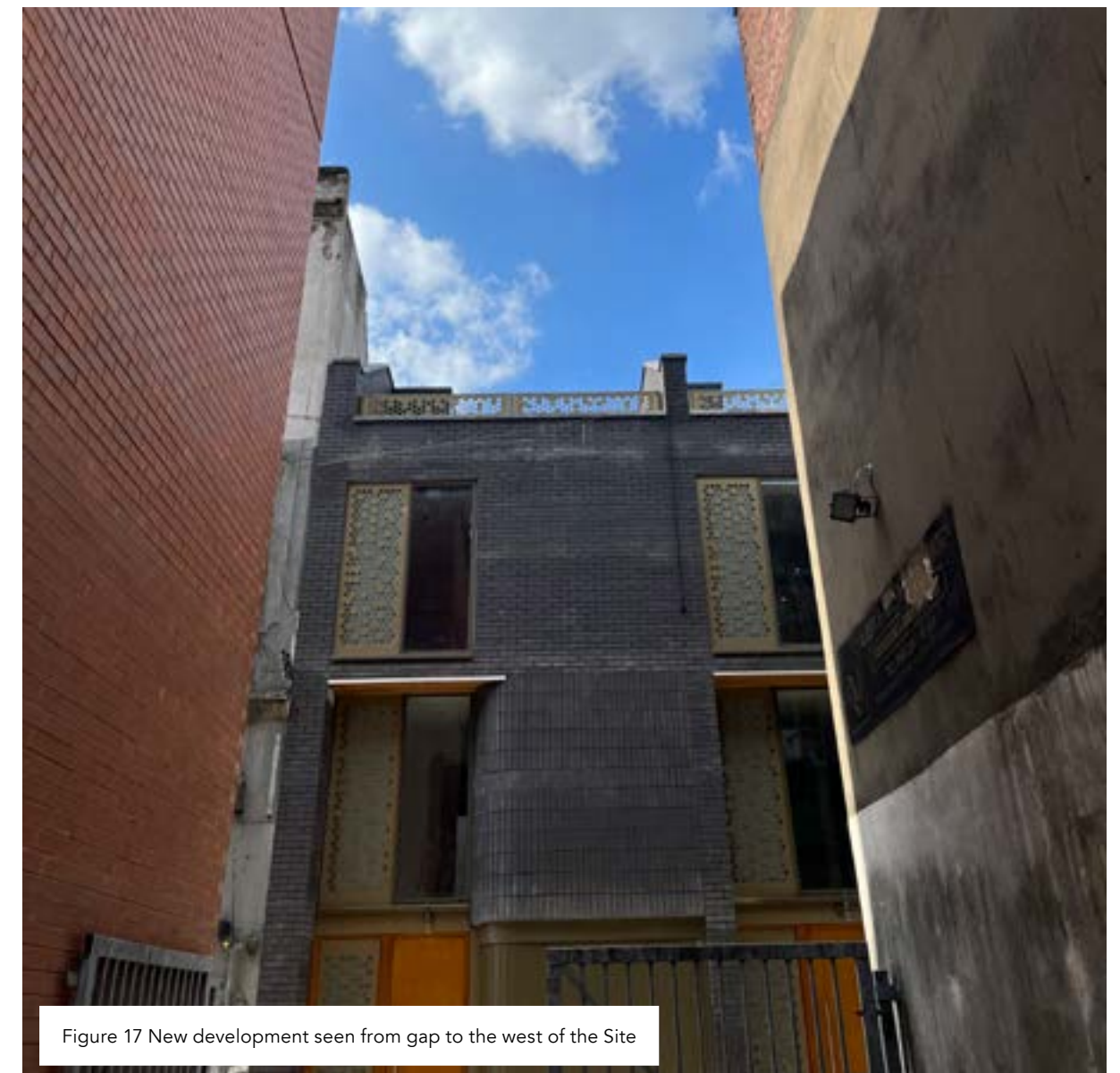


Figure 17 New development seen from gap to the west of the Site

3.3 History and Development

The history of central Manchester goes back several centuries. The area was Roman – the nearest ancient archaeology record is a Roman coin found in 1882 in a warehouse basement.¹¹

3.3.1 Whitworth Street Conservation Area

The area around Canal Street in the Whitworth Conservation Area has a history dominated by cotton warehousing, storing the products made in cotton mills in Ancoats. This developed rapidly as Manchester developed into an international centre for the production and trade of textiles in the later 19th Century.

The centre of Manchester saw major changes in the 19th Century. The Rochdale Canal was completed in 1804, connecting it to the Ashton Canal, and to the Bridgewater Canal in 1805. Goods and coal could now be transported cheaply and the cotton industry rapidly expanded, leading to a boom in the construction of mills and warehouses throughout the City.¹² This saw mills being replaced by warehousing in the Whitworth Street area. This redevelopment also saw many streets being widened, the creation of new routes including Whitworth Street itself, and the amalgamation of plots to accommodate new larger warehouses.¹³

The warehouses in the area were developed at different times, with the Princess Street buildings of earlier date and relatively plain, and warehouses on Whitworth Street later and making use of new steel frame technology to build to greater height, and displaying later, Edwardian terracotta decoration.¹⁴

Much of the Whitworth Street Conservation Area is dominated by late 19th Century and early 20th Century warehousing, of significant scale and several stories in height. This lends the Conservation Area 'its most obvious physical character of a canyon-like atmosphere'.¹⁵ Buildings are generally built up to property boundaries, maximizing use of space. 'This created the impressive scale of development evident in Portland Street, Piccadilly and Whitworth Street, and which characterises the Whitworth Street Conservation Area. In addition, there are narrow back streets, which housed smaller warehouses and workshops, many of which were also linked to the textile industry'.¹⁶

3.3.2 Richmond Street

Richmond Street, a narrow back street containing buildings of a relatively small scale, was first laid out following a regular grid pattern in the early years of the 19th Century.¹⁷

The 1810 map shows Richmond Street partly laid out. Princess Street is yet to be laid out in the west, as well as Canal Street to the south.

A large number of houses along Richmond Street were sold following a court case, alongside further building land, in the 1820s. It is unclear which section of the street it refers to, but represents the transfer of land rights in the form of Fee Farm Rents.

The greater detail of the 1851 map shows that the development along Richmond Street is almost entirely residential, with terraced housing on both sides. Behind Richmond Street, development along Canal Street is more varied and displays less of a regular residential use pattern. This reflects its canal-side location.

The map shows the character of the area before the development of the wide boulevards such as Princess Street, in place of which the narrower David Street can be seen.

The Site in 1851 is occupied by two terraced dwellings.

Figure 18 Advertisement, 1824¹⁸



Beginning in the 1880s, Goad insurance maps were produced at large scale to assess fire risk. The 1886 Goad map is the first to show the Site developed in its current footprint.

The warehouse was developed into factory/warehouse use in 1860, and is shown just 25 years later in use as an oil cloth factory.

Most of the street remains residential, however, in the original regular terraces. Princess Street now forms a major thoroughfare to the west, lined with larger scale, lined predominately with shipwrights' premises. Significant developments of large units by the canal can also be seen.

In 1891, the warehouse is still on a largely residential street, with amalgamation of units beginning to be visible on the wider Bloom Street to the north.



Figure 22 1886, detail

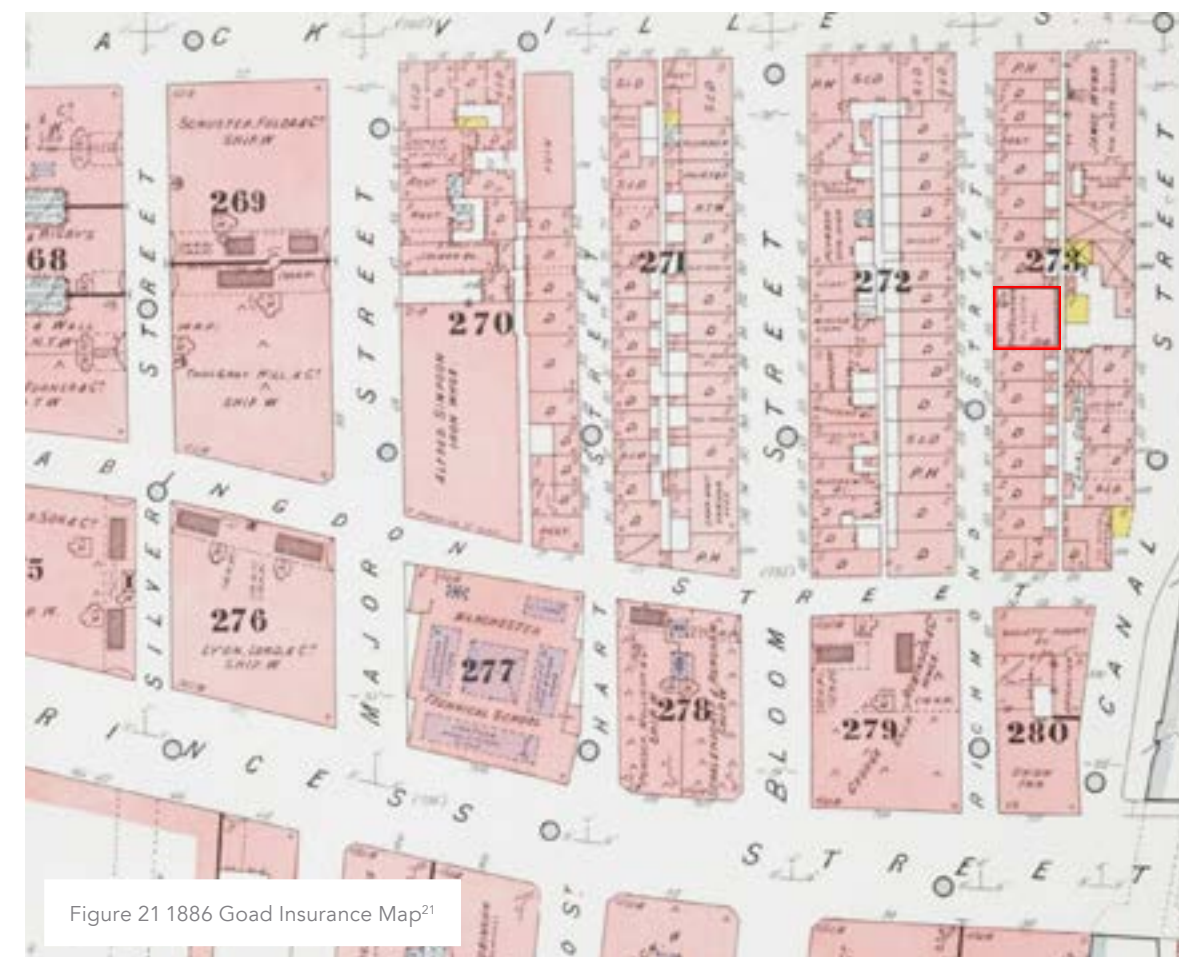


Figure 21 1886 Goad Insurance Map²¹

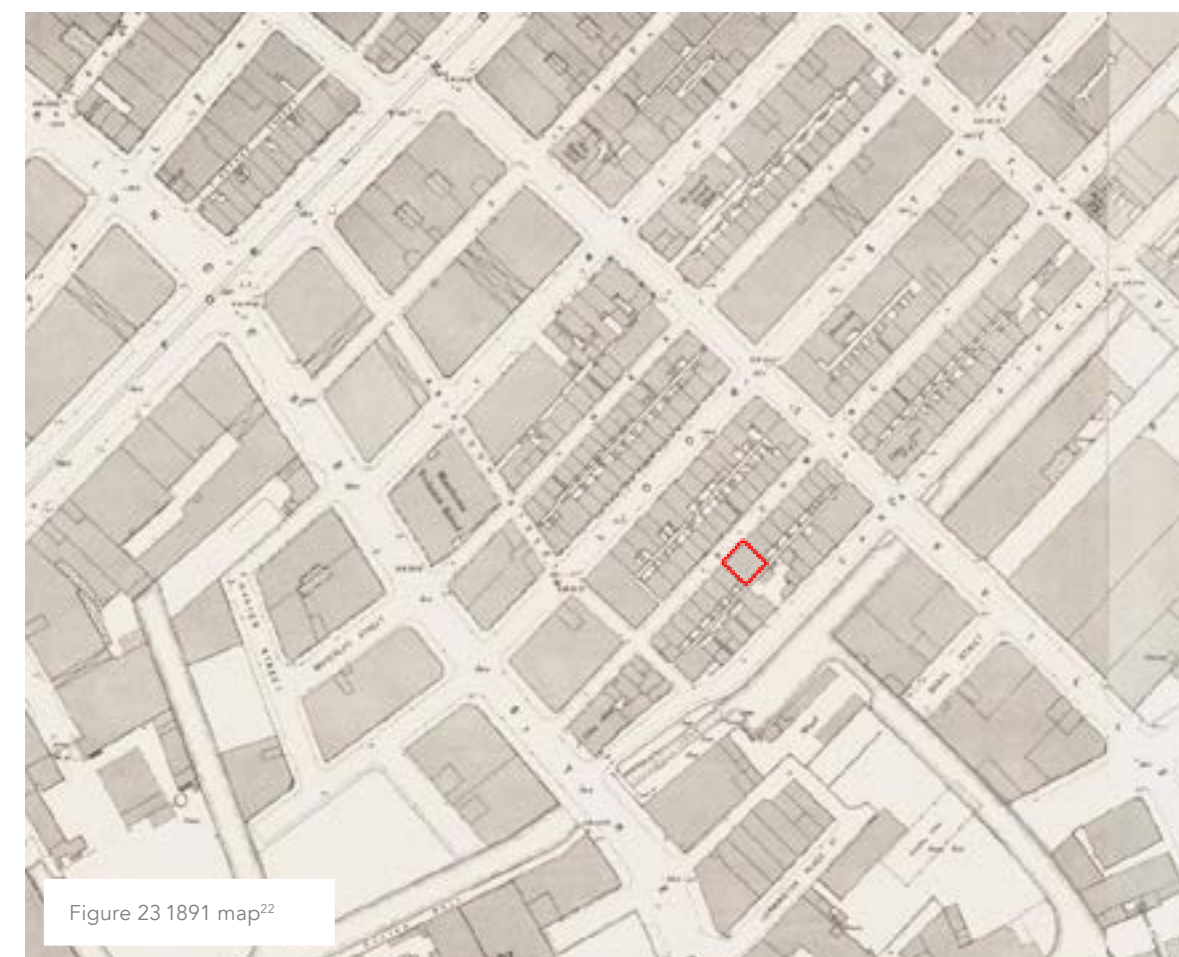


Figure 23 1891 map²²

By 1922, a warehouse opposite the Site to the west can be seen, of a similar size to the Site. This is the 1911 warehouse which is also Grade II Listed. Many residential buildings remain on the street.

By 1935, the character of the street can be seen to change from residential to warehouse use. A significant number of small, former residential units have been redeveloped as warehousing.



Figure 25 1922 map²⁴



Figure 24 1935 map²³

3.3.3 Wartime and postwar changes

The annotated wartime bomb damage map from 1940-41 shows that the immediate area experienced a hit by a high explosive aerial bomb on 11th October 1940. This was a few weeks before the notorious ‘Christmas Blitz’ experienced by Manchester on 23/24 December 1940, which caused the more widespread damage visible north of the site, as well as across the city.

The buildings immediately to each side of the Site were scheduled for demolition, as well as the corner plot west of the Site. Verbal reports of damage to the Site itself are not reflected in the map, but given the terraced construction of the row, substantial damage to the adjacent buildings, requiring demolition, is likely to have had some impact on party walls and consequently on the warehouse.

The 1956 map demonstrates significant postwar changes in the area, with major clearance visible north of the Site, particularly around Silver Street and Portland Street, which suffered heavily in the Christmas Blitz.

More limited clearance is visible on Richmond Street itself. The damaged units either side of the Site have been demolished as

planned. When the western plot was later redeveloped, this is likely to be the source of the small gap which remains vacant to the west of the Site.

Further clearance opposite the Site may be due to bombing later in the war, or may be slum clearance arising from general building condition.

Figure 29 shows the plot opposite the Site in the mid 1960s. Clearance of the houses on Richmond Street has exposed the rear elevations of the terraces on Bloom Street, with the gap used for car parking, affecting the linear, built-up character of Richmond Street. This space remained vacant for several decades but has recently been redeveloped.

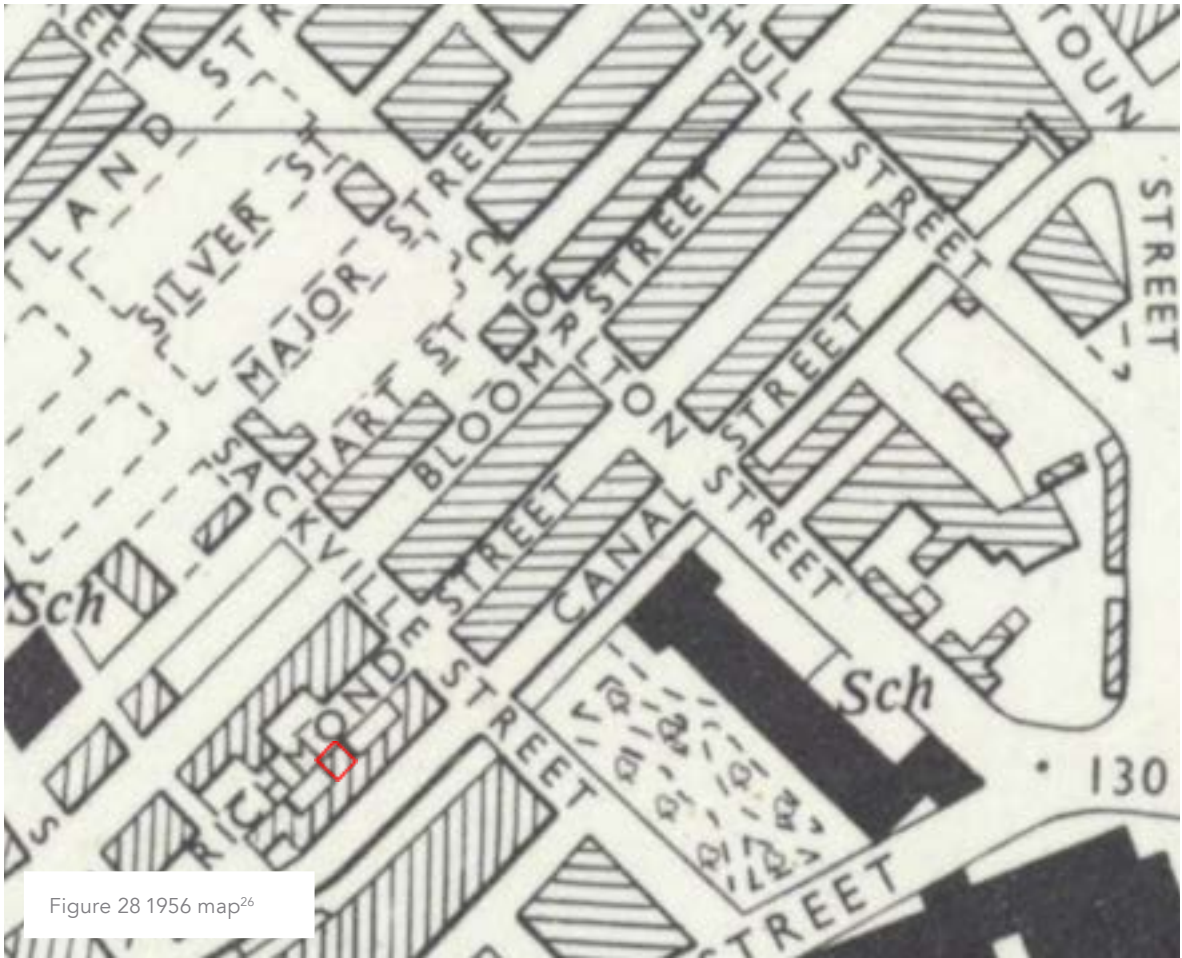


Figure 28 1956 map²⁶



Figure 26 Bomb damage map, detail

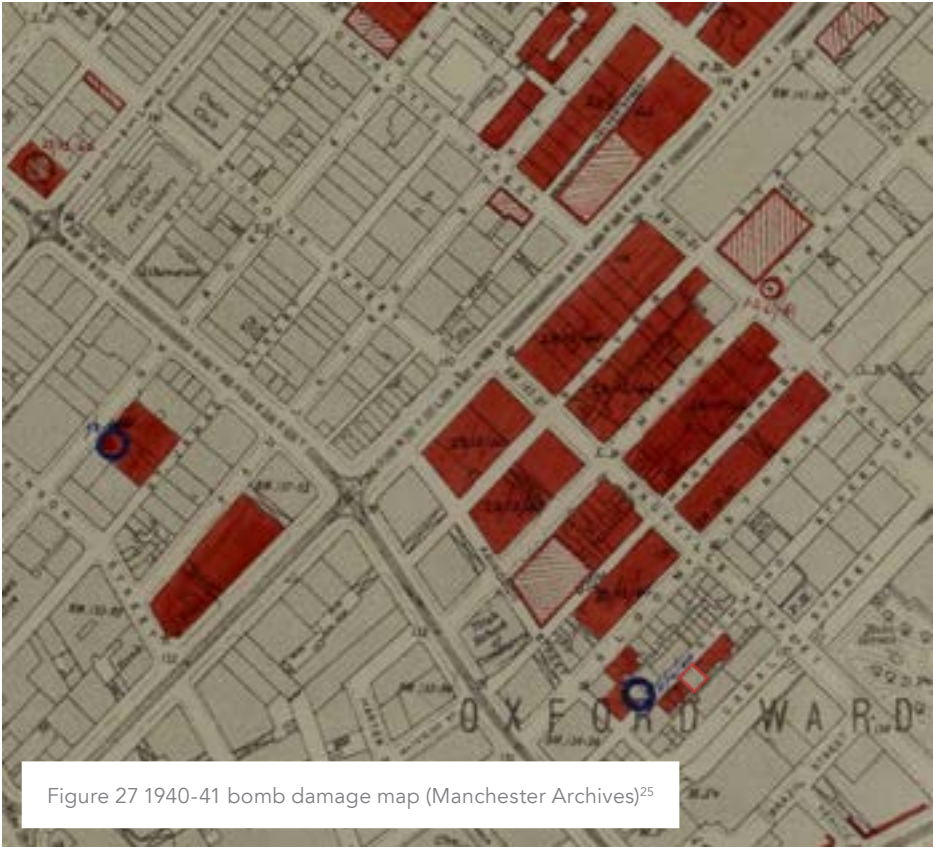


Figure 27 1940-41 bomb damage map (Manchester Archives)²⁵



Figure 29 1962: plot opposite Site²⁷

3.3.4 Known Site Timeline

Circa 1810	Richmond Street is developed as a narrow residential road: terraced housing backs onto rear passages.
1860	Site is redeveloped with current warehouse. Redevelopment is a response to changing setting and context: canal developments and the success of the Ancoats cotton factories requires warehouse space.
1886	The Site is used as an oil cloth factory by Thomas Sumner.
1890s-1940s	The Site is in continuous warehouse or factory use. The Site is occupied by a shirt factory at an unknown point in this time.
1940	The Site experiences some bomb damage as part of raids on the wider canalside and warehousing area.
Post-1940	The Site experiences changes to its setting due to slum and bomb site clearance, and ceases to form part of a terrace.
1946-present	The Site is occupied by Albert Jones Textiles.

4.0

Assessment of Significance

4.0 Assessment of Significance

The following assessment of significance looks at identifying the heritage interests of the Site, as outlined by Historic England's guidance 'Statements of Heritage Significance,' published in 2019.

These heritage interests (archaeological, architectural/artistic and historical) augment the foundation of "special historic or architectural interest" that underpin designation. Due to the intangible elements that these assessments must incorporate, it is not always possible to directly associate an interest to an element of fabric or space within a heritage asset. Therefore, the significance of fabric cannot be assessed on the same scale as the significance of a place's heritage interests.

Assessing the significance of elements of historic fabric, or historic spaces, should be directly linked to the authenticity and integrity of that which remains. The significance of fabric must be based on what we may learn or understand from how we currently see it. Building fabric can also enhance or obscure the legibility of the significance of a place. It is possible for inappropriate building fabric to obscure physical evidence of heritage interests.

4.1 In assessing the significance of heritage interests

The level of significance will be assessed based on the scale below:

- **Exceptional:** Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
- **High:** Heritage interests having national importance, usually found where assets are designated at grade II*.
- **Medium:** Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.
- **Low:** Heritage interests that make a positive contribution to their area, group or setting. Usually, non-designated heritage assets and historic townscapes.
- **Neutral:** Historically unimportant.

These ratings are intended to address the heritage interests outlined below, and do not relate to specific areas of fabric.

Archaeological

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

Architectural & Artistic

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.

More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic

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.

4.2 Significance of 51-53 Richmond Street

4.2.1 Archaeological interest

There is a some possibility that the basement level of the Site could contain archaeology dating from a significantly earlier period, given that in 1882, a bronze coin of Claudius Gothicus (AD 268-70) was found in the basement of a warehouse in Piccadilly, approximately 270m away. However, no significant sub-surface archaeological finds have been highlighted within the immediate vicinity of the Site so full potential is unknown.

The building itself is archaeologically significant due to the retention of historic fabric relating to past use and activity, for example the original work benches that remain on the second floor.

Archaeological interest: medium

4.2.2 Architectural and artistic interest

The warehouse is of simple design which reflects its function. It is an example of an unaltered warehouse design earlier than many of the late Victorian or Edwardian-steel framed warehouse buildings in the Conservation Area. It retains features such as the loading stage.

The Site's original warehouse features make the building clearly readable and legible, in its historic and ongoing function as a small, 'back of street' warehouse and industrial property. This provides important evidence of this building form, and represents potential evidence of the building forms that occupied larger plots before the redevelopments of the later Victorian and Edwardian eras.

The features of the warehouse contribute to the industrial character of the building.

Architectural and artistic interest: medium

4.2.3 Historic interest

The building's historic interest derives from its continued use as a warehouse or small scale factory since its construction in 1860, 160 years ago. This is particularly relevant as no other examples with similar continuous use are readily available.

The industrial character and features of the building relate it directly to the history of the Whitworth Street warehousing area, the 19th Century developments along the Rochdale Canal and associated industrial expansion, and to the cotton mills of Ancoats which produced the materials for warehousing. The warehouse therefore holds strong evidential value associated with the cotton industry in Manchester, a sector of vital importance in the industrial revolution and in the history and expansion of the city.

The building does not however demonstrate the pioneering or notable use of any new technology, such as that seen opposite at 58 Richmond Street. The latter dates to 1911 and demonstrates an interesting technological innovation in the early use of a reinforced concrete frame.

Historic interest: medium

Overall significance of 51-53 Richmond Street: medium

4.3 Significance of Whitworth Street Conservation Area

A 2017 report by Donald Insall Associates, assessing the significance of the vacant land facing the Site, now developed, sets out the significance of the Conservation Area. It also summarises the contrasts inherent in the Conservation Area between the main streets and rear streets such as Richmond Street.

‘The land at Richmond Street is located in the Whitworth Street conservation area, towards its northern boundary which lies on the south side of Bloom Street. The conservation area is built on a grid of streets with origins from the late 18th century. Buildings are built hard up to pavement line and many occupy large sites. Whitworth Street contains some of the most interesting buildings, with large, Edwardian warehouse buildings dominating the townscape. -faced, but there are a number of 20th century infill buildings throughout the conservation area. The buildings to the Canal Street and Richmond Street are of a smaller scale and more modest design to the grander warehouses on Whitworth Street and Princess Street but still of interest to the wider conservation area. The Canal, its bridges and lock gates are an intrinsic and essential part of the areas character and appearance. [...] The character of this part of the conservation area is also enhanced by the presence of the so-called “Gay Village” - a number of bars and restaurants running along Canal Street and the eastern end of Richmond Street, which enliven the area at night time.’²⁸

4.3.1 Archaeological interest

Below-ground archaeological evidence in the area is likely to survive from the successive waves of redevelopment to create larger warehousing units, leaving evidence of previous development. However, this redevelopment, with excavation for larger basements for buildings of greater scale, will also have reduced the evidence that remains below-ground.

Earlier evidence dating from Roman occupation may also exist.

Archaeological interest: medium

4.3.2 Architectural and artistic interest

There is significant architectural interest in the contrasting townscapes in the Conservation Area: large, Edwardian, often highly decorated, warehouses on the main thoroughfares; and the smaller grain on streets such as Richmond and Canal Street. As highlighted by Donald Insall Associates, the infrastructure and associated buildings at the canal itself are also of architectural significance.

The architectural interest of the large Edwardian warehouse buildings is somewhat reduced, as set out above, by significant levels of 20th Century infill.

Architectural and artistic interest: medium

4.3.3 Historic interest

The character of the area, with late 19th Century and early 20th Century warehousing uses and wide thoroughfares on an 18th Century grid, is intrinsically linked to the cotton industry and its historic importance to Manchester’s economy and society. It has strong associative value with the Industrial Revolution and rapid expansion of the cotton industry in Manchester, a development with regional, national and international consequences for industrial development. The area has illustrative and evidential value, as the townscape is dominated by warehouses of various dates, and other buildings and infrastructure which served the growing cotton industry, through multiple advances in building and industrial technology.

Historic interest: high

Overall significance of Whitworth Street Conservation Area: medium

4.4 Archaeological Potential of the Gap Site

The gap site that adjoins the warehouse building to the south-west must also be considered in anticipation of future development. The site is currently used for parking and provides access the alley at the rear of the property. The space is tarmacked and secured by a large gate.

To inform any development on the site, the archaeological potential of the site must be considered.

As is shown in [Figure 30](#) the gap site was formally occupied by a terraced worker's house constructed in the early 18th century. Based on evidence from Goad's 1881 Insurance Map the terrace would have been a three storey dwelling.

An Archaeological Watching Brief carried out by Salford Archaeology in 2020 at 38-54 Richmond Street found sub-surface evidence of cellars from the terraced worker's housing that existed on the site from the early 1800s²⁹. The boundary of the watching brief site is highlighted in blue in [Figure 30](#). The findings demonstrated not only the nature of the cellars' form and use, but also provided key evidence relating to the disparity between housing quality that existed along Richmond Street during the 19th century³⁰. [Figure 31](#) is an image taken from Salford Archaeology's report showing the findings from Trench 1, located opposite the gap site. The image shows the remains of the internal wall of one of the terrace cellars, with evidence of lime washing and a cellar light.

Due to the similar nature of the sites, it is considered that the gap site has the potential to yield archaeological evidence relating to the former workers housing.

The archaeological interest of the gap site is therefore **medium**, and further investigation is recommended.

Figure 30 1851 Map showing approximate gap site location

 - Approx. Gap Site Location
 - Watching Brief Site Location



Figure 31 Image taken from Salford Archaeology's 2020 Watching Brief Report, showing findings of Trench 1. Internal wall of terrace cellar can be seen, with Richmond street and the gap site in question in shot in the background. © SA: Richmond Street, Manchester: Archaeological Watching Brief³¹

4.5 Key views down Richmond Street

The description of townscape within the Conservation Area by Manchester City Council sets out the following:

‘Although streets are arranged on a rectilinear grid, so that sites are more or less rectangular, no street runs straight for any great distance before changing direction. This creates subtle changes and interest, with views along a street being modified or foreshortened by the elevations of buildings on the outer side of a bend or curve. It also gives even greater emphasis to the corners of buildings.’

Landmark buildings exist at either end of Richmond Street, which dominate views down the straight and narrow street and are framed by the significant height of the buildings. At the north east end is the Grade II* 1868 City Police Court by Thomas Worthington, with its distinctive tower, and at the south west end, views terminate at Lioness House, constructed in the 1880s and also Grade II listed.

The strong character of the townscape along Richmond Street is maintained by a consistent building line and relatively consistent height of buildings lining the street, creating a canyon effect, and the resulting framing effect of the aforementioned two landmark buildings.

The two key views presented in [Figure 32](#) and [Figure 34](#) are taken from adjacent to the Site looking north east and south west respectively. [Figure 35](#) is a historic image also taken from adjacent to the Site. [Figure 33](#) is photographed from further towards the City Police Court but demonstrates its historic status as a landmark.



Figure 32 View towards 1868 City Police Court from Site



Figure 33 View towards 1868 City Police Court, 1929

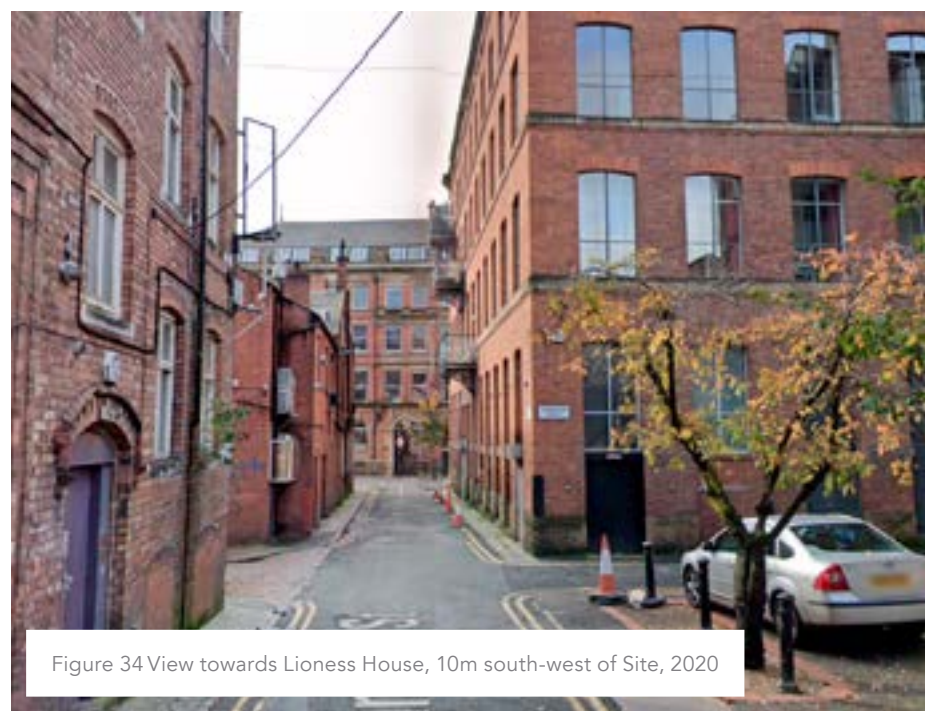


Figure 34 View towards Lioness House, 10m south-west of Site, 2020



Figure 35 View towards Lioness House, 1962 (note half-demolished building)

5.0

Summary of Proposed Works

5.0 Summary of Proposed Works

The proposal seeks to sensitively convert the existing three-storey building into No.4 apartments and to erect No.1 new townhouse on the plot to the western elevation, which is currently utilised for informal off-street car parking.

5.1 New Intervention

The new build to the west of the existing warehouse building will comprise a 5-storey contemporary townhouse, with balcony detail and a high-quality modern finish.

5.2 Front Elevation

To enhance the appearance and character of the warehouse and address the practical needs of the new apartments, a number of works will be carried out to the front elevation. These will include:

- Addition of secondary glazing at ground, first and second floor
- Replacement of windows at basement level
- Removal of intrusive fixtures
- New timber door to basement access and first floor
- Conversion of loading bay door into balcony
- new tie plates at first floor to match existing



Figure 36 Proposed Development View

5.3 Conversion of Internal Spaces

The proposal will convert the existing warehouse into four two-bedroom apartments. Key works to take place include:

- Replacement of existing roof
- Internal lining of walls
- New floor covering
- Replacement and alteration of internal stairs
- Introduction of new subdivisions
- Underlining of ceilings

5.4 Rear Elevation

- Replacement of windows with aluminium frames
- Removal of escape stair and addition of new small balconies at first and second floor.

6.0

Heritage Impact Assessment

6.0 Heritage Impact Assessment

6.1 Introduction

The Heritage Assessment will look at the impact of the proposed works on the grade II building, and on the Whitworth Street Conservation Area, within the Policy Context outlined in 2.0.

6.2 Methodology

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments. ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in Figure 39. This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

6.2.1 Assessment of Scale of Specific Impact and Change

The **scale of change** is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset. The scale of impact relates this to the significance of the asset in question. It is important to note that impacts can be both direct and indirect, and do not only relate to the physical fabric. Change and impact can also be primary or secondary; temporary or permanent; reversible or irreversible; and may arise as a consequence of construction or operation of the proposed development. For the purpose of this assessment, the following definitions have been applied:

Direct impacts are those that arise as a primary consequence of the Scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. Setting is, ‘the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.’

Direct impacts resulting in physical loss are usually permanent and irreversible; normally occur as a consequence of construction; and are confined within the development footprint. The magnitude of these impacts will depend on the proportion of the asset affected, and whether its key characteristics would be affected.

Direct impacts that affect the setting of an asset can occur as a consequence of construction or operation of the scheme and can affect assets some distance from the development. Assessment of impacts on setting refers to perceptible visual and aural effects that can be appreciated at a given time. Such impacts may be temporary or permanent, reversible or irreversible depending on the extent to which the cause of the impact can be removed. Impacts may also be transient where occurrence is sporadic or of limited duration, for example related to hours of operation or the frequency of passage of vehicles.

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical loss or changes to the setting of an asset beyond the development footprint.

Severity of impacts has been judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be adverse or beneficial.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium (Grade II/ Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

The value of the heritage asset scale in the table is scaled from a higher level that is reserved for World Heritage Sites, and therefore not included here.

Figure 37 Significance/Scale of Impacts Table

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 38 Definition of types of change

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 39 9-point scale of impact

6.3 Impact on 51-53 Richmond Street

6.3.1 New Development

The development site is currently classed as a brownfield site, and detracts from the setting or character of the Grade II listed warehouse building and the surrounding Conservation Area. The new development will introduce high quality contemporary design to Richmond Street, addressing the issue of the gap site while providing new housing in the city centre.

The proposal will create a sustainable and long-term solution for the site.

6.3.1.1 Scale, Mass & Material

The scale and mass of the development has been chosen to respond to the warehouse building while addressing the key functional needs of the townhouse; the height of the building is necessary to make its use as a single dwelling viable.

The height of the warehouse building does not specifically contribute to its character, setting or significance, therefore the new development will not compromise this. The development will not protrude above the roof line of the taller surrounding buildings on Richmond Street and Canal Street and will sit comfortably within its context.

A black timber finish with exposed steel frame is proposed for the new intervention. These materials have been selected to respond sensitively to the adjacent asset, while echoing the industrial character of the area.

The townhouse will be markedly different in design and material to the warehouse building to avoid pastiche development and create high quality variation across the street frontage. The monochrome finish will provide striking design while remaining visually subservient to the strong red brick of the warehouse.

6.3.1.2 Viability & Feasibility

The construction of the new intervention is necessary to ensure the project is viable. The redevelopment of the gap site will facilitate the conversion of the adjacent warehouse building, and the subsequent conservation and repair works.

The project will provide public benefit through the retention of the heritage asset, the securing of its future use, and the conservation and enhancement of the asset and the adjacent gap site.

6.3.1.3 Impact

The new development will constitute **moderate change** to the setting and character of the asset. This change is considered to be **major beneficial** in nature and will result in **no harm** to the significance of the asset.

6.3.2 Front Elevation

Improvements to the front elevation of the building will address intrusive features and introduce interventions that address the functional needs of the new apartments.

6.3.2.1 Windows

Existing windows at ground, first and second floor are to be retained and repaired like-for-like. The retention of the timber finish and green colour will ensure the character and appearance of the building is maintained as existing.

The addition of internal secondary glazing will ensure that the windows meet the sustainability aims of the proposal and improve the thermal rating of the building.

Mullions and transoms of the secondary glazing will line up exactly with the existing to reduce any potential visual impact. Units will be fixed back to the proposed internal wall lining (see 6.3.4.2), adopting a minimum intervention approach with the historic fabric.

Existing timber windows at basement level are to be replaced with new triple glazed, high-performance, aluminium units.

Existing windows are in poor condition, and in order to achieve the sustainability aims of the development, and improve the thermal rating of the building, new units are required.

The new windows will match the existing in style and appearance; mullion and transom location will be matched exactly. This will result in no visible impact on the asset and maintain its existing character.

6.3.2.2 Removal of Intrusive Fixtures

To improve the visual quality of the building, existing intrusive features such as signage, inappropriate lighting, and wiring will be removed. This will constitute an enhancement to the asset.

6.3.2.3 Replacement of Basement and First Doors

The existing unsympathetic steel door that provides access the basement is to be replaced. The new door will be timber and match the original doors that have been retained elsewhere on the facade. This will constitute an enhancement to the asset.

Existing first floor door also be removed to improve the security of the properties and address. New door will match the style of existing to maintain the character of the facade.

6.3.2.4 Loading Bay Door

The conversion of the existing loading bay door into a new balcony feature will allow the feature to be practically resused to meet the needs of the new residential units.

The work will result in some loss of historic fabric, however this is mitigated through the reuse and retention of fabric from the door, used to line the new balcony.

The opening, along with its original function will remain legible as the scale of the opening will be unchanged and the winch feature will be kept in situ.

6.3.2.5 Impact

The improvements to the facade will have a **minor impact** on the character of the asset. The changes will be **moderate beneficial** and result in **no harm** to the significance of the asset.



Figure 40 Existing and Proposed Elevation

6.3.3 Rear Elevation

6.3.3.1 Windows

Existing timber windows are to be replaced with new triple glazed, high-performance, aluminium units.

Existing windows are in poor condition, and in order to achieve the sustainability aims of the development, and improve the thermal rating of the building, new units are required.

The new windows will match the existing in style and appearance; mullion and transom location will be matched exactly. Existing green finish will also be replicated. This will result in no visible impact on the asset and maintain its existing character.

6.3.3.2 Balconies

Removal of existing escape stair is necessary due to poor and dangerous condition. Stair will be replaced with two external balconies to provide outside space for the apartments. There will be no visual impact on the building as the spaces are concealed from public view.

6.3.4 Conversion of Internal Spaces

The interior of the warehouse is to be converted into four, individual two-bedroom apartments.

6.3.4.1 Replacement of Roof

Retention and repair of the existing roof and lath and plaster will be prioritised wherever possible. Investigation will take place on site to inform the appropriate approach.

In the instance where full replacement is necessary, the new roof will match the existing in style, and fabric will be upgraded for sustainability purposes.

6.3.4.2 Walls

The internal walls will be lined in order to protect historic fabric while improving the thermal properties of the building to meet the sustainable objectives of the project. Fabric will be retained behind the new finish, and a minimal fixing approach will be adopted.

6.3.4.3 Floors and Ceilings

The lath and plaster at ground and first floor will be retained wherever salvageable to reduce the loss of historic fabric and retain the character of the spaces. The ceiling will be subsequently under-drawn with Fireline board to meet fire and acoustic regulations. This will ensure the lath and plaster is protected where retained.

An additional ceiling layer will be added for light fixtures to avoid intervention with the fire board and historic fabric.

To make the floor finishes even and improve the thermal rating of the properties, new Lewis decks will be added to each floor. Existing timber flooring will be retained underneath.

6.3.4.4 Stairs

The existing stairs are to be retained and repaired wherever possible. Treads and risers will be recapped to maintain their character.

The top 3rd of the ground floor to first floor stair will be removed to allow the stair to be redesigned to turn back on itself. This will allow for the creation of a shared stairwell, allowing vertical circulation through the apartment building. This is necessary to

facilitate the function of the building.

The stone and brick stair leading to the basement from street level is to be removed and replaced; the existing slab in the basement needs to be replaced to allow the space to become usable.

6.3.4.5 Subdivision of Spaces

The division of the internal spaces will be kept minimal to retain the open plan character of the floors as much as possible.

New stud walls will be fixed back to the new internal lining to prevent any direct intervention with historic fabric.

Existing subdivisions are to be removed which will result in some loss of historic fabric; the loss of the tongue and groove panelling will result in some harm to significance however is deemed necessary due to fire regulations and the spatial needs of the new use.

The significant workbenches at top floor are to be retained and incorporated into the design of the spaces. This will help maintain the internal character of the space and ensure that the building's past use is still legible.

6.3.4.6 Impact

The proposed conversion will have a **moderate impact** on the asset, that will be **moderate beneficial** in nature. There will be a **low less than substantial harm** to the significance of the asset. This harm is balanced by the benefits discussed throughout this assessment, and in the [6.5 Justification Statement](#).

6.4 Impact on the Whitworth Street Conservation

6.4.1 New Development

The new development will benefit the Conservation Area by infilling the existing gap site and reinstating the unbroken frontage along Richmond Street.

The townhouse will introduce high quality design to the Conservation Area while providing interest and variation to the existing frontage that is in-keeping with the industrial character of the area. Key views will be maintained.

6.4.2 Front Elevation

Changes to the front elevation of the warehouse building will have no impact on the character and setting of the Conservation Area.

The proposals seek to enhance the quality of the facade where possible. The industrial character of the building, that contributes positively to the character of the Conservation Area, will be maintained and its former use will remain legible.

The notable green finish on the existing windows is to be maintained and replicated where necessary to retain the original character of the building within the Conservation Area.

Overall, the proposal will result in **no harm** to the Whitworth Street Conservation Area.



Figure 41 Proposed massing: view towards Princess Street

6.5 Justification Statement

6.5.1 Materials

Materials, finishes and colours have been chosen to reflect the industrial character of the area whilst also creating variation within the streetscape to avoid pastiche development.

With regard to works to the main warehouse building, materials have been chosen that are suitable to meet the sustainability objectives of the project, providing thermal and acoustic enhancement wherever possible. Materials will enhance the quality of the building and contribute to its long-term maintenance and conservation.

Appropriate conservation materials have been chosen that are suitable for works to a historic building.

6.5.2 Conservation of Historic Fabric

The historic fabric and features that remain within the warehouse, as well as on the external facade, contribute significantly to the assets significance. Consequently, a philosophy of full retention wherever possible for features such as the roof structure and lath and plaster will be adopted. Removal and replacement will only be considered where retention or repair is not viable due to structural reasons or fire regulations.

The retention of features such as the work bench at top floor and the winch feature on the facade will help to maintain the character of the building and make its former use clearly legible.

Repair, redecoration and restoration will improve the integrity of the building and contribute positively towards its long term conservation.

6.5.3 Public Benefit

The project will provide public benefit through securing the future long-term use of the heritage asset and ensuring its protection and conservation.

The project is also beneficial in providing new housing in the city centre. Housing development in the City Centre has largely been dominated by large scale apartment developments more suitable to transient individuals. The scheme will provide purpose-built, generously proportioned homes suitable for families and individuals, in an accessible, central location.



Figure 42 Material Precedents

7.0

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7.0 Bibliography & Sources

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8.0

Appendices

8.0 Appendices

8.1 Appendix 1: Listing Description, 51-53 Richmond Street

MANCHESTER

SJ8497NW RICHMOND STREET 698-1/32/350 (South side) Nos.51 AND 53

II

Small textiles warehouse or workshop, now warehouse. Probably c.1860, slightly altered. Brown brick in Flemish bond (sides rendered), slate roof. Square plan. Basement and 3 storeys, a 6-window facade, with sill-bands to all floors (that at 1st floor with a simple brick corbel-table), and segmental-headed windows except at 2nd floor; ground floor has simple doorway to right with fixed 4-pane window over the lintel, a square-headed loading doorway next to this with a loading stage and wall-crane to the left, 2 basement windows and a basement doorway at the left end and 3 windows over these; upper floors have 6 windows and 3 round tie-plates between the floors. Chimney at left gable. Interior: very simple construction, with one cast-iron column in the centre of each floor except the top which has a collar-truss; original work-counter under top-floor windows. Unusual example of very small purpose-built warehouse, little altered and still serving the same function.

Listing NGR: SJ8431897807

8.2 Appendix 2: Listed buildings within 100m radius of Site

109, Princess Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1270914
46, Sackville Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1247608
42 And 44, Sackville Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1270791
103, Princess Street	- Heritage Category: Listing - Grade: II* - List Entry Number: 1247391
Brazil House	- Heritage Category: Listing - Grade: II - List Entry Number: 1270871
Rochdale Canal Boundary Wall to Canal Between Sackville Street and Chorlton Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1270837
Rochdale Canal Lock Number 87, to East of Princess Street, With Cast Iron Footbridge Beside Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1247580
Former Warehouse	- Heritage Category: Listing - Grade: II - List Entry Number: 1431770
3, Brazil Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1283077
New Union Public House	- Heritage Category: Listing - Grade: II - List Entry Number: 1247444
27, Sackville Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1247607
Boundary Wall to Rochdale Canal Between Princess Street and Sackville Street Rochdale Canal Boundary Wall to Canal Street Between Princess Street and Sackville Street	- Heritage Category: Listing - Grade: II - List Entry Number: 1247555
Regency House With Barclays Bank	- Heritage Category: Listing - Grade: II - List Entry Number: 1254835

8.3 Appendices 3: Endnotes

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Buttress

Architects | Masterplanners | Heritage Consultants