



# Paul Butler Associates

Planning, Development & Heritage Consultants

## Tang and Associates Ltd

Alterations to a former betting shop unit  
on part of the ground floor of 41-43  
Faulkner St, Manchester to provide a  
Café

### Heritage Statement

February 2023

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**Job Number:** 23.1852

**Project:** 41-43 Faulkner Street, Manchester

**Client:** Tang and Associates Ltd

**File Name:** heritage statement for 41-43 faulkner street - february 2023

**Document Preparation/Checking Record:**

|                     | Name and Qualifications      | Position           | Date       |
|---------------------|------------------------------|--------------------|------------|
| <b>Prepared by:</b> | David Tye MTCP MRTPI         | Director           | 12.01.2023 |
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| <b>Issued by:</b>   | David Tye MTCP MRTPI         | Director           | 07.02.2023 |

**Document Revision Record:**

| Issue No. | Date | Details of Revisions |
|-----------|------|----------------------|
|           |      |                      |
|           |      |                      |
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## 1. Introduction

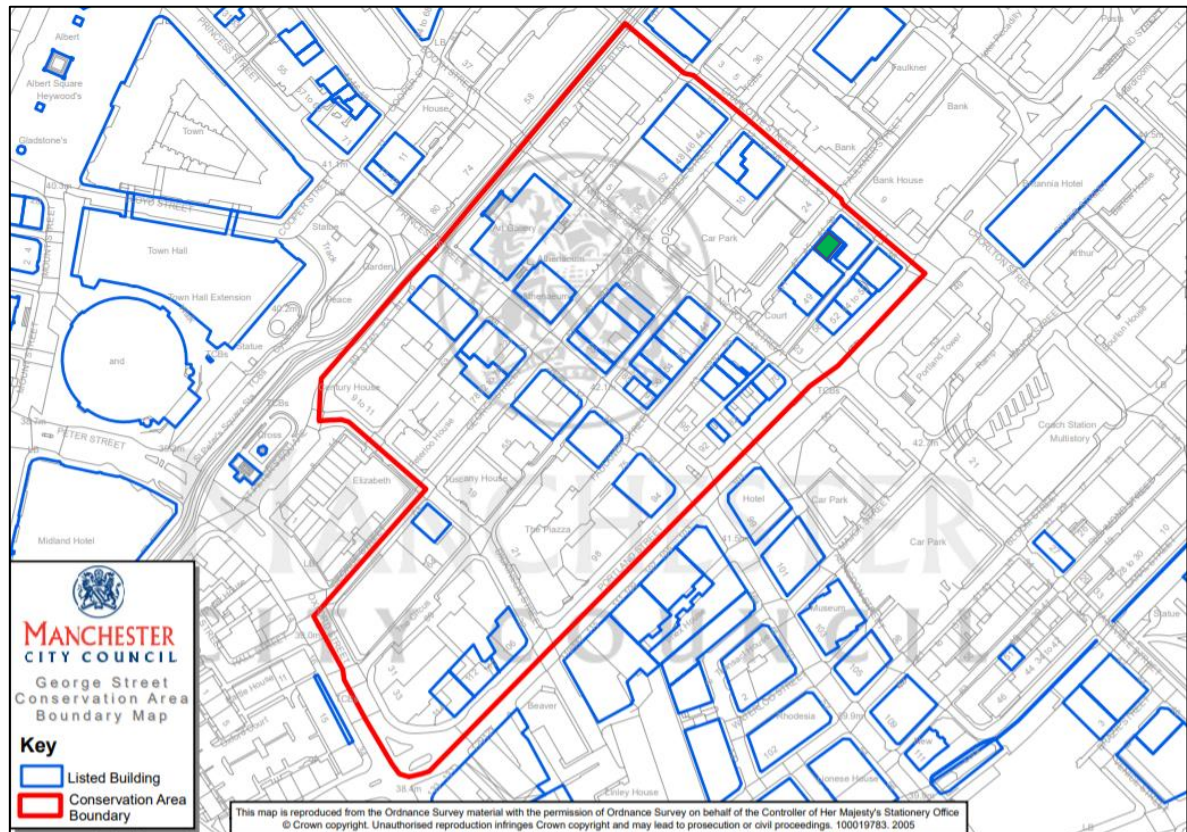
- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Tang and Associates Ltd to accompany a planning application for 41-43 Faulkner Street, Manchester, M1 4EE. The proposal is for internal and external alterations associated with the refurbishment of part of the ground floor of the building as a café. The building was built in 1846 as a purpose-built warehouse for Mr Dentith a dry salter by the architect Thomas Fish Taylor. It is Grade II listed.
- 1.2 This Heritage Statement has been prepared to accompany the planning and listed building consent applications for the proposal. The statement assesses the heritage significance of 41-43 Faulkner Street and the potential impact of the proposed development upon this. The proposed development has been designed with a clear understanding of the building's heritage significance and through a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.
- 1.3 The proposals will refurbish a redundant betting office unit on the ground floor as a vibrant café. The scheme will facilitate the economic reuse of underused floorspace and deliver social, economic and environmental benefits.
- 1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 18 January 2023), in addition to an examination, analysis and assessment of available historic records and cartographic sources and consultation with the HER.
- 1.5 This statement includes:
- A description of the application site's location;
  - A summary of the heritage planning policy guidance context;
  - An overview of the proposed scheme;
  - A summary of the application site's archaeological and historical background;

- An assessment of the relative archaeological, historical and architectural significance of the application site; and,
- An assessment of the impact of the proposed scheme upon the significance of the site.

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

## 2. Site Location and Setting

- 2.1 The building is situated on the southern side of Faulkner Street. The postal address of the subject building is 41-43 Faulkner Street, Manchester, M1 4EE. The building lies within the George Street Conservation Area, close to its north east corner, and is Grade II listed (LEN 1200829).
- 2.2 Adjoining the application building and to the north east is Lindencourt House, 39 Faulkner Street/34 Charlotte Street, a warehouse built in 1855 to the design of Edward Walters (LEN 1208396, Grade II listed). Adjoining the application building to the south west is 45-47 Faulkner Street (LEN 1200830, Grade II listed). The HER entry (No. 8396.1.0) notes this Grade II listed office/warehouse dates from the 1840's. To the south of this is 49 Faulkner Street (HER No. 11742.1.0) which is also Grade II listed.
- 2.3 Charlotte Street is specifically mentioned in the George Street Conservation Area description, which notes that *'The Italian Palazzo style of architecture is very much in evidence in Charlotte Street, where most of the warehouses on one side of the street were designed by one architect, Edward Walters, in the mid-19th century'*. In addition to Lindencourt House adjoining the application site, Walters also designed 38 & 42 Mosley Street (HER No. 1378.1.0); Austin House (HER No. 8314.1.0); Fraser House (HER No. 8316.1.0); Charlotte House (HER No. 8403.1.0); Harvest House (HER No. 8486.1.0), and; 39 & 41 George Street (HER No. 11746.1.0). Faulkner Street is not specifically mentioned in the Conservation Area guide.
- 2.4 To the south side of Reyner Street, opposite the application site, is Fraser House (HER No. 8316.1.0) which is Grade II listed. To the south of this are a further two Grade II listed buildings; the early 20<sup>th</sup> century 44 to 50 Portland Street (HER No. 12100.1.0) and 52 and 54 Portland Street (HER 12101.1.0).



**Figure 2.1:** Plan showing the boundary of the George Street Conservation Area and listed buildings. The application site is identified by green shading.

## 3. The Heritage Planning Policy Context

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

### National Planning Policy Guidance

#### Town and Country Planning Act 1990

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

#### Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 3.5 The application site comprises part of the ground floor of 41-43 Faulkner Street which is Grade II listed. A description of the subject building is provided at Section 7 below. The building is

located within the George Street Conservation Area, whilst there are also numerous listed buildings nearby.

- 3.6 In determining the planning and listed building consent applications it is necessary to consider the impact of the proposal on the significance of 41-43 Faulkner Street. This includes direct impact on its built fabric and any indirect impact on the setting of the building. It is also necessary to consider the potential impact of the works on the setting of nearby listed buildings and upon the character and appearance of the George Street Conservation Area. Section 9 of this report provides an assessment of these anticipated heritage impacts.

### **National Planning Policy Framework (NPPF)**

- 3.7 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.8 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposed conversion will provide economic benefits through investment and job creation and deliver social and cultural benefits through the provision of a high quality scheme that will reuse the unit and facilitate social interaction; and deliver environmental benefits through improving the appearance of the building internally/externally and facilitating the reuse of a currently vacant unit.
- 3.9 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).

- 3.10 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.11 Paragraph 194 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.*
- 3.12 Paragraph 195 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 3.13 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*
- 3.14 Paragraph 197 states *'In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*c) the desirability of new development making a positive contribution to local character and distinctiveness'.*

3.15 Paragraph 199 states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

3.16 Paragraph 200 states *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

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

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

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

- 3.18 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'*.
- 3.19 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.
- 3.20 Paragraph 206 states *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.
- 3.21 Paragraph 207 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.
- 3.22 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.

- 3.23 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

## **National Planning Practice Guidance (NPPG)**

- 3.24 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 3.25 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'* (Paragraph: 002 Reference ID: 18a-002-20190723)
- 3.26 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'* (Paragraph: 007 Reference ID: 18a-002-20190723)
- 3.27 In relation to setting of a heritage asset NPPG states *'Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (National Planning Policy Framework paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.'* (Paragraph: 009 Reference ID: 18a-009-20190723).

*'The setting of a heritage asset is defined in the Glossary of the NPPF. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*

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

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.*

*When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20190723).*

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

## **Historic England Guidance**

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

### **Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'**

- 3.30 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

### **Historic England Advice Note 3: The Setting of Heritage Assets (2<sup>nd</sup> Edition)**

- 3.31 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

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

- 3.32 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

## **Historic England: Conservation Principles Policies and Guidance**

- 3.33 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

## **Local Planning Policy Guidance: The Development Plan for Manchester**

### **Manchester Core Strategy Development Plan Document (July 2012)**

- 3.34 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development on sustainably located brownfield sites. The proposed development is therefore supported in principle by these strategic development plan policies.
- 3.35 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.
  - Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
  - Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

## **Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)**

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

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

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

3.37 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

## 4. The Proposed Scheme

- 4.1 The application proposal is for planning application for the conversion of part of the ground floor of the building to provide café accommodation. The application works relate to a former betting office, presently, vacant which occupies a self contained unit on part of the ground floor of the building. The remaining part of the ground floor are under a separate demise and are excluded from the scope of the proposals.
- 4.2 The proposed scheme seeks to deliver the sensitive conversion and reuse of a vacant space to provide café accommodation and thus facilitate the reuse of the vacant betting office shop unit. The proposals have been developed through a heritage-led approach with a clear understanding and appreciation of the building's significance and its heritage.
- 4.3 The majority of the changes proposed are internal to the unit. Externally, the proposal seek to refurbish the windows to the unit which face Faulkner Street and to the rear elevation of the building two mechanical ventilation units will be removed and replaced with a flue.
- 4.4 Details of the proposals are provided by the submitted application drawings and are noted and assessed within Section 9 of this statement.

## 5. Archaeological and Historical Background

[To be read with historic maps provided at Appendix 1]

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

house on the north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005).

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

- 5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.
- 5.7 Greens map of the late 18<sup>th</sup> century shows the application site as being undeveloped. Buildings have been erected to the south along most of the length of Reyner Street. To the north, at the corner of Faulkner Street and Charlotte Street the land plot was empty. Swire's map of 1824 shows a building on the application site. The 1851 OS town plan shows a similar situation again, although here the vacant plot at the corner of Faulkner Street and Charlotte Street was occupied by a rectangular building.
- 5.8 By this time Manchester was the largest textile centre in the world and the need for warehouses grew. Many existing residential properties were converted into textile warehouses and as residents gradually moved out to the suburbs the area was taken over by commerce. Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid-19<sup>th</sup> (GMAAS 2021).
- 5.9 Edward Walters is responsible for many of the listed warehouses in the Conservation Area. In March 1832 he was sent to Constantinople to superintend the building of a small arms factory and some additions to the Arsenal for the Turkish Government. His return trip would later influence his work, returning via Smyrna, Malta, Sicily, Calabria, Naples, Rome, Florence, Pisa, Leghorn, Marseilles and Paris. Upon returning in 1838 Walters set up an office in Manchester and quickly established himself as the foremost designer of commercial warehouses in Manchester developing a distinct Manchester style of commercial architecture based on the Italian palazzo. Walters built 6 warehouses on Charlotte Street; the first of these was in 1851 for W. R. Callender & Sons at 2 Charlotte Street. Fraser House, at 36 Charlotte Street/42 Portland Street, and William Scott & Company Warehouse (Lindencourt House) at 34 Charlotte Street were both erected in 1855. The Edmund Potter

Warehouse (Charlotte House) at 10 Charlotte Street was erected in 1857 and both E.R. Langworthy Warehouse at 12 Charlotte Street and Austen House at 14 & 16 Charlotte Street were both built in 1860.

- 5.10 It is interesting to note that 41-43 Faulkner Street Manchester were constructed as early as 1846 and predates the nearby Walters warehouses. 41-43 Faulkner Street was designed by Architect Thomas Fish Taylor (1798-1863). The Manchester Victorian Architect archive notes that *'Thomas Fish Taylor was the eldest of six children, of Robert Taylor (b. 1764, d. 13 Jun 1843) surveyor and builder and his wife Mary Tuck . He was educated at the Royal Academy Schools, London, under Sir John Soane and commenced practice at Salisbury Street, Strand, London in the 1820s. In the mid-1840s Thomas Fish Taylor and his unmarried sister, Elizabeth, moved first to Manchester'*. Between 1845-1846 he resided at an address at 17 Pall Mall, Manchester before moving to Matlock Bath perhaps on completion of No's 41-43 Faulkner Street. Sadly Thomas Fish Taylor died in 1863 in the Staffordshire County Lunatic Asylum, after 14 months of paralysis. Other schemes attributed to Fish Taylor include a new house in Bonsall, Derbyshire (1847) and a proposed suspension bridge (1830) at Hatton Gardens, London.
- 5.11 The Civil Engineer and Architects Journal of January 1846 notes of 41-43 Faulkner Street *'A warehouse of novel character is near completion in Faulkner Street for Mr Dentith the dry salter. It has an elaborately worked stone front in the Grecian Doric style, and is the design of Mr Thomas Fish Taylor, Architect. The width of frontage to the street is about 40 feet, and below the level of footpath are two cellar storeys, and above it four storeys. The basement, up to the ground floor window sills, is of large blocks of Aberdeen granite, which from its hardness will resist any of those casualties which so frequently disfigure basements of our usual soft stone. The remaining height of the ground floor is built of faced Halifax stone, having segment headed windows and doorways. Above this floor are two pilasters and four three quarter columns, fluted two thirds down, and two storeys in height, with suitable capitals. The windows are in the recesses formed by the columns and pilasters. The architrave, frieze, and cornice break round with the columns, and the frieze is enriched with a Grecian fret, deeply cut, and presenting a varied play of light and shade. Upon this cornice and over each column stand bold double pilasters of natural faced wall-stone, with*

*tooled bases and caps; on these, and on cantilevers between them, is the horizontal part of the pediment. The pediment spans the entire width, and would have had a much better effect, if more boldness of projection could have been obtained laterally: this, I suppose, is prevented from a fear of encroaching on a neighbour's territory. It is said that the original designs were for a fire proof building, and it seems a pity that a building intended for the stowage of such combustible materials, and in the design and erection of which such pains and expense have been gone to (though I understand the whole will not exceed £2,400) should not have been built on the fire-proof principle. It seems doubtful policy to run the risk of total destruction, if a fire should occur, for the sake of saving £200 or so, in original outlay; - as the warehouse is now built (with wooden trussed beams, joists and boards), if a fire took place the whole would, ten chances to one, be destroyed; if built fire proof, the chances are that one storey only would be burnt'.*

- 5.12 Both the 1922 and 1941 OS maps show no change to the application site. However, the 1941 map does show partial damage to the Walters building to the north during the war.

## 6. Site Visit

- 6.1 The subject property has been visited by Paul Butler Associates and we have made an assessment of the heritage significance of the unit. Please refer to the photographs included within this report at Sections 7 and 9 below. This assessment has then informed the proposals.

## 7. Description of 41 to 43 Faulkner Street

7.1 The Listed Building entry describes the building thus:

*'Warehouse. 1846, by Thomas F. Taylor; altered. Facade of coursed sandstone rubble with ashlar dressings, otherwise brick, with slate roof. Rectangular plan parallel to street, with loading at rear (from Reyner Street). Classical style. Basement and four storeys, five narrow bays, symmetrical, the basement and ground floor treated as a rustic, the first and second floors as an unorthodox giant colonnade of fluted Doric columns in antis with deep entablatures and frieze including raised panels and mutuled cornice, the third floor with short coupled pilasters and a frieze with sets of guttae in the soffits of the window reveals, and a pediment. The ground floor has a large square-headed doorway with pilastered architrave under a blind balustrade, and segmental-headed windows (similar shaped openings to the basement, but that in the 5th bay now a door); the upper floors all have square-headed windows, those in the centre coupled; and all these windows are 4-pane sashes. Rear: altered loading slot. Interior not inspected'.*

7.2 The HER entry 8397.1.0 repeats the description above and does not add to the listed entry (Appendix 2).

## Exterior

### Northern Elevation



**Figure 7.1:** Faulkner Street Elevation (Application property in red)

- 7.3 The northern elevation forms the elevation to Faulkner Street. The application unit is located at raised ground floor level to the right of the central doorway. It is shown in the plate above to have a 'to let sign' placed between the two windows which face onto Faulkner Street.

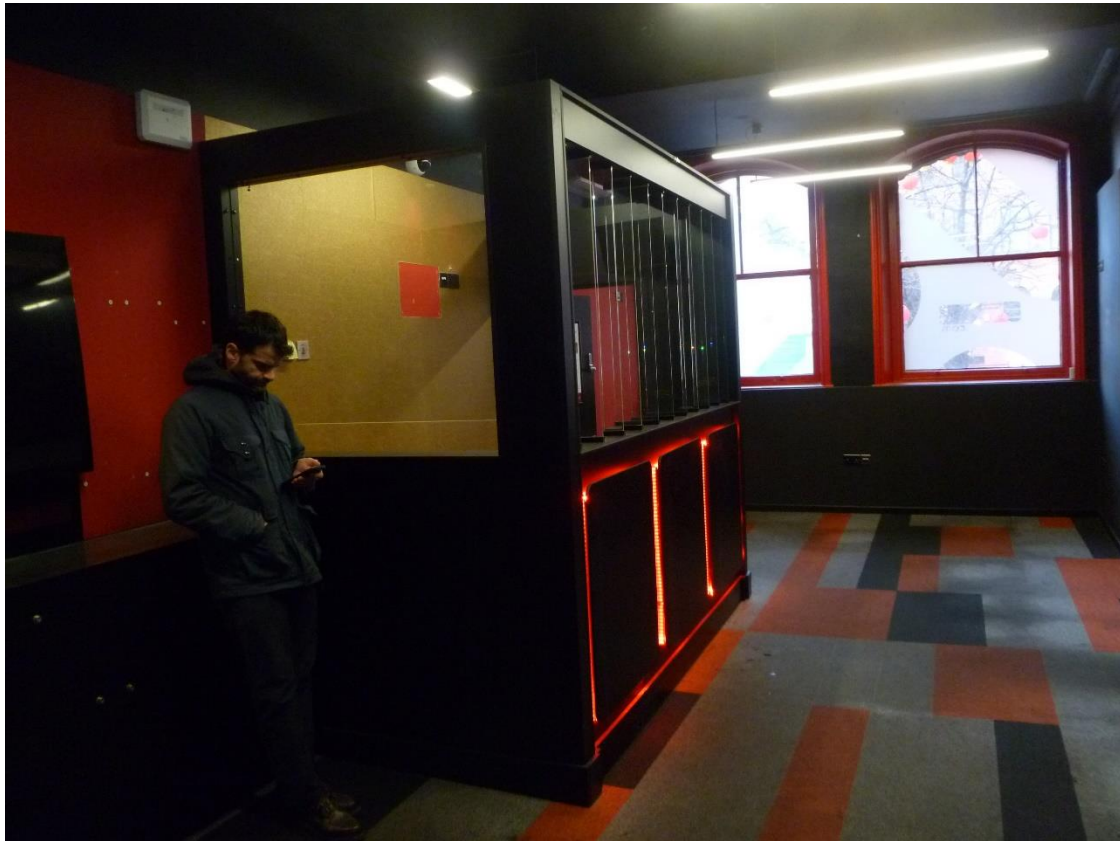
## South elevation

- 7.4 The south elevation of the building faces into a service yard. The application unit formerly had two windows looking into the yard. These have been permanently bricked up and accommodate wall mounted air conditioning (A/C) units.



**Figure 7.2:** View from Reyner Street showing service yard elevation.  
(Application property in red)

## Interior



**Figure 7.2:** Internal view looking towards Faulkner Street showing former betting kiosk.

## Ground floor

- 7.5 The ground floor is accessed via the communal central doorway from Faulkner Street. This communal doorway leads up a short flight of stairs to the raised ground floor lobby area with a staircase rising throughout the building giving access to each of the upper floors. A doorway from the ground floor landing provides access into the unit which is presently fitted out as a betting shop.

## Basement, First floor to Fourth Floor

- 7.6 These areas were not inspected as they lie outside the application area.

## 8. Heritage Significance of 41 to 43 Faulkner Street

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

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

### **Archaeological interest**

8.2 The building retains original fabric both internally and externally, such as the cast iron columns and timber beams. Externally the façade although with alteration remains substantially complete. The archaeological interest as discussed at Section 5 is considered to be of medium interest.

## Architectural and artistic interest

- 8.3 The Civil Engineer and Architects Journal of January 1846 notes of 41-43 Faulkner Street ‘A warehouse of novel character is near completion in Faulkner Street for Mr Dentith the dry salter. It has an elaborately worked stone front in the Grecian Doric style, and is the design of Mr Thomas Fish Taylor, Architect’. The building displays high quality materials and a high quality of craftsmanship to Faulkner Street. Above the ground floor can be seen four impressive three quarter columns, fluted two thirds down, and two storeys in height. The windows here are set in the deep recesses formed by the columns and pilasters. The architrave, frieze, and cornice break round with the columns, and the frieze is enriched with a Grecian fret, deeply cut. In contrast the elevation to Reyner Street is of Manchester red/orange brick with stone dressings and is of utilitarian design, typical of Manchester warehouses. The import of Aberdeen granite and Halifax stone for the erection of the Faulkner Street façade would have represented a significant investment in materials in 1846. The finish and design achieved by the Faulkner Street elevation may be regarded as of high architectural and artistic interest, particularly so for an early warehouse.

## Historic interest

- 8.4 The building was erected in 1846 by the architect Thomas Fish Taylor and predates the palazzo warehouses of Edward Walters which would follow. It was purpose built for a Dry Salter in a Grecian Doric style which is more perhaps more reminiscent of a grand civic building than a warehouse in a fast growing northern industrial town. The use of high quality external materials to Faulkner Street appears to have impacted on the quality of the interior which was not built out in the fireproof design originally intended, likely value engineering. The investment in interior finishes may have been equally restrained for similar reasons. The building may be one of only a small number of Manchester buildings completed by Fish Taylor during the two years he was resident in the City. The interesting history and design of the building and its potential vulnerability to fire make the building a rare survival of this type and this alongside the surviving fabric gives the building high historic interest.

## Level of significance

- 8.4 The building dates from the mid-19<sup>th</sup> century although has been subject to alteration internally to allow occupation by several businesses which has kept the building in use. It was built in Grecian Doric style before Edwards developed the Manchester palazzo style of textile warehouses. The main interest is historical, architectural and artistic and as such the building has high regional and national significance.
- 8.5 Elements of significance which have a low capacity for change are those which are important to the historic character and appearance of the building and may include; -
- The external façade to Faulkner Street.
  - Window frames and original glazing where present.
  - Internal features including columns, beams, the original timber floors and lath and plaster ceilings and skirting/cornices.
- 8.6 Elements of medium significance which have a medium capacity for change are those which are original to the building but have capacity for carefully considered and justified intervention. These include; -
- The external facade to the rear yard
  - Windows containing the original/early frames, but which have been reglazed.
- 8.7 Elements of low significance which have a high capacity for change are those which are later additions to the building, or which detract from the historic character and appearance of the building and include; -
- Contemporary commercial fixtures and fittings.
  - Modern skirting and wall coverings.
  - Commercial signage.

## 9. Heritage Impact Assessment

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

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

- Direct and indirect impact on 41-43 Faulkner Street;
- Impact on the setting of nearby listed buildings; and
- Impact on the character and appearance of the George Street Conservation Area.

### Direct impact on 41-43 Faulkner Street

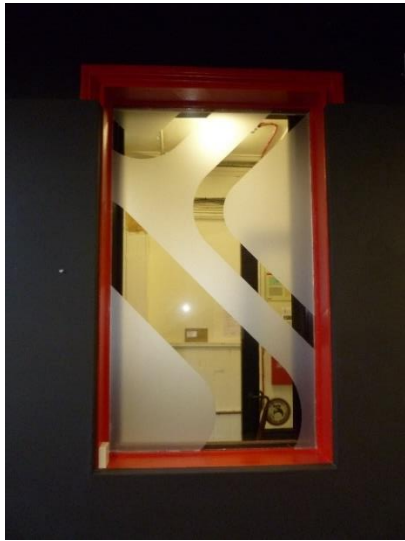
9.3 The impact of the proposed works on the application building/site are assessed in the table below, with appropriate mitigation identified where appropriate.

|    | Proposed Works                                                                                              | Impact on significance                                                                                                                                                                                                                                                                                                                             | Mitigation required to be undertaken                                                        |
|----|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 1. | Modem metal frame glass door to be replaced with timber door with smaller glazed opening to the upper half. | This doorway is not original and has been inserted. The existing doorframe, door and door furniture are contemporary and were likely installed as part of the betting shop fit out. A timber door with viewing panel would be more in keeping with the building. The work proposed will have <b>no impact on the significance</b> of the building. | No mitigation is required as the fabric to be removed is contemporary and without interest. |

|    | Proposed Works                                                                                                    | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Mitigation required to be undertaken                                                        |
|----|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|    |                                                                                                                   |  <p><b>Plate 9.1:</b> Existing Doorway to Betting shop.</p>                                                                                                                                                                                                                                                                                                                                                                 |                                                                                             |
| 2. | Geometric carpet to be replaced with engineered wood flooring with underlay to protect the original timber floor. | <p>The timber floor of the building appears to run beneath the existing geometric carpet tiles. The careful removal of these carpet tiles is anticipated to reveal both sections of original timber floor and sections of infilled timber floor.</p> <p>A new engineered wooden floor and associated underlay will be installed above the timber floor which will be retained and protected below the engineered floor. The work proposed will have <b>no impact on the significance</b> of the building.</p> | No mitigation is required as the fabric to be removed is contemporary and without interest. |

|    | Proposed Works              | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                     | Mitigation required to be undertaken                                                        |
|----|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|    |                             |  <p><b>Plate 9.2:</b> Existing Timber flooring.</p>  <p><b>Plate 9.3:</b> Existing Geometric carpet tiles.</p>                                                                                                                                                        |                                                                                             |
| 3. | Bet shop box to be removed. | <p>This work refers to the removal of the betting shop kiosk which was associated with the previous use of the building. The kiosk has been inspected and does not contain any historic fabric, nor does it contact plastered walls or ceiling finishes, instead abutting the flat panel hide walling installed as part of the betting shop fit out. The work proposed will have <b>no impact on the significance</b> of the building.</p> | No mitigation is required as the fabric to be removed is contemporary and without interest. |

|    | Proposed Works                                                                                                                                           | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Mitigation required to be undertaken                                                        |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|    |                                                                                                                                                          |  <p><b>Plate 9.4:</b> Betting shop kiosk.</p>                                                                                                                                                                                                                                                                                                                                                                               |                                                                                             |
| 4. | Existing flat wall panel to hide services to be replaced with contemporary timber wall panelling to conceal low level plug sockets and provide lighting. | <p>This work refers to the removal of the three quarter height flat panel false walling installed to hide wiring and cables associated with the previous use of the building. These wall panels are batten mounted and do not contact with plastered walls or ceiling finishes. The work proposed will have <b>no impact on the significance</b> of the building.</p>  <p><b>Plate 9.5:</b> ¾ height flat panel wall.</p> | No mitigation is required as the fabric to be removed is contemporary and without interest. |

|    | Proposed Works                                                                                                              | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Mitigation required to be undertaken                                                                                              |
|----|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 5. | <p>A) Existing lobby window to be repaired and repainted.</p> <p>B) Existing sash windows to be repaired and repainted.</p> | <p>The frame of the existing internal window to the lobby has been partly obscured by flat wall panel hide. Once removed (work 4) the frame of the window will be repaired and repainted. This work will reinstate the former window surround, although the contemporary glazing will be retained. The work proposed will have <b>a minor positive impact</b> on the significance of the building.</p>  <p><b>Plate 9.6:</b> Lobby window frame to be exposed and repainted.</p> <p>This work relates to repairs and refurbishment of the two windows to the unit. The existing windows and glass will be retained. Windows will be refurbished and repainted. The work proposed will have a <b>minor positive impact on the significance</b> of the building.</p> | <p>Care to be taken during works to ensure no historic fabric is harmed.</p> <p>Paint finishes should be agreed with the LPA.</p> |

|    | Proposed Works                                                                                                           | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Mitigation required to be undertaken                                                    |
|----|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 6. | Existing steel and timber beams to be retained and to be redressed with same Victorian Swan cornice profile as existing. | <p>All existing beams are to be retained. Two of the retained beams as denoted on the ceiling plan are proposed to be dressed with cornice. The existing ceiling includes mouldings of varying ages and profiles, some of which has been installed to decorate junctions where former internal wall subdivisions have been removed. New mouldings are proposed to match the existing mouldings and if undertaken sensitively, the work proposed will have <b>no impact on the significance</b> of the building.</p>  <p><b>Plate 9.7:</b> View of Ceiling: line of former removed wall now decorated with mouldings.</p> | Details of the cornice are anticipated to be agreed with the LPA prior to installation. |

|    | Proposed Works                                                                                                                      | Impact on significance                                                                                                                                                                                | Mitigation required to be undertaken                                                                                                                                                  |
|----|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                                                     |  <p><b>Plate 9.8:</b> Example of beam without cornice proposed to have mouldings added.</p>                         |                                                                                                                                                                                       |
| 7. | Existing steel and timber beams to be retained.                                                                                     | All existing beams are to be retained. These retentions will have no impact on the significance of the building.                                                                                      | No mitigation is required as the beams are retained.                                                                                                                                  |
| 8. | Existing ceiling mouldings to be reinstated and existing black paint to be sanded back and mouldings to be painted in white colour. | Existing ceiling mouldings are of varying ages and profiles. They are proposed to be repaired and repainted. The work proposed will have a minor positive impact on the significance of the building. | Care to be taken during works to ensure no historic fabric is harmed. Methodology for any paint removal to be confirmed. Chemicals and abrasives should be avoided if possible. Paint |

|    | Proposed Works                                                                                   | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                     | Mitigation required to be undertaken                                          |
|----|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|    |                                                                                                  |  <p><b>Plate 9.9:</b> Example of cornice.</p>                                                                                                                                                                                                                                                                                            | finishes should be agreed with the LPA.                                       |
| 9. | Existing florescent dropped tube lighting to be replaced by pendant lights fixed to the ceiling. | <p>This work refers to the removal of the contemporary florescent dropped tube lighting associated with the previous use of the building. These will be replaced by pendant lights. The work proposed will have <b>no impact on the significance</b> of the building.</p>  <p><b>Plate 9.10:</b> Florescent dropped tube lighting.</p> | Care to be taken during removal works to ensure no historic fabric is harmed. |

|     | Proposed Works                                                                                                                       | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Mitigation required to be undertaken |
|-----|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 10. | Kitchen units wrapped to continue the same contemporary timber panelling along serving counter concealing the low level access door. | <p>This work refers to the installation of a serving counter between the kitchen and dining area. The installation will not require the removal of any historic fabric. It is noted the existing use of the building has included the installation of a kiosk, counters, cabinets and video screens all of which are removed to allow conversion to a cafe. The counters associated with the café have no greater impact than the betting shop fit out. The work proposed will have <b>no impact on the significance</b> of the building.</p>  <p><b>Plate 9.11:</b> Betting shop fit out.</p> | No mitigation is required.           |
| 11. | Reversible timber stud wall with simple plastering and paint finish to be installed to divide the cafe counter area and              | This work proposes to subdivide the unit with an internal partition wall. A limited amount of new stud partitions is proposed to facilitate the functional reuse of the space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No mitigation is required.           |

|     | Proposed Works                                                                              | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Mitigation required to be undertaken                 |
|-----|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
|     | the preparation kitchen.                                                                    | The installation will be reversible, with minimal attachment to the building and will have limited impact on the openness of the space. Furthermore, it is evident from our site inspection that the unit has been subdivided previously (albeit not in this position – see plate 9.7). The insertion of a stud wall and plaster boarding could readily be removed should an open plan layout be favoured by a future occupier. The work proposed will cut across the existing ceiling and cornice which is judged to be a <b>minor negative impact on the significance</b> of the building. |                                                      |
| 12. | Instating of preparation kitchen of a stainless steel finish with appliances.               | This work refers to the installation of a commercial kitchen. The installation will not require the removal of any historic fabric. The Kitchen will have no greater impact than the betting shop fit out. The work proposed will have <b>no impact on the significance</b> of the building.                                                                                                                                                                                                                                                                                                 | No mitigation is required.                           |
| 13. | Lighting in the kitchen to be fitted to a suspended ceiling to protect the original ceiling | The installation of a suspended ceiling will provide fire protection and allows the retention of the existing ceiling and a small area of cornice. The new lighting and associated cabling can be located in the void between the existing and the suspended ceiling. The work proposed will                                                                                                                                                                                                                                                                                                 | Final details and methodology to be agreed with LPA. |

|     | Proposed Works                                                         | Impact on significance                                                                                                                                                                                                                                                                                                                                                              | Mitigation required to be undertaken                                                    |
|-----|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|     |                                                                        | <p>cover over the existing ceiling and cornice which can be exposed again should a future occupier require. The work is judged to be a <b>minor negative impact</b> on the significance of the building.</p>  <p><b>Plate 9.12:</b> Existing ceiling to be covered over by suspended ceiling</p> |                                                                                         |
| 14. | Proposed new ceiling mouldings with the same profile as the originals. | New mouldings are proposed to match the existing mouldings and if undertaken sensitively, the work proposed will have <b>no impact on the significance</b> of the building.                                                                                                                                                                                                         | Details of the cornice are anticipated to be agreed with the LPA prior to installation. |
| 15. | Proposed coach seating                                                 | This work refers to the installation of new low level wall panelling. The installation will not require the removal of any historic fabric although the contemporary $\frac{3}{4}$ height wall panel about the perimeter will be removed prior to installation. These works                                                                                                         | No mitigation is required.                                                              |

|     | Proposed Works                                                                         | Impact on significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Mitigation required to be undertaken                                                                     |
|-----|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|     |                                                                                        | are removeable and have <b>no impact on the significance</b> of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                          |
| 16. | Proposed Kitchen Flue, 304-grade black powdered coated non-reflective stainless steel. | The proposed flue is of limited size and is proposed to be located on the service yard facing elevation of the building. Although a contemporary addition it will be less visually prominent than the two Mitsubishi A/C units associated with the betting shop use which are being removed from the same elevation as they are no longer required (See Item 17). The work proposed will have <b>no impact on the significance</b> of the building.                                                                                                                           | No mitigation is required.                                                                               |
| 17. | A/C units to be removed from rear elevation                                            | There is a quantum of mechanical plant and ductwork on the rear yard elevation of the building. Although this is considered the most appropriate location for such installations the elevation is cluttered which has a negative impact. Two Mitsubishi A/C units associated with the betting shop use are being removed from the service yard elevation as they are no longer required. Where previous installations are removed appropriate fabric repairs will be undertaken. These removals will have a <b>minor positive impact</b> on the significance of the building. | Details of any fabric repairs following the removal of previous installations to be agreed with the LPA. |

## **Cumulative Impact**

- 9.4 The table above has identified the impact of a range of works on the significance of the building. The majority of the works proposed are unlikely to have an impact on the significance of the building.
- 9.5 Two works are identified which may have a minor negative impact on significance including the installation of a timber stud wall to divide the preparation kitchen from the café area and the installation of a suspended ceiling to the new kitchen. These changes are necessary to secure the reuse of the unit for a publicly accessible café use and the changes are reversible should a future occupier wish to remove the installations. These minor negative impacts are noted not to impact on areas of the building considered to be of high order significance.
- 9.6 Any minor negative impacts are accompanied by repair works to windows including repairs to the Faulkner Street windows and revealing the frame of the internal window to the lobby which is presently partly obscured by flat wall panel service hide. These positive impacts, are supplemented by the removal of A/C units on the rear elevation and the redecoration of the unit. Additionally the proposed scheme will help to secure the long-term future of the building as a viable commercial premises. On balance it is considered that the positive aspects of the development will demonstrably outweigh the few negative impacts.

## **Indirect Impact on the Setting of 41 to 43 Faulkner Street**

- 9.7 In terms of any indirect impacts it is noted that the setting of the building is defined by its townscape setting which provides built frontage to Faulkner Street and Reyner Street. The building lies in a block of other listed buildings and is located within the George Street Conservation Area. Apart from a servicing yard to the rear, the property is not associated with a curtilage or defined grounds.
- 9.8 As confirmed by the 'direct impact' table the extent of external alterations is limited with the proposed scheme mainly relating to internal refurbishment and alteration to bring the

building back into active use. The proposed scheme is not associated with any extensions, demolitions or other external works that would indirectly affect its setting. A/C plant is however proposed to be removed from the rear of the building which will represent a minor improvement to the service yard/Reyner Street elevation.

## **Impact on the setting of nearby listed buildings**

- 9.9 As noted previously, the subject building is located in a part of the City Centre where there are numerous listed buildings as identified by the plan below. Those nearest to the subject property include to the north Lindencourt House, 39 Faulkner Street/34 Charlotte Street (LEN 1208396, Grade II listed). Adjoining the application building to the south west is 45-47 Faulkner Street (LEN 1200830 Grade II listed) and to the south of this Number 49 Faulkner Street (HER No. 11742.1.0) which is also Grade II listed.
- 9.10 The internal works proposed will not affect the setting of nearby listed buildings although clearly the proposal will facilitate the reuse of the subject building which will be positive and will enhance the wider environment in which the other listed buildings are experienced. On Faulkner Street, other than repairs to the two windows of the unit, no elevational changes are proposed which might impact on the setting of the adjoining listed buildings. On Reyner Street to the rear of the subject unit, A/C units are proposed to be removed which can be regarded as improving the setting of the adjoining listed buildings, although the service yard area to the rear will continue to accommodate ventilation plant, flues and air handling ducts since this is the most appropriate position to locate service installations if the Faulkner Street elevations of these listed buildings are to be kept free of such necessary plant. In summary and for the reasons above the proposed scheme will have a minor positive impact on the setting to the adjoining listed buildings.



**Figure 9.1:** Plan showing the subject property in relation to other listed buildings / structures.

## Impact on the character and appearance of the George Street Conservation Area

- 9.11 As regards the Conservation Area, the external works proposed are limited in scope and retain the existing facades of the building. The main external change that will alter the appearance of the building is the removal of redundant A/C units which will visually enhance the appearance of the Conservation Area when viewed from Reyner Street. Facilitating the active economic reuse of the building will reduce vacancy and enhance the setting of the Conservation Area. In summary and for the reasons above the proposed scheme will have a minor positive impact on Conservation Area.

## Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.12 This Heritage Statement has confirmed that scheme will mainly be associated with works which do not impact upon the significance of the listed building. Whilst there are minor negative impacts which are required to secure the reuse of the building, so too are there minor positive impacts. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.
- 9.13 Given the minimal heritage impact and having regard to the relevant planning policy tests, the proposed works would be associated with less than substantial harm to the significance of the building. Having said this, mitigation identified within this report will help to lessen the harm as far as possible. Paragraph 202 of the NPPF states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
- 9.14 Aside from the positive heritage benefits associated with repairing and reusing the building and the visual improvements associated with removal of A/C units from the rear of the premises; the proposal will be associated with a series of other public benefits which should be weighed against any harm caused. The main public benefit relates to returning the building to active use and providing a high quality refurbishment to facilitate an attractive cafe space within a historic listed building in Manchester City Centre.
- 9.15 The scheme will also help ensure the future maintenance of the building and upkeep of the building which will enhance the wider environment including the George Street Conservation Area and the setting of other proximate listed buildings. Finally, occupation will also improve security and safety on surrounding streets by providing passive surveillance. It is our considered view that the public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraphs 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

## 10. Conclusion

- 10.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of a vacant unit within 41-43 Faulkner Street, a Grade II former warehouse. It has also considered the potential impact on the setting of nearby listed buildings and impact on the George Street Conservation Area.
- 10.2 The report has established that the proposed development has been designed to be sensitive to the heritage significance of the building. Importantly the scheme allows the application building to be brought back into active use and make a positive contribution to the Conservation Area and the wider City Centre environment. The proposed scheme will reuse the building and help preserve it into the future, whilst high quality café accommodation will be delivered in a manner which is sensitive to the built fabric and the characteristics of the site. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

## 11. Bibliography

DCMS – Department for Culture, Media and Sport

HE – Historic England

HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

### Sources

Bryant, S, Morris, M, and Walker, JSF, 1986 Roman Manchester: A Frontier Settlement, GMAU, Manchester

DCMS 2010 “Scheduled Monuments”

Farrer, W. and Brownbill, J., 1911 “The Victorian history of the counties of England: A History of the county of Lancaster” vol. 4

Fletcher, John c. 1989 “Waterways in Castlefield” Neil Richardson

Kidd, A, 1993 “Manchester”

Maw, P, Wyke, T. and Kidd, A. 2011 “Canals, Rivers, and the Industrial City: Manchester’s Industrial Waterfront, 1790 – 1850”. In “The Economic History Review”

Taylor, S 2000a “109 Princess Street, Manchester: Architectural Survey Report”

Taylor, S 2000b “36 Princess Street, Manchester: Architectural Survey Report”

Taylor, S 2001a “70 – 72 Portland Street, Manchester: Architectural Survey Report

Taylor, S 2001b “38 Whitworth Street, Manchester: Architectural Survey Report

## Maps

1794 Green's map of Manchester and Salford

1824 Swire's map of Manchester

1851 OS 1:500 town plan Sheet 28

1888 Goads Fire Insurance Plan

1891 OS map Lancashire sheet CIV.10.5

1908 OS map Lancashire sheet CIV.10

1922 OS map Lancashire sheet CIV.10

1940 OS map Lancashire sheet CIV.10

## **Appendix 1: Historic Maps**

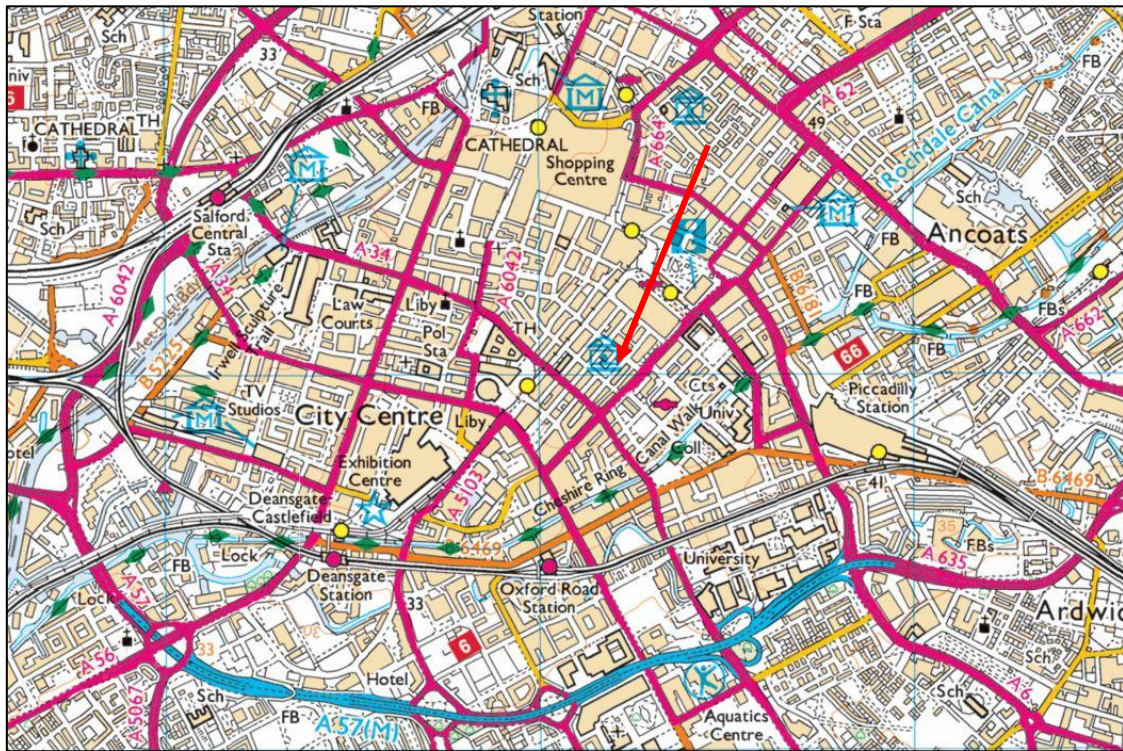


Figure 1: Location Plan

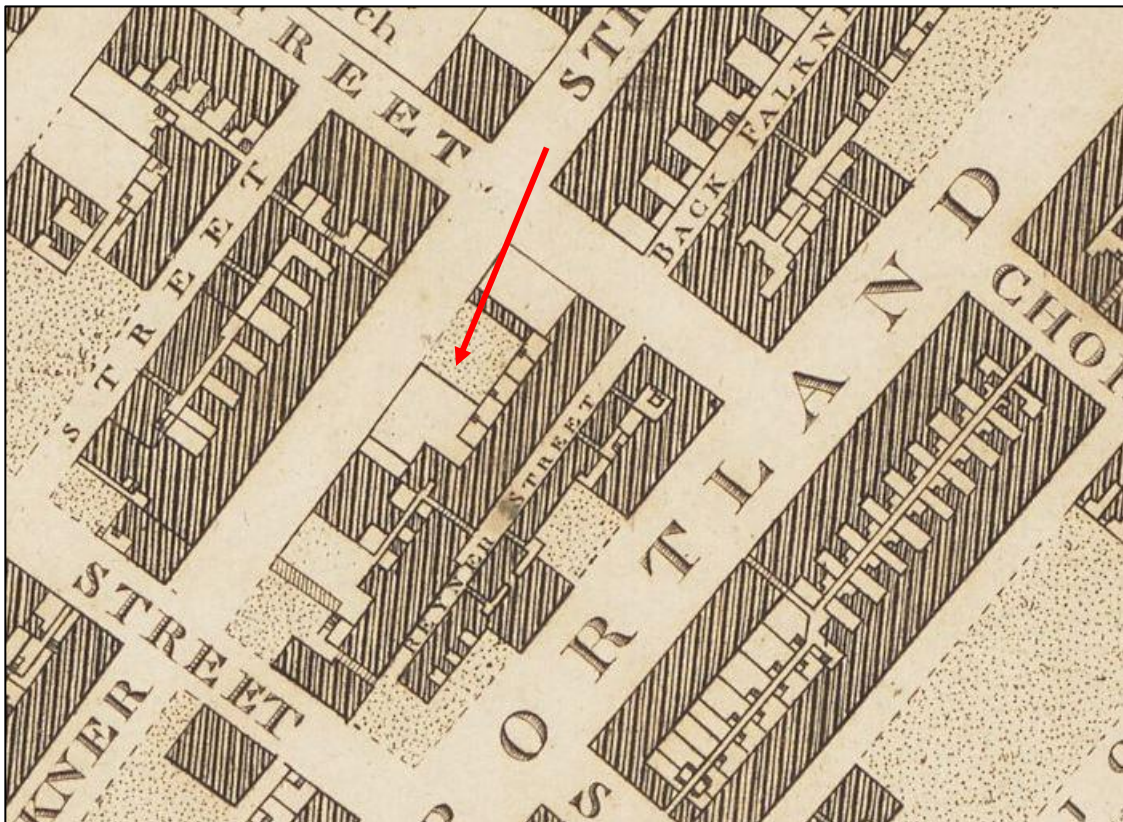


Figure 2: 1794 Greens map of Manchester and Salford



Figure 3: 1824 Swire's plan of Manchester



Figure 4: 1851 OS Town Plan sheet 28



Figure 5: 1888 Goads Fire Insurance Plan



Figure 6: 1891 OS map sheet CIV.10.5



Figure 7: 1908 OS map sheet CIV.10



Figure 8: 1922 OS map sheet CIV.10



Figure 9: 1940 OS map sheet CIV.10 showing bomb damage.

## Appendix 2: HER Entry

**Greater Manchester Archaeological Advisory Service Monument Full Report****13/01/2023**

| HER Number | Site Name               | Record Type     |
|------------|-------------------------|-----------------|
| 8397.1.0   | 41 & 43 Faulkner Street | Listed Building |

**Monument Types and Dates**

OFFICE (AD 20th Century to 21st Century - 1900 AD to 2050 AD)

(Former Type) WAREHOUSE (AD 19th Century to 21st Century - 1846 AD to 2050 AD)

**Description and Sources****Description**

Late C19. Classical style. Ashlar; 4 storeys and basement. Rusticated ground storey. Giant Doric pilasters rise over 1st and 2nd storeys to modillion cornice and pediment. 1-1-2-1-1 sash windows. Square-headed doorway with blind balustrade above cornice, modern door and steps up. (1)

Warehouse. 1846, by Thomas F Taylor; altered. Façade of coursed sandstone rubble with ashlar dressings, otherwise brick, with slate roof. Rectangular plan parallel to street, with loading at rear (from Reyner Street). Classical style. Basement and four storeys, five narrow bays, symmetrical, the basement and ground floor treated as a rustic, the first and second floors as an unorthodox giant colonnade of fluted Doric columns in antis with deep entablatures and frieze including raised panels and mutilated cornice, the third floor with short coupled pilasters and a frieze with sets of guttae in the soffits of the window reveals, and a pediment. The ground floor has a large square-headed doorway with pilastered architrave under a blind balustrade, and segmental-headed windows (similar shaped openings to the basement, but that in the 5th bay now a door); the upper floors all have square-headed windows, those in the centre coupled; and all these windows are 4-pane sashes. Rear: altered loading slot. Interior not inspected. (2,3)

**Sources**

- (1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 48
- (2) Website: English Heritage. 2014. The National Heritage List for England: <http://list.english-heritage.org.uk/>. Accessed 10/07/2014
- (3) Website: Historic England. 2023. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 13/01/2023

**Location****National Grid Reference**

Centred SJ 8422 9802 (10m by 10m)

SJ89NW

**Administrative Areas**

District Manchester, Greater Manchester

Township Manchester, Manchester, Greater Manchester

**Address/Historic Names**

41 &amp; 43, Faulkner Street, Manchester, Greater Manchester, M1 4EE

**Designations, Statuses and Scorings****Associated Legal Designations**

|                     |               |        |         |
|---------------------|---------------|--------|---------|
| Conservation Area - | George Street | Active | DGM1603 |
|---------------------|---------------|--------|---------|

As the name suggests, the origin of the area dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. It was a fashionable residential area centred on St. James's Church, established in 1786 on Charlotte Street. Charlotte Street and George Street were both named after the reigning monarchs of the time. The continuing physical development of the area reflected the cultural and scientific achievements of the time, for example the Scientific and Medical Society building on Faulkner Street, which later became Owens College Medical School. The Literary and Philosophical Society built a meeting room on George Street, where the scientist John Dalton and Roget, author of the thesaurus, were members. The portico Library was established in 1806, just north of the present conservation area on Mosley street. Also located on Mosley Street was the Manchester Institute of Fine Arts, now the City Art Gallery, built between 1824 and 1835. This was followed in 1837 by the Athenaeum on Princess Street.

## Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 8397.1.0

Site Name 41 & 43 Faulkner Street

Historically the area has been a changing, dynamic place, partly due to fluctuating economic circumstances. The social and economic revolution of the Industrial Age was a key factor in the development of the area. For example, many of the residential properties were converted into textile warehouses and as residents gradually moved out to the suburbs, so the area was progressively taken over by commerce. Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid 19th to the turn of the century. However, with the decline of the British cotton industry, particularly during the early to mid-20th century period, warehouses were either left empty or only partially used. Consequently they fell into disrepair and rents dropped.

The decline started to reverse when the Chinese community opened restaurants in the area. Although the first restaurant was opened in 1948, it was not until the 1960s that the area became popular with the Chinese community. Initially the area had tightly-drawn boundaries. Chinatown, as it is now commonly known, has grown to become one of the largest provincial Chinese communities in Britain, with a wide range of facilities. The Chinese Imperial Arch, the largest of its kind outside of China, stands astride Faulkner Street, forming the cornerstone of the adjacent Chinese garden. Once again the area is becoming residential with the construction of 30 sheltered housing units, developed by the Tung Sing Housing association.

The area and its buildings today

The regular grid pattern of streets established in Georgian times is still in existence. Where open spaces are created by the removal of a block of buildings, it is essential that the character of the area is retained by maintaining the street pattern. The most significant buildings, such as the Art Gallery, are situated on the wider streets at the periphery of the conservation area.

The City Art Gallery in Mosley Street was designed by Sir Charles Barry, who later designed the Houses of Parliament. It is a two-storey stone building in Greek Ionic style and is regarded as one of Manchester's finest buildings, being one of only twelve Grade I listed buildings in the City.

The Athenaeum on Princess Street is adjacent to the Art Gallery and now annexed to it. Sir Charles Barry was the premier architect in Britain when invited to design this stone building in the Italian Palazzo style. The details show the influence of the palaces of Rome and Florence, whilst the Athenaeum itself provided the pattern for many of the great Victorian warehouses of Manchester.

The Italian Palazzo style of architecture is very much in evidence in Charlotte Street, where most of the warehouses on one side of the street were designed by one architect, Edward Walters, in the mid-19th century. Late-19th century buildings may be seen on Princess Street, where the tall chimneys along the frontage reflect the insurance requirements at the time, which demanded that open fires be located at the front of buildings.

Near the junction of Portland and Princess Streets, some of the small-scale Georgian buildings still survive, many of them accommodating small shops and public houses.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |        |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------|--------|
| Listed Building (II) - 1200829                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Nos. 41 and 43, Faulkner Street | Active | DGM818 |
| Warehouse. 1846, by Thomas F. Taylor; altered. Facade of coursed sandstone rubble with ashlar dressings, otherwise brick, with slate roof. Rectangular plan parallel to street, with loading at rear (from Reyner Street). Classical style. Basement and four storeys, five narrow bays, symmetrical, the basement and ground floor treated as a rustic, the first and second floors as an unorthodox giant colonnade of fluted Doric columns in antis with deep entablatures and frieze including raised panels and mutuled cornice, the third floor with short coupled pilasters and a frieze with sets of guttae in the soffits of the window reveals, and a pediment. The ground floor has a large square-headed doorway with pilastered architrave under a blind balustrade, and segmental-headed windows (similar shaped openers to the basement, but that in the 5th bay now a door); the upper floors all have square-headed windows, those in the centre coupled; and all these windows are 4-pane sashes. Rear: altered loading slot. Interior not inspected. |                                 |        |        |

### Other Statutes and Cross-References

Sites & Monuments Record - 8397.1.0

Active

### Ratings and Scorings

Condition Uncertain

### Land Use

### Associated Historic Landscape Character Records

## Greater Manchester Archaeological Advisory Service Monument Full Report

**HER Number** 8397.1.0 **Site Name** 41 & 43 Faulkner Street

HGM11738 Commercial - Commercial Core-Urban (Type Code: COM-COURB)  
Around Reyner Street and Portland Street, Manchester

### Other Land Classes

|         |                 |
|---------|-----------------|
| Landuse | Built over      |
| Landuse | Extant building |

**Related Monuments - None Recorded**

**Finds - None recorded**

**Associated Events/Activities - None recorded**

**Associated Individuals/Organisations - None recorded**