



Paul Butler Associates

Planning, Development & Heritage Consultants

Nikar Properties (No 2) Limited

28 St John Street, Manchester, M3 4DJ

**Heritage Statement: Assessment of
Significance and Impact Assessment**

March 2023

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Nikar Properties (No 2) Limited to accompany a planning and listed building consent application for 28 St John Street, Manchester, M3 4DJ. The proposed scheme involves the conversion of the existing building from office space (Class E) to 3no. residential dwellings (C3 use).
- 1.2 28 St John Street was found to have been built as two separate town houses, one accessed from St John Street, the other from Byrom Street. The building is Grade II listed and located within the St John Street Conservation Area. A Heritage Statement which considers the significance of the affected heritage assets is required to support the application.
- 1.3 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 12th October 2022), in addition to an examination, analysis and assessment of available historic records and cartographic sources held at Manchester Central Library and Greater Manchester Archaeological Advisory Service.
- 1.4 This statement includes:
- A description of the application site;
 - A summary of the proposed scheme;
 - An overview of the relevant heritage planning policy context;
 - An assessment of the heritage significance of the application site and other relevant heritage designations; and,
 - An assessment of the impact of the proposed scheme on this significance.
- 1.5 This statement is not intended to be a full or complete record of the site and should be read in conjunction with the drawings and Design and Access Statement prepared by Ollier Smurthwaite Architects.

2. Site Location and Setting

- 2.1 28 St John Street lies on the north side of St John Street at the junction with Byrom Street. The building comprises a pair of Grade II listed buildings; 28 St Johns Street and 15a Byrom Street and lies within the St John Street Conservation Area. The postal address is 28 St John Street, Manchester M3 4DJ and the National Grid Reference is SJ 83381 97955.



Figure 2.1: Aerial view of the site (outlined in red).

- 2.2 It is not known exactly when St John Street was laid out, but it takes its name from the church which stood on the site of what is now St. John's Gardens. It is reasonable to assume that the houses in the street were built as they were required, between 1770 and 1830 (GMAAS 2022). Most of these houses, along the north side of St John Street, are Listed. These include 24a & 26 St John Street (HER No. 8600.1.0); 24 St John Street (HER No. 5900.1.0); 22 St John Street (HER No. 12129.1.0); 18 – 20 St John Street (HER No. 12128.1.0); 12 – 16 St John Street (HER No. 12127.1.0); 10 St John Street (HER No. 12085), and; 8 and 8a St John Street (HER No. 12126.1.0). On the southern side only three of the buildings are listed; 21 – 25 St John Street (HER No. 12566.1.0); 19 St John Street (HER No. 12565.1.0), and; 11 – 17 St John Street (HER No. 8602.1.0). All are former Georgian townhouses.

2.3 As well as Georgian townhouses, the surrounding area contains other sites recorded on the Historic Environment Record, such as the Accumulator Tower (HER No. 16834.1.0), a hydraulic tower built around 1880 to supply power to the machinery in Liverpool Road railway goods yard. The early 20th century Opera House (HER No. 8581.1.0) lies to the north of the site, on Quay Street. Originally the New Theatre, it was built by Richardson & Gill with Farquarson in the Classical style. In addition to these sites, earlier features are also recorded. The Roman vicus at Castlefield lies to the south of the site and several features and stray finds of Roman date have been discovered in the surrounding area. In addition to these, Saxon coins have been discovered to the south of the site; eight sceattas were found in digging foundations of the library in Campfield in 1909–10, dated AD 450–600 (HER No. 123.1.0) and; nine sceattas were found in digging foundations for Saint Matthew's Church, on Tonman Street in 1821 (HER No. 124.1.0).

3. The Proposed Development

- 3.1 The application seeks planning permission and listed building consent for the conversion of the application building from office use (Class E) to 3 residential apartments (C3 use).
- 3.2 The application building was most recently in use as an office by the St John's Buildings Barristers. The office space is currently merged with the neighbouring buildings 26 and 24 St John's Street, however listed building consent (ref 129614/LO/2021) was recently granted in June 2021 to allow the re-instatement of the former subdivision between the application property and adjoining 26 St John Street.
- 3.3 The proposed conversion will utilise the subdivision consented by application 129614/LO/2021. The conversion scheme will provide the following residential accommodation:
- 3 bedroom, four storey townhouse accessed from Byrom Street.
 - 2 bedroom apartment located at basement level, accessed from Byrom Street.
 - 3 bedroom, three storey townhouse accessed from St John Street.
- 3.4 The proposals will require limited external alterations, including re-instating the door to the bricked up opening on the Byrom Street elevation.
- 3.5 Internally, interventions to the historic fabric and layout have been kept to a minimum to enable the proposed conversion scheme. A limited amount of demolition is required to create internal openings, whilst the staircase at basement level will be removed and re-aligned to facilitate the four storey townhouse.
- 3.6 A full description of the proposals is provided within the Design and Access Statement and planning drawings prepared by Ollier Smurthwaite Architects. A number of the works are also set out and assessed within Section 8 of this statement.

4. Heritage Planning Policy Context

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

National Legislation, Planning Policy and Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.
- 4.3 In this instance the development plan currently comprises the Manchester Core Strategy Development Plan, saved policies of the Unitary Development Plan for Manchester and The Guide to Development in Manchester Supplementary Planning Document. In the determination of the application regard should also be had to relevant supplementary planning documents.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.4 28 St John's Street and 15A Byrom Street were grade II listed on 24th July 1974 and 3rd October 1974 respectively. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its special interest.
- 4.5 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since

before July 1948) are also treated as part of the building for the purposes of listed building control.

- 4.6 In considering development affecting the subject building, special regard will be given to the desirability of preserving the building including any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).
- 4.7 The site is located within the St John Street Conservation Area. 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.

The National Planning Policy Framework, 2021

- 4.8 Detailed guidance about the legislation and the Government's planning policies is given in the National Planning Policy Framework (NPPF). A revised version of the NPPF was published in July 2021, superseding the 2019 version. The NPPF continues to be 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 all previous Planning Policy Guidance and is a material consideration in planning decisions. Relevant sections of the NPPF are set out below:
- 4.9 Section 2 '**Achieving sustainable development**' of the NPPF (July, 2021) advises that:

Para. 7. 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

Para. 8. 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.*

Para. 9. *'These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*

Para 10. *'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.*

4.10 Section 4 '**Decision-making**' of the NPPF (July, 2021) advises that:

Para. 38. *'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and*

environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.

4.11 Section 12 ‘**Achieving Well Designed Places**’ of the NPPF (July, 2021) advises that:

Para. 127. ‘*Planning policies and decisions should ensure that developments:*

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

4.12 Section 16 ‘**Conserving and enhancing the historic environment**’ of the NPPF (July, 2021) deals with conservation and heritage matters:

4.13 Para. 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’.*

4.14 Para. 195 advises 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 assessment into account when*

considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.

- 4.15 Para. 197 advises that *'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness'.*
- 4.16 Para. 199 advises that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*
- 4.17 Para. 200 advises that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*
- 4.18 Para. 201 advises 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'.*
- 4.19 Para. 202 advises that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the*

public benefits of the proposal including, where appropriate, securing its optimum viable use'.

- 4.20 Para. 207 confirms that '*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.*'

National Planning Practice Guidance (First published March 2014)

- 4.21 The NPPG was published in March 2014 to bring planning guidance into line with the NPPF, and to make such guidance more accessible. The Guidance includes a section on 'Conserving and enhancing the historic environment'.

- 4.22 Paragraph: 018 Reference ID: 18a-018-20190723:

'What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the

asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 194)'.

Historic England Guidance

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

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

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

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

- 4.25 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

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

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

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

- 4.27 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 change to heritage assets.

Local Planning Policy and Guidance

- 4.28 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 and conservation areas.
 - Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
 - Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

- 4.29 Heritage saved policies of the UDP of relevance to the proposed scheme include:
- DC18.1 'Conservation Areas' states that the Council will seek to preserve and enhance the character of designated conservation areas.
 - DC19 'Listed Buildings' states that in determining planning applications for development involving or having an impact on listed buildings, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

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

- 4.30 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 within the City Centre, and that the need for old buildings to have an economic use is recognised.

St John Street Conservation Area

- 4.31 St John Street Conservation Area will be a material consideration in the determination of a proposal for the conversion and associated external alteration to the application building. The guidance sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposal should be assessed.

5. Archaeological and Historical Background

- 5.1 This section is to be read alongside the historical plans of the application site and surrounding area provided at Appendix 1 of this statement.
- 5.2 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 (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.
- 5.3 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 in the 1770s and a temple of Mithras (OAN 2005).

- 5.4 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.
- 5.5 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 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).
- 5.6 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).
- 5.7 Manchester grew steadily from the medieval period through to the late eighteenth century. During the late eighteenth century, the towns wealthy classes lived in the centre of town on streets with town houses such as King Street and Byrom Street. From the late eighteenth

century, the town expanded quickly as a result of the sudden growth in cotton manufacturing and textile trading. Land on the edge of town was developed and new streets such as Mosley Street and Princess Street were built and by the end of the eighteenth century consisted of fashionable houses.

- 5.8 As industrial activity increased in the mid eighteenth century, the cleanest air and best living conditions were to the south and west of the town. Fields at the edge of town were laid out with regular grids of streets built ready to accommodate new houses. At this time Edward Byrom inherited the Byrom Estate which included land between Deansgate and the River Irwell. In 1768 he founded St John's Church and dedicated it to his father. Shortly after this in the 1770's grids of new streets were speculatively laid out west of Deansgate and South of Quay Street, including St Johns Street and Byrom Street. These comprised of terraces of town houses which were erected at back of pavement along the new streets in a piecemeal-manner. William Green's Map of 1794 shows the building was already built by this time, alongside several others on the north side of St Johns Street, with the southern side less developed. Swire's map of 1824 shows little further development over this time.
- 5.9 In 1847 28 St John Street was occupied by H.J. Tarling, as recorded by a testimonial he gave on behalf of the Gutta Percha Soles for Boots and Shoes in the Manchester Courier (18/09/1847). By the time of Slater's Directory of 1848 however, Tarling appears to have left, with Walter B. Stott recorded at the premises, listed as a surgeon.
- 5.10 The general character of the St Johns/Byrom Street area remained residential through the first half of the nineteenth century although by the second half of the century the dwellings here were less fashionable and the town houses were mainly converted for business and other uses. The listing of this building in the trade directory, with the resident recorded as a surgeon, suggests that this was also the case for number 28. The 1851 OS town plan shows the site in detail at this time. The building appears as a single unit, with no subdivisions shown between the St John's Street and Byrom Street properties. Cellar lights are shown to the western elevation on Byrom Street.
- 5.11 By 1856 Walter Stott was still at the property and next door, at 26 another surgeon was listed. In fact, of the seven properties between 16 – 28, five were occupied by surgeons, with the

other two occupied by a dentist and a carrier. By 1865 number 28 was occupied by John Leigh, once again a surgeon.

- 5.12 The building is not recorded in Slater's 1874 directory, with the last listing being number 26, recorded as both the National Association for Freedom of Worship, and the Coroners Court. Adjacent to these, at 24, was the Royal Eye Hospital. In 1876 the Manchester Courier recorded that the surgeon J. S. Bridgeford was at 28 St John Street (09/09/1876), although no entry was given in Slater's Directory of the same year. The 1877 Directory records only one building on Byrom Street, between Artillery Street and St John's Street, number 23. The occupant was John Sawyer Bridgeford, surgeon, likely the same as that recorded in the Manchester Courier at 28 St John Street. 25 Byrom Street was not recorded, with the next building, after St John's Street, being 27. However, the Manchester Ear Institution was recorded as having moved into 25 Byrom Street in December of 1877. The Institution first rented rooms in 9 Oxford Street, before moving to 6 Lower Mosley Street in 1867. The Manchester Times (22/12/1877) recorded that "The annual meeting of the subscribers to the Manchester Ear Institution was held at the new premises of the institution in Byrom-street" By 1884 it was recorded as 23 Byrom Street, when its first matron was appointed. The surgeon William Milligan was appointed in 1890 and he rapidly developed the surgery of ear nose and throat as a speciality, and was instrumental in the growing use of radium in Manchester.
- 5.13 An advertisement in the Manchester Courier (21/10/1882) for the sale of "the whole of the valuable household furniture and other contents of the residence [28 St. John Street]" suggests that the property was still used partially as a residence at this time. The sale followed the death of Dr. J. C. Peatson, who likely also worked at the hospital. This appears to have continued to be the case, with Slaters 1887 directory recording both Henry Grundy Brook and Frederick M. Pierce (both surgeons) at number 28. A Dr. Pierce was listed as a surgeon at the Ear Institution in the Manchester Courier in 1880 (23/07/1880).
- 5.14 The 1891 OS plan shows the Ear Institution as taking almost all of the site, extending almost to Artillery Street to the north. 28 St John Street is first recorded as part of the ear hospital in 1894, when the Manchester Courier (01/11/1894) gives it as the address. The hospital first provided accommodation for in-patients in 1893, although Slaters Directory still records two

surgeons at 28 St John Street (Frederick Pierce and William Mulligan). No entry was recorded in the 1905 directory however.

- 5.15 The 1908 OS map shows little change to the previous, although it had been extended to the north, all the way to Artillery Street, and the whole named as 'Hospital'. The hospital moved into new premises in All Saints in Grosvenor Square in 1911, although the building appears to have at least partly continued with a similar use. The 1915 directory records Philip Buckley (M.A., F.R.C.S. Eng., M.B., B.S., B.C.Camb) and John Morley (surgeon), both at number 28. Alongside them Rev. Edmond Foxcroft Leach (John John's rectory) is also recorded. By the time of the 1922 OS map, the building is shown to be its original size once again, and this time labelled as 'Rectory'.
- 5.16 The 1923 Directory shows the property as occupied again by 2 surgeons and a Reverend, with the 1933 directory showing the Reverend alongside 3 surgeons. The 1934 and 1941 OS maps show little change to the building, still noted as 'Rectory' on both. However, by the time of Kelly's 1945 directory, number 28 was occupied by 3 surgeons, and the Reverend no longer listed.

6. Physical Description of the Application Building

6.1 The property was visited on the 12th of October 2022 when the building was visually assessed and photographs were taken. This section provides a description of the exterior/interior of the site building and should be read alongside the photographic plates in appendix 2.

6.2 The Listed building description for 28 St John Street describes it as follows:

Late C18 with later alterations. Red brick. 3 storeys. 2 sash windows, no glazing bars, with flat brick arches. Sill band. Doorway with C19 moulded stone surround and pediment. Plain rectangular fanlight and door with large fielded panel. Plain eaves. Slates. Group value. Townhouse, now office. Late C18; altered. Red brick in Flemish bond (roof not visible). Rectangular plan on corner site, single-fronted. Three storeys over cellar, 2 bays, with plinth, 1st-floor sill-band, plain frieze and moulded cornice. Large square-headed doorway to the right with late C19 or early C20 pedimented sandstone doorcase, panelled door and rectangular overlight; 12- and 9-pane sashed windows with exposed boxes, raised sills and flat-arched heads. Side-wall chimney. 5-window left return wall (to Byrom Street) with 2 early C20 oriels and other windows sashed without glazing bars. Interior not inspected. Forms left end of terrace on north side of street.

6.3 The Listed building description for 15a Byrom Street describes it as follows:

Late C18 with later alterations. Red brick, 3 storeys, one sash window and one 2-light oriel window fitted with later sashes. Plain doorway on left-hand side with plain rectangular fanlight. Slate roof. Group value. Nos. 8a, 8-28, & 24a St John Street. Townhouse. Late C18 with later alterations. Red brick in Flemish bond, slate roof. Square plan. Three storeys and basement, 2 windows; plain doorway to left with plain overlight; one sashed window and one 2-light oriel fitted with later sashes. Adjoins rear wing of 28 St John Street. Included for group value

Exterior

South Elevation

- 6.4 This comprises the main frontage of the building. It is two bays wide and three storeys high over a basement. It is brick built in Flemish bond. At ground floor level a personnel doorway lies in the second bay. This has a sandstone surround with ionic pediment over. Bay 1 contains a tall 12 light timber framed sash window with a splayed brick lintel. A sandstone plinth runs around the base of the elevation, painted black. A sandstone string course, painted white, runs between first and ground floor level. This forms the cills of the windows to each of the bays, which otherwise match that at ground floor level. The second floor level contains matching windows again, although these are smaller and of 9 lights.

West elevation

- 6.5 This elevation is 8 bays long and fronts onto Byrom Street. At the northern end, bay 1 contains a modern personnel doorway leading into a yard. The doorway has a concrete cill and lintel. Above, the face is set back from the main elevation. This is constructed in a more modern brick and in stretcher bond. A modern window is present at each floor, with simple lintel and concrete cill. Bay 2 is the start of the face proper. A blocked doorway (item 1 on the significance plans) lies at ground floor level with splayed lintel over, matching those on the windows to the south elevation. Above, first and second floors contain a modern two light sash window, with matching lintel. Bay 3 contains a pair of windows at ground floor level, matching those in bay 2. A cellar light is located between them, with metal grate fitted.
- 6.6 At first floor level is a projecting bay window set on a plinth of bricks. The window contains a pair of two light sashes, matching those below. The second floor window matches that to bay 2. Bays 4 – 7 are identical, with a few exceptions. At ground floor each contains a window matching those on the other bays, with the exception of bay 7, which contains a personnel doorway. This has a simple sandstone surround, painted white with a leaded glass light over, suggesting the doorway has been inserted in place of a window. The plinth, seen on the southern elevation is present here also, likewise painted black, as is the white

sandstone string course. A pair of cellar lights are positioned in bays 4 and 5 with metal grates over. At first floor level the portrait windows are again present, with the exception on bays 5 and 6, which contain a single large bay window, similar to that in bay 3. This, however, has a brick and sandstone plinth and is formed by a central portrait window flanked by a pair of narrower windows. A timber canopy covers the whole. The second floor contains the smaller sashes as seen in the other bays at this level. Bay 8 is featureless.

Interior

Ground Floor

- 6.7 The building is accessed via the main doorway in the south elevation, which leads into a small lobby area with staircase rising to the first floor to the north with a corridor adjacent to the west side. The ceiling is timber panelled, with each panel containing a small rose. In the centre is a larger, gold painted ceiling rose. An elaborate cornice runs around the area. The staircase itself has a square newel post with rounded top and inscribed rose to each face. This is set above a round column with stiff leaf capital. The balusters are rounded with square bases and tops. A modern dado rail also runs around the space, along the corridor and up the stairs. To the west, a doorway leads to room 1 which lies in the southwest corner of the building. This room contains the timber framed sash to the south elevation with a chimney breast in the west wall. The fireplace has been blocked but the timber surround remains. The northern wall has been inserted, cutting the cornice which runs around the room. A narrow opening in the east end of this leads to a small storage area.
- 6.8 Returning to the corridor, to the north is a blocked doorway, formerly leading to room 3. To the east a wall has been inserted with doorway leading to room 2. This is a small space with cornice around the room and the remains of a ceiling rose in the centre. High skirting is present to the north and west walls. From here the corridor dog-legs, shifting to the east slightly and continuing to run north. A doorway in the west wall leads to room 3. This is a large room with cornice around and decorative timber fireplace in the north wall. The dado rail and picture rail appear to be more modern and the skirting is original in places.

- 6.9 The corridor widens out to the north, with a simple staircase (item 3 on significance plans) to basement and first floor. This has simple square balusters and matching newel post, with plain moulded timber hand rail. At the southern end, is a timber panelled partition across the basement staircase with simple surround. A modern dado rail runs throughout. At the southern end of the corridor a doorway leads into room 4 (item 2 on significance plans). This has a pair of windows to the west elevation and the south wall contains a blocked fireplace, with shelving to the west. To the east is a half arch, likely to do with the flue, although suggesting that the east wall has been inserted across it, although the cornice running around the room would suggest otherwise. The skirting and picture rail both appear to be modern. At the northern end of the corridor a wall has been inserted, with doorway leading to room 5, the WC. To the east of this inserted wall a blocked doorway is visible, formerly leading into room 4. Room 5 is located over the former entrance to the northern unit, accessed via the blocked doorway on Byrom Street.

Basement

- 6.10 The basement is accessed via the simple staircase in the northern end of the ground floor (item 3 on significance plans). It leads to a small brick lined east-west corridor (item 4 on significance plans). At the western end a pair of doors lead to rooms 6 and 7 respectively and to the east, the corridor turns to run south down the east side of the building. All of the doorways in this corridor appear to have been inserted, with thin concrete lintels visible. The east-west corridor shows two different phases of brickwork, with a brown brick to the south and a redder brick to the north side. The western wall is red brick although a rough joint at the southern end shows the joint with brown brick. The browner brick appears to be a later addition. Room 6 to the north is a simple storage and boiler room. Room 7 to the south is a larger space. Most of the walls are again bare brick and the rough joint in the walls is more clearly visible from this side. The ceiling is plastered however, and a plastered beam runs south from across the space. A chimney breast lies in the southern wall, although this has been plastered. A further doorway lies at the southern end of the east wall.
- 6.11 Returning to the corridor, at the eastern end it turns to run south, as noted above. However, the western wall of this shows two phases again. The redder brick showing the original

staircase location, with the brown brick above. This corridor continues to run south with a modern doorway (item 5 on significance plans) inserted at the end. Beyond this the corridor continues. A doorway in the west wall (item 6 on significance plans) leads to room 8. This doorway has been inserted, although the remains of an earlier blocked doorway are visible, slightly to the south. The wall to the north of the doorway also appears to have been inserted at some point. The room itself again has bare brick walls with fireplace in the north wall plastered over. In the west wall are a pair of cellar lights. Below the northernmost an opening has been inserted with long concrete lintel over. The corridor continues south, before turning west where the ceiling is unplastered and reveals a large barrel vault. To the east of this is a blocked fireplace and east of this again is a blocked doorway (item 7 on significance plans) formerly leading to room 8. Opposite this to the south an opening has been inserted in the wall. A set of modern stairs lead up to the southern doorway on Byrom Street with a further doorway in the south of this leading to room 9. The walls here are lined with shelves, hiding the base brick walls. A plastered beam spans the space east – west with a narrow station supporting it in the centre.

First Floor

- 6.12 This is accessed via the simple staircase at the northern end of the building, and again has simple square balusters and newel posts. The corridor again runs down the east side of the building and is wider at the northern end to accommodate the staircase. A modern skirting and dado run throughout. At the northern end, a doorway in the west wall leads to room 10. This is a small room with modern cornice and skirting throughout. The window surround, while original like the others throughout the building, has been altered, with part removed on the southern side. South of this is room 11. This is a larger room with picture rail but no cornice around. The skirting is a mixture of historic and modern replacements. A chimney breast lies in the south wall with a simple timber fireplace surround present.
- 6.13 Returning to the corridor, the southern end narrows and a doorway to the west leads to room 12. Further south the corridor leads to a narrow set of stairs adjoining the main southern staircase. Room 12 is a large room with a double skirting running around the room. This appears to be historic but probably not original. A cornice and picture rail likewise run

around the room, as well as a modern dado. An arched alcove lies in the east wall with flanking doorways. The northern leads to the corridor, the southern to a small storage cupboard. A chimney breast lies in the northern wall, with marble fireplace. The window surrounds contain timber panelling and the southern window is the bay seen from the exterior. The room is longer to the west side, extending further south. Along this southern section of wall (item 8 on significance plans) the cornice continues. However, the skirting along this area is a modern replacement, suggesting an opening or doorway has been blocked. A further doorway in the east end of the south wall leads to the landing of the main staircase. South of this is a further doorway to room 13. A chimney breast lies in the west wall, although no fireplace is present. A double skirting is again present around all walls, with the exception of the chimney breast. To the west of the doorway, this skirting is again modern, matching the location of the modern skirting in room 12 (item 8 on significance plans).

Second Floor

- 6.14 Accessed via the main staircase at the southern end of the building, this leads to a landing with steps up to the west, giving access to rooms 14 and 15, as well as a staircase to the north leading to the main corridor down the east side of the building. The area is lit by an ornate timber panelled skylight above. Room 14 lies at the southern end of the building and like room 13 below it, it has a double skirting around the room, although here it also runs across the chimney breast. In the north wall, to the east of the doorway from the landing is a further doorway leading into room 15. Room 15 is the same size and shape as room 12 below it, with the eastern end longer to the south. This has a modern skirting and cornice around and the eastern wall does not contain the arched alcove. From this room, no door leads to the eastern corridor. Instead, a doorway has been inserted in the west end of the north wall, adjacent to the chimney breast. This leads to room 16. This contains modern skirting, dado and cornice throughout. A doorway in the north wall leads to room 17 and a doorway in the east wall leads to the corridor.
- 6.15 Room 17 lies at the northern end of the building and again has a modern skirting and cornice around. A chimney breast lies in the north wall and a doorway in the east wall leads to the corridor. This shows the topmost set of the simple staircase, matching those below it. At the

southern end of this a timber panelled doorway (item 9 on significance plans) has been inserted in historic times.

7. Heritage Significance of the Application Building

7.1 Having regard to national and local planning policy outlined in the previous section and the site's context, the key heritage assets requiring consideration are:

- 28 St John Street; and,
- St John Street Conservation Area

7.2 The significance of these assets is considered under the headings below. The proposed scheme only involves minor external alterations to the Byrom Street (west) elevation, and it is not considered these would impact any other listed buildings in the vicinity.

Heritage Significance of 28 St John Street

7.3 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* 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

- 7.4 The evidential value is high. Although altered throughout its life the building retains evidence of its original construction and plan layout, as well as how this has been altered to fit different uses over time.

Architectural and artistic Interest

- 7.5 The aesthetic value is medium - high, built as a townhouse with some external and internal original features of merit. It also forms a group of similar buildings along St John Street and Byrom Street.

Historical Interest

- 7.6 The historical value is high as the building was constructed as a townhouse in the late 18th century. It was later used as a part of the Ear Institute premises and was associated with surgeons both before and after its use as a hospital, including during its time as a rectory.

Analysis

- 7.7 The building appears to have formerly comprised two separate town houses; one at 28 St John Street and one at 15a Byrom Street. 28 St John's Street was larger, comprising five bays in total, by two wide, whereas the northern would have been three bays by two. It is unknown when the whole became knocked through, although it is shown as such on the 1851 OS town plan, which suggests it was before this time.

Level of Significance

- 7.8 28 St John Street (including 15a Byrom Street) is seen to have a high historic value. It was erected in the late 18th century as a townhouse and from the mid 19th century onwards was associated with surgeons and the Ear Institute. It retains some of its original plan form, although the conversion to a hospital and the earlier conjoining of the buildings has altered it somewhat, along with modernisation internally. It also has a medium – high archaeological value, with several aspects of former openings evidenced, giving insights into how the building functioned.

Significance of St John Street Conservation Area

- 7.9 The Council's Conservation Area guidance note advises that St John Street is the only surviving Georgian terraced street in central Manchester, and forms the heart of the Conservation Area. The three storey Georgian buildings here were cleaned in the 1970s restoring St John Street to the red-orange colour of Manchester brick. The qualities of the area are noted as being established by the completeness of both sides of St John Street and also to a lesser extent, Byrom Street.
- 7.10 The Conservation Area guidance notes that the majority of buildings here are actively used and envisages that owners will wish to maintain or refurbish their properties to meet

prevailing standards. It recognises that some proposals may require planning permission and listed building consent. In terms of considering future development, the guidance advises that the character of the area is well established by the architectural form of the buildings and by their relationship with each other. It advises that it is important that this character is maintained and reinforced rather than being destroyed by unsympathetic development. It stresses that the historic buildings here require careful treatment to ensure that their character is not adversely affected and to ensure their continued existence.

8. Impact of Proposed Scheme on Heritage Assets

8.1 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.

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

- Direct impact on 28 St John Street (including 15A Byrom Street); and,
- Impact on the setting of the St John Conservation Area.

Direct impact on 28 St John Street (including 15A Byrom Street)

8.3 The impact of the proposed works on 28 St John Street (including 15A Byrom Street) are assessed in the table below, with appropriate mitigation identified where appropriate.

	Proposed Works	Locations	Impact on significance	Mitigation (if required)
	EXTERNAL WORKS			
1.	Reinstatement of the blocked doorway, formerly to 15 Byrom Street	Ground Floor, west elevation	Major positive - Internally this entrance way has been converted to a WC. This alteration will reinstate an original feature, and also provide a visual improvement to this element of the building.	Works undertaken with care to avoid damage to surrounding historic fabric. Materials to be agreed at condition discharge stage.
2.	Insertion of a rooflight.	Roof	Neutral – A limited loss of fabric will be required to create the rooflight. The rooflight will not be visible from street level. Details for a conservation rooflight have been submitted.	Works undertaken with care to avoid damage to surrounding historic fabric.

	Proposed Works	Locations	Impact on significance	Mitigation (if required)
	INTERNAL WORKS			
3.	Blocking up an internal doorway.	Basement doorway at northern end leading to room 6.	Positive - This is an inserted doorway, removal of this opening will be a return to the previous plan form.	Works undertaken with care to avoid damage to surrounding historic fabric. Materials to be agreed at condition discharge stage.
4.	Replacement timber windows.	Basement.	Positive – The existing windows appear to be relatively modern and are not of high quality (see at plate 47, 46 and 39). The proposed replacement windows will be of a good quality and offer improved acoustic properties.	Works undertaken with care to avoid damage to surrounding historic fabric.
5.	Insertion of doors.	Basement, proposed bike / bin store and WC at the northern end of building.	Minor negative – the insertion of doorways will require removal of some original fabric.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state.
6.	Removal of staircase.	Northern end of the basement (item 3 on the significance plans).	Minor negative - The staircase itself is modern, although in the location of the original. This is shown on the eastern wall, where the treads are shown within the wall (see plate 37), with the walling above being a later rebuild. Whilst the removal of the wall and staircase will remove the evidence of the former historic staircase and alter the layout of the original staircase, it is important to note that the existing staircase is not original and the new staircase will be in almost the same position as the existing, thereby not having a significant impact on layout. Consideration has been given to	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state.

	Proposed Works	Locations	Impact on significance	Mitigation (if required)
			retaining the stair case in its entirety but this would have implications for the living accommodation at both basement and ground floor level, reducing the usable area.	
7.	Removal a brick wall.	Northern end of the basement (item 4 on the significance plans).	Minor negative - It comprises 2 phases, the north – south wall at the western side likely the original, with the southern wall being a later insertion. The bricks of this latter wall match those found above the ghost of the stair treads, suggesting a later date. In this case the beam running north – south on room 7 is likely the line of a removed wall, which would have divided the room into two chambers, supporting the floor above.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state.
8.	Removal of a modern door.	Basement (item 5 on significance plans)	Positive – The door has been inserted and is a modern fitting.	Works undertaken with care to avoid damage to surrounding historic fabric.
9.	Enlargement of existing doorway	Basement, doorway to room 8 (item 6 on significance plans).	Minor negative - This area shows that a doorway was here originally, although in a position slightly south of the present inserted doorway. The wall to the north also appears to have been inserted and to the south of the doorway a pair of straight joints suggest a small blocked window (see plate 45). The enlargement of the opening will remove evidence of the former blocked doorway in this location, but it will also return an opening to this location.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state.

	Proposed Works	Locations	Impact on significance	Mitigation (if required)
10.	Insertion of a doorway.	Basement, doorway proposed to room 8 (item 7 on significance plans)	Positive - The door will be sited in the location of an original blocked doorway, which will reinstate the original opening.	Works undertaken with care to avoid damage to surrounding historic fabric. Materials to be agreed at condition discharge stage.
11.	Blocking up existing openings in corridor	All floors, party wall of the proposed units	Major positive – when first built this wall would have formed the party wall between 25 Byrom Street and 28 St John's Street. The corridor would have been formed when the two units were merged. The blocking up of existing openings will reinstate the former subdivision between the two originally separate townhouses.	Works undertaken with care to avoid damage to surrounding historic fabric. Materials to be agreed at condition discharge stage.
12.	Insertion of subdividing walls to create the study, ensuite, bike store, shower room, and guest bedroom	Basement	Minor negative - Various additions are required to facilitate the layout for the proposed units. These will result in minor alterations to the original layout of the building.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state. Materials to be agreed at condition discharge stage.
13.	Removal of part of a wall	Ground floor, wall to room 4 (item 2 on significance plans)	Minor negative - This requires the removal of a section of original fabric, to enlarge the existing opening to provide access to an area of booth seating.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state.
14.	Insertion of a doorway	Ground floor, doorway to room 3 (southern wall).	Positive - The doorway has been blocked at some point in the past (see plate 22). The door will be positioned in the location of an original blocked doorway, and will reinstate the original opening.	Works undertaken with care to avoid damage to surrounding historic fabric. Materials to be agreed at condition discharge stage.

	Proposed Works	Locations	Impact on significance	Mitigation (if required)
15.	Insertion of a doorway	Ground floor, doorway to room 4.	Positive - The doorway has been blocked at some point in the past (see left side of plate 34). The door will be sited in the location of an original blocked doorway, and will reinstate the original opening.	Works undertaken with care to avoid damage to surrounding historic fabric. Materials to be agreed at condition discharge stage.
16.	Insertion of subdividing walls and glazed doors to create the bin store, home office, and booth seating area	Ground floor	Minor negative - Various additions are required to facilitate the layout for the proposed units. These will result in a minor alteration to the original plan form of the building.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state. Materials to be agreed at condition discharge stage.
17.	Removal of a section of wall	First floor (item 8 on the significance plans)	Positive - The wall to be removed is a modern stud wall with modern skirting on either side and was likely previously open (see plate 64).	Works undertaken with care to avoid damage to surrounding historic fabric.
18.	Insertion of subdividing walls to create store and ensuite.	First floor	Neutral - The insertions required are minimal and not considered to materially impact the layout or understanding of the existing layout. The ensuite walls are stopped short of the ceiling to minimise impact on the building and to enable the existing layout to be understood.	Works undertaken with care to avoid damage to surrounding historic fabric. Materials to be agreed at condition discharge stage.
19.	Blocking of an existing doorway and creation of a new doorway	Second floor, room 17 eastern wall	Minor negative - This will result in the removal of some historic fabric.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state. Materials to be agreed at condition discharge stage.

	Proposed Works	Locations	Impact on significance	Mitigation (if required)
20.	Removal and blocking up of a doorway	Second floor, room 17 leading to room 16.	Neutral – The southern wall to room 17 has likely been inserted (see plate 82) as it's misaligned with the main supporting walls shown in the basement and ground floor.	None.
21.	Creation of opening	Second floor, proposed ensuite	Minor negative – Removal of historic fabric required to create an opening.	A historic building survey should be conducted prior to the works being carried out, to record the building in its present state. Materials to be agreed at condition discharge stage.
22.	Insertion of partition walls to create ensembles and a bathroom	Second floor	Neutral – The ensembles/ bathroom will impact on the plan form of the rooms, however the walls are stopped short of the ceiling to minimise impact on the building and enable the existing plan form to be read and understood.	
23.	Blocking of a door	Second floor, room 15 leading to room 14.	Positive – The doorway is likely to be an insertion and the skirting appears to be a modern match.	Works undertaken with care to avoid damage to surrounding historic fabric.
24.	Removal and blocking of doorway	Second floor (item 9 on significance plans)	Major positive – This doorway is historic but not original. When first built, this formed a part of the party wall between 25 Byrom Street and 28 St John's Street. As such, the blocking of the doorway will reinstate the former subdivision between the two units.	Works undertaken with care to avoid damage to surrounding historic fabric.
25.	Removal and blocking of doorway	Second floor, between room 15 and 16	Major positive – The door is a modern fitting. The works will remove this modern fabric and reinstate the	Works undertaken with care to avoid damage to

	Proposed Works	Locations	Impact on significance	Mitigation (if required)
			former subdivision between 28 St John Street and 15A Byrom Street. It is possible this door was inserted when the building was brought into use as a hospital.	surrounding historic fabric.
26.	Installation of services including to kitchens and bathrooms and soil vent pipes.	All levels.	Neutral – The architect has sought to minimise the impact of new services on the listed building. In places, raised floors will be created to reduce impact of under floor services. Soil vent pipes will be discretely housed or inserted within existing brick walls.	Works undertaken with care to avoid damage to surrounding historic fabric.

Overview of Direct Impact on 28 St John Street (Including 15A Byrom Street)

8.4 The application building was formerly two separate buildings, as noted in section 7 of this statement and corroborated by the two separate Historic England listings. The properties were both originally built as townhouses, although were later merged and converted to different uses including medical and latterly office use. The proposed development will reinstate the former subdivision between the two buildings, and will also return the buildings to their original use as residential properties. Reinstating the original subdivision and original use is considered to have a very significant positive value in terms of heritage impact.

8.5 As set out in the above table, a number of the interventions are assessed as having a major positive or positive impacts. Whilst there are some interventions which have a minor negative or negative impact, care will be taken to mitigate any harm. Any removal of fabric or demolition required is considered to be fully outweighed by the positive impacts this scheme will provide. Overall it is concluded that the proposed scheme will have a **positive impact** on the heritage significance of the building.

8.6 In terms of NPPF policy, since some works will involve the removal of historic fabric, it is possible that the scheme is judged to cause 'less than substantial harm' to the building. In

accordance with Paragraph 202 of the NPPF such harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The scheme will clearly provide substantial public benefits which outweigh any limited harm and provide a compelling case for granting approval. Such public benefits include the provision of:

- A scheme which is sensitive to the history of the building and will protect, retain and incorporate historic fabric and features of the building as far as possible.
- Securing the optimum viable use of the building, by reinstating the original use through a scheme which limits any harmful impact. The residential use of the building will ensure its long-term conservation in light of changing requirements for office floorspace and potential vacancy of the building.
- A high quality refurbishment which is sensitive to the character of the building, making use of high specification finishes and fittings which will enable the historic fabric of the building to be identified and celebrated.
- Provision of 3no. high quality dwellings which will make a small but meaningful contribution to Manchester City Council's housing delivery targets.
- Provision of housing in a highly sustainable and accessible location in the City Centre.
- Job opportunities associated with the refurbishment and conversion of the building.

Impact on the setting of the St John Conservation Area.

- 8.7 The application proposals will involve limited external alterations, namely the reinstatement of a blocked up doorway on the Byrom Street elevation. The removal of the bricked up opening and reinstatement of this original feature will positively impact the significance of the Conservation Area by enabling the building to be read as it was originally constructed. This will also positively impact the appearance of the building and this localised part of the Conservation Area.

Overview of Heritage Impacts

Heritage Asset	Impact on significance of asset
28 St John Street (Including 15A Byrom Street) Both Grade II Listed.	Positive – the scheme will reinstate the former subdivision between 28 St John Street and 15A Byrom Street, and return the building to its original use as residential dwellings. Removals are kept to a minimum and any installations will be done sensitively. The scheme will deliver significant public benefits which further weigh positively in the determination of the application.
St John Street Conservation Area	Positive – Works will improve the appearance of the building, which will have a minor positive impact on the setting of the Conservation Area and nearby listed assets which will be co-visible with the alteration proposed to the Byrom Street elevation. The scheme will deliver significant public benefits which further weigh positively in the determination of the application.
Overall Impact	Positive

- 8.8 As demonstrated above the proposed works will have an overall positive impact on the affected designated heritage assets. On this basis the scheme is consistent with the with the Planning (Listed Building and Conservation Areas) Act 1990, relevant heritage provisions of the NPPF; Historic England Guidance; Core Strategy Policies CC9, EN1 and EN3, and Saved UDP policies DC18.1 and DC19.

9. Conclusion

- 9.1 The application relates to 28 St John Street which has previously been merged with 15A Byrom Street. Both buildings are grade II listed. This Statement has established that the application building has high local significance, being an example of two Georgian townhouses, although the plan form has been altered due to previous alternative uses and modernisation.
- 9.2 The proposed scheme involves the reinstatement of the former subdivision between the two units, and converting the premises back to its original use as residential accommodation. This will be associated with major positive heritage impacts. Internally, the interventions are kept to a minimum with the impact of any proposed removal outweighed by the significant public benefits of the scheme.
- 9.3 This Heritage Statement, which has been undertaken in accordance with Historic England guidance, confirms that the scheme will fully accord with the provisions of relevant planning / heritage legislation; the NPPF; Policies of the Core Strategy and UDP; and SPDs. On this basis Paul Butler Associates conclude that planning permission and listed building consent be granted.

10. Bibliography

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EH – English Heritage

GMAAS – Greater Manchester Archaeological Advisory Service

GMAU Greater Manchester Archaeology Unit

HER – Historic Environment Record

OAN – Oxford Archaeology North

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Manchester Courier 18/09/1847 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 09/09/1876 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 23/07/1880 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 21/10/1882 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 01/11/1894 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Times 22/12/1877 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

OAN 2005 "Talbot Mills Ellesmere Street, Hulme, Greater Manchester – Archaeological desk-based Assessment"

Trade Directories

Pigot's Directory of Manchester 1848

Slater's Directory of Manchester 1856

Slater's Directory of Manchester 1865

Slater's Directory of Manchester 1874

Slater's Directory of Manchester 1876

Slater's Directory of Manchester 1877

Slater's Directory of Manchester 1887

Slater's Directory of Manchester 1894

Slater's Directory of Manchester 1905

Slater's Directory of Manchester 1914

Kelly's Directory of Manchester 1923

Kelly's Directory of Manchester 1932

Kelly's Directory of Manchester 1945

Maps

1794 Green's map of Manchester and Salford

1824 Swire's map of Manchester

1851 OS 1:500 town plan sheet 28

1891 OS 1:500 Town Plan Lancashire sheet CIV.10.8

1908 OS map Lancashire sheet CIV.10

1922 OS map Lancashire sheet CIV.10

1934 OS map Lancashire sheet CIV.10

1940-41 OS map Lancashire sheet CIV.10

Appendix 1: Historic Map Regression

The site is identified in red outline in the map images below:



Figure 1: Location Plan

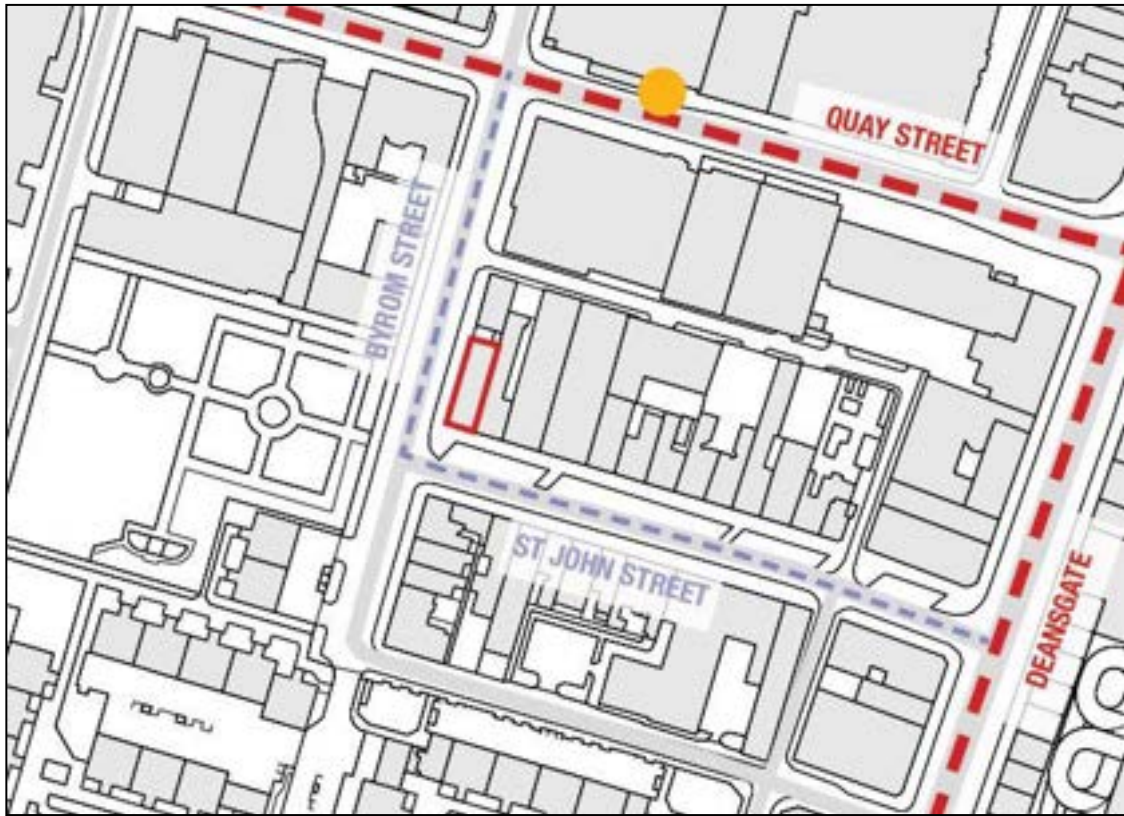


Figure 2: Site plan



Figure 3: 1794 Green's map of Manchester and Salford



Figure 4: 1824 Swire's map of Manchester



Figure 5: 1851 OS 1:500 town plan sheet 28



Figure 6: 1891 OS 1:500 Town Plan Lancashire sheet CIV.10.8



Figure 7: 1908 OS map Lancashire sheet CIV.10

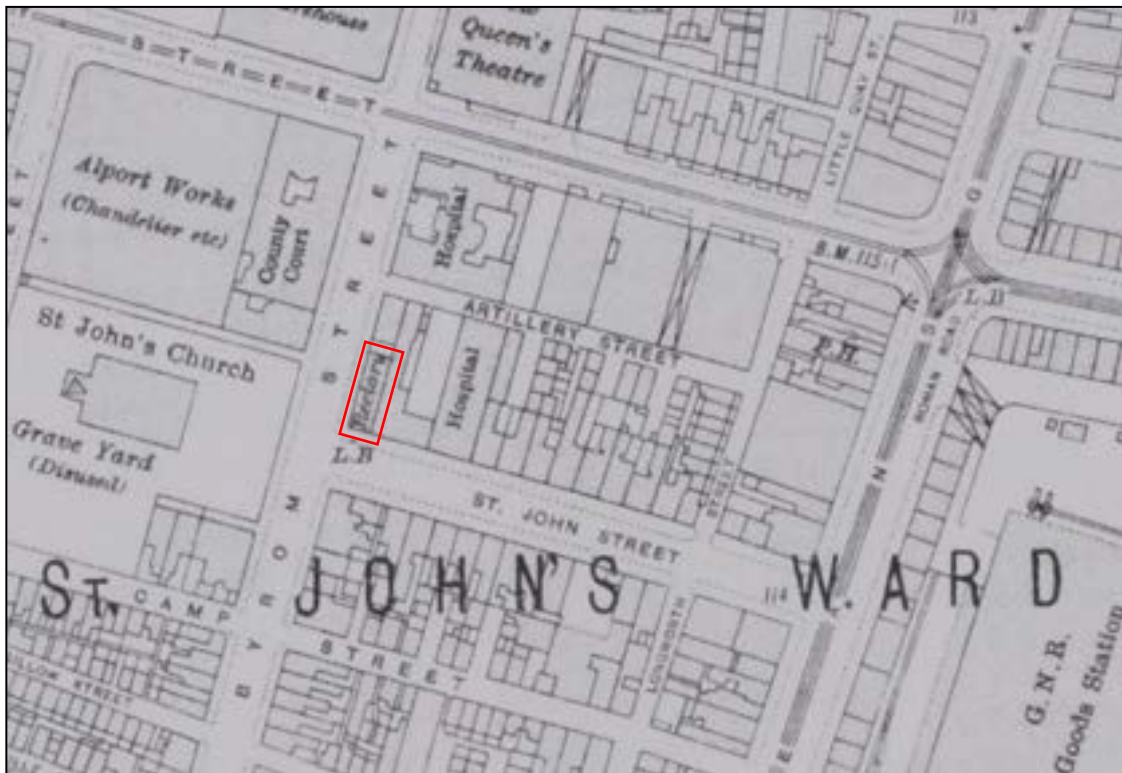


Figure 8: 1922 OS map Lancashire sheet CIV.10



Figure 9: 1934 OS map Lancashire sheet CIV.10

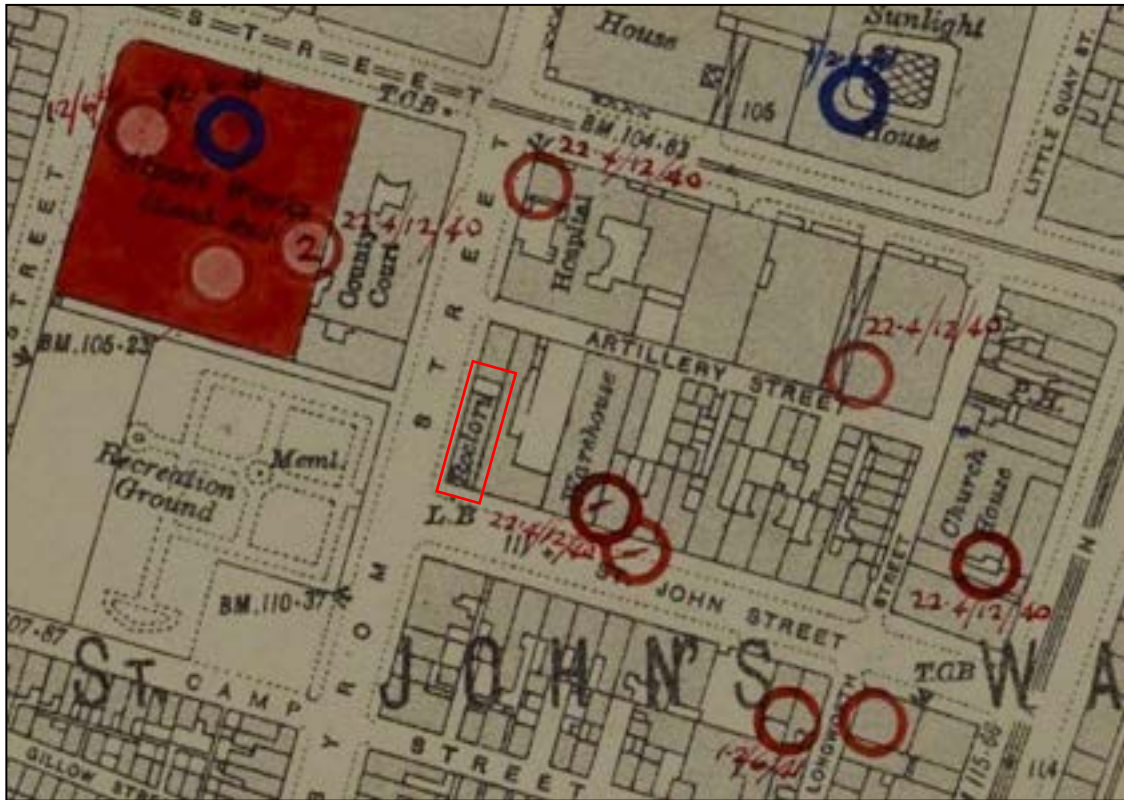


Figure 10: 1941 OS map Lancashire sheet CIV.10 showing bomb damage

Appendix 2: Plates



Plate 1: General shot of building from Byrom Street



Plate 2: St John Street elevation



Plate 3: Ground floor showing doorway



Plate 4: Upper floors



Plate 5: 15a Byrom Street

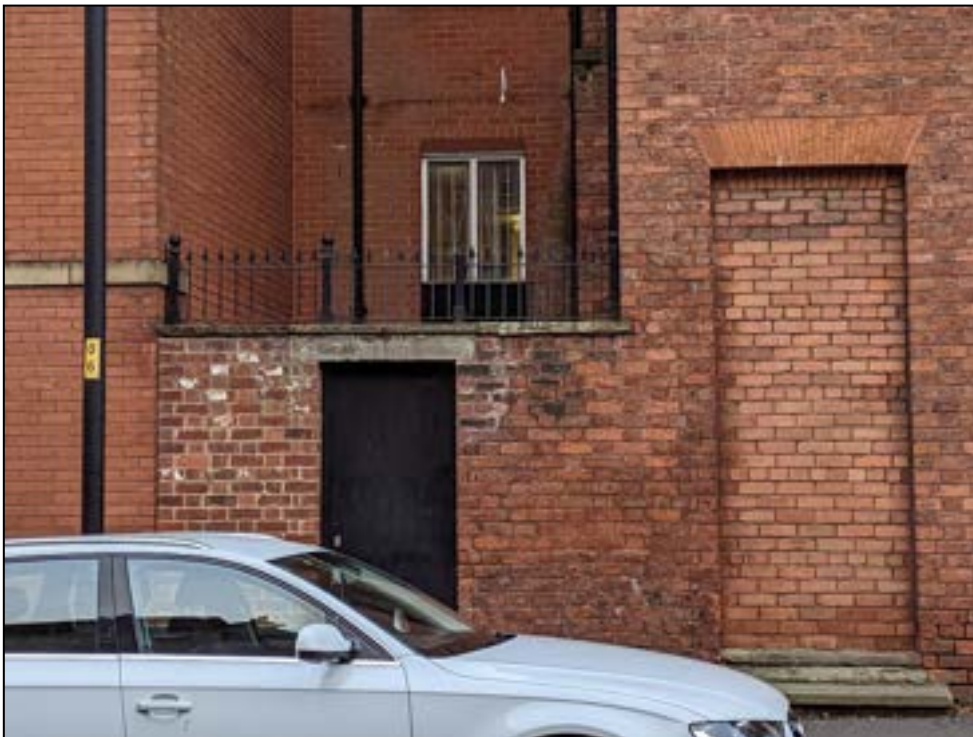


Plate 6: Bay 1 detail



Plate 7: Upper floors detail



Plate 8: blocked doorway (item 1) and windows at ground floor level



Plate 9: Cellar light



Plate 10: Upper floors



Plate 11: Southern end of west elevation of 28 St John Street



Plate 12: Ground floor doorway and windows



Plate 13: Upper floors



Plate 14: Entrance from St John Street



Plate 15: Ceiling detail of entranceway



Plate 16: Main staircase to first floor



Plate 17: Corridor



Plate 18: Newel post

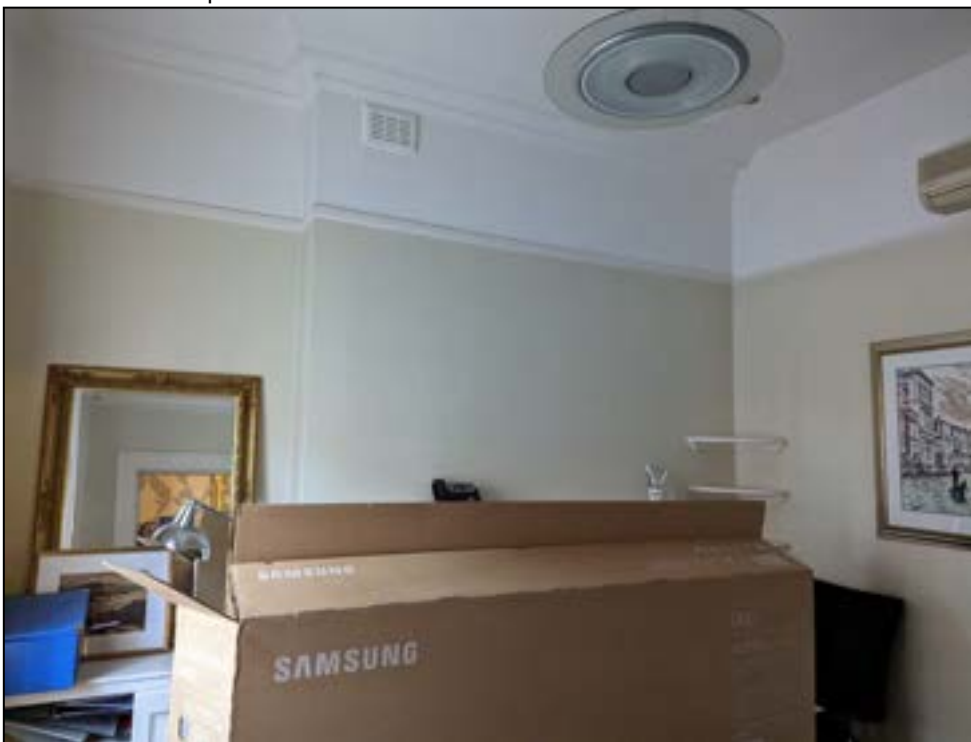


Plate 19: Room 1



Plate 20: Inserted wall to the north



Plate 21: Blocked fireplace



Plate 22: Blocked doorway to room 3 in corridor



Plate 23: Inserted wall forming room 2

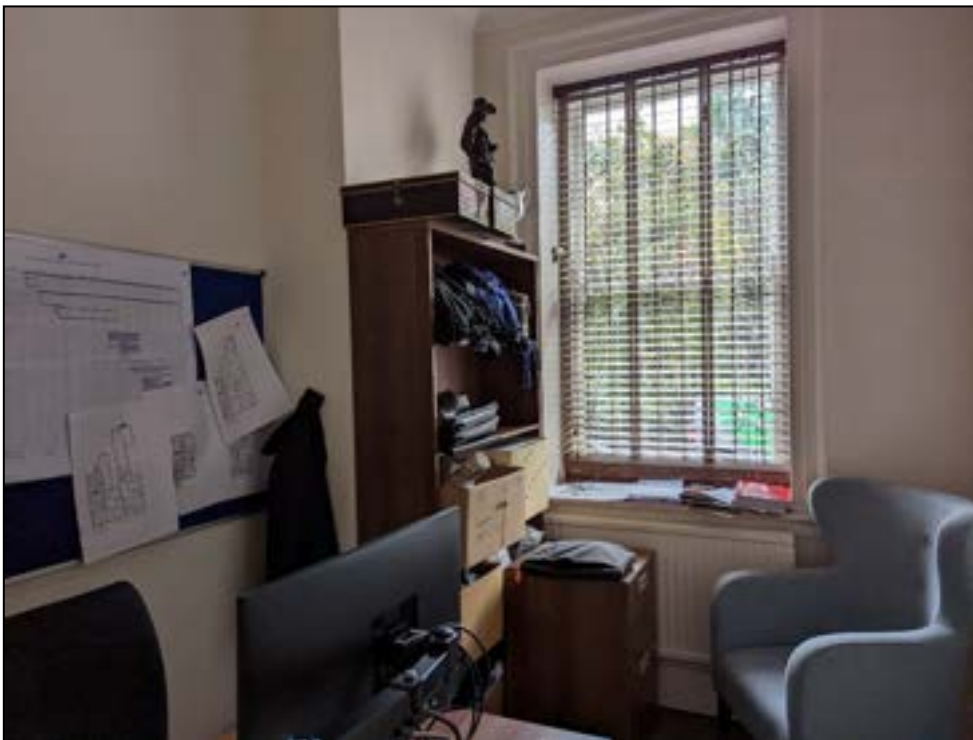


Plate 24: Room 2



Plate 25: Room 3



Plate 26: Fireplace in room 3



Plate 27: Bookcase adjacent to fireplace in room 3



Plate 28: Inserted doorway to room 3



Plate 29: Room 4



Plate 30: Window in room 4



Plate 31: South wall of room 4, showing doorway to be expanded (item 2) to the left



Plate 32: Simple staircase to first floor



Plate 33: Modern rail with item 2 beyond



Plate 34: Doorway to room 5



Plate 35: Inserted WC on other side of blocked doorway (item 1)

Basement



Plate 36: Basement staircase (item 3)



Plate 37: Staircase wall (item 3) showing ghost of former treds and rebuild above



Plate 38: Room 7



Plate 39: Room 7 showing item 4 doorway



Plate 40: Wall to be removed (item 4)



Plate 41: item 4 seen from corridor



Plate 42: West end of item 4 showing rough joint



Plate 43: Room 6



Plate 44: Corridor showing doorway to be removed (item 5)



Plate 45: Doorway to be enlarged (item 6) showing possible blocked window and rebuilt wall to the right



Plate 46: Item 5 as above showing straight joint from blocked doorway



Plate 47: Room 8



Plate 48: Plastered chimney breast in room 8



Plate 49: Blocked doorway into room 8 (item 7)



Plate 50: Vaulted area to south of room 8



Plate 51: Room 9

First floor



Plate 52: Northern end of first floor showing simple staircase and doorways to rooms 10 and 11



Plate 53: Room 10



Plate 54: Room 10



Plate 55: Room 11



Plate 56: Detail of fireplace



Plate 57: Doorway to room 11



Plate 58: Room 12



Plate 59: Inserted walls forming alcove



Plate 60: Flanking doorway in inserted wall



Plate 61: Inserted fireplace



Plate 62: Wall to be removed (item 8) to the left showing skirting modern and original skirting



Plate 63: Stud wall to be removed (item 8)



Plate 64: Detail of modern skirting to item 8



Plate 65: Room 13



Plate 66: Room 13 showing south side of item 8 to the left of the door



Plate 67: Modern skirting to south side of item 8



Plate 68: South side of item 8

Second floor



Plate 69: Main staircase to second floor



Plate 70: Lightwell over landing



Plate 71: Room 14



Plate 72: Room 14



Plate 73: Room 14



Plate 74: Doorways to room 15 (left) and landing (right)



Plate 75: Room 15



Plate 76: Room 15



Plate 77: Staircase to corridor



Plate 78: Doorway to be removed (item 9)



Plate 79: Room 16



Plate 80: Room 16



Plate 81: Northern end of corridor



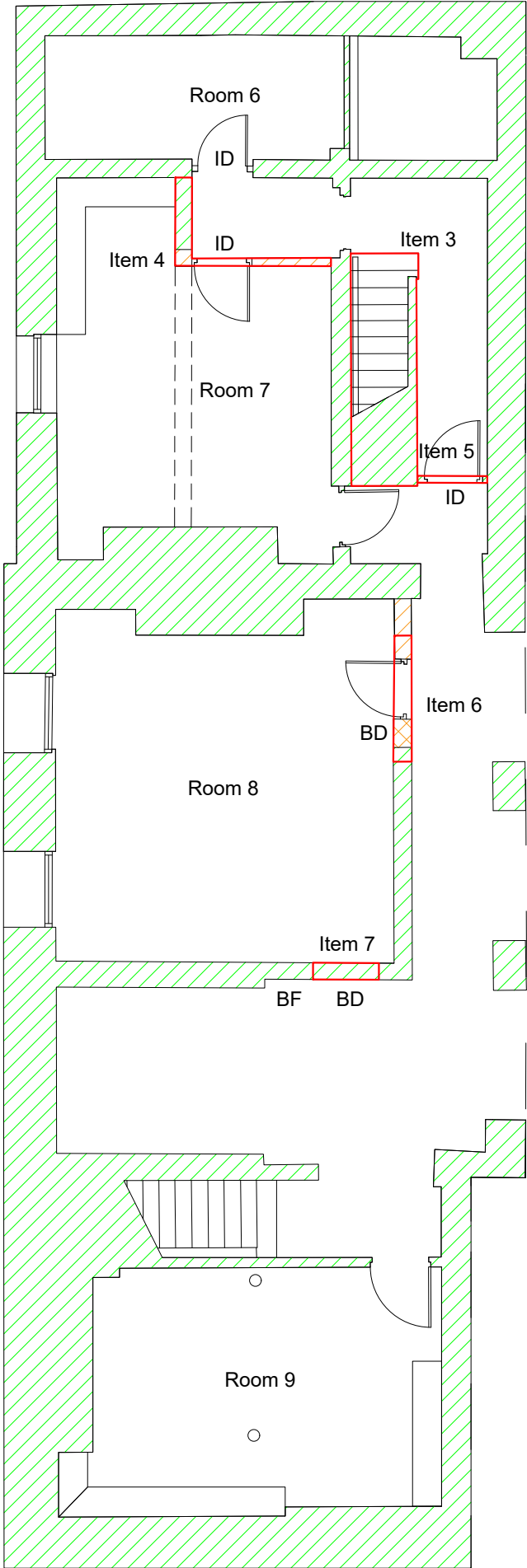
Plate 82: Room 17



Plate 83: Room 17

Appendix 3: Significance Plans

Basement Plan



Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

BD - Blocked Doorway

ID - Inserted Doorway

BF - Blocked Fireplace

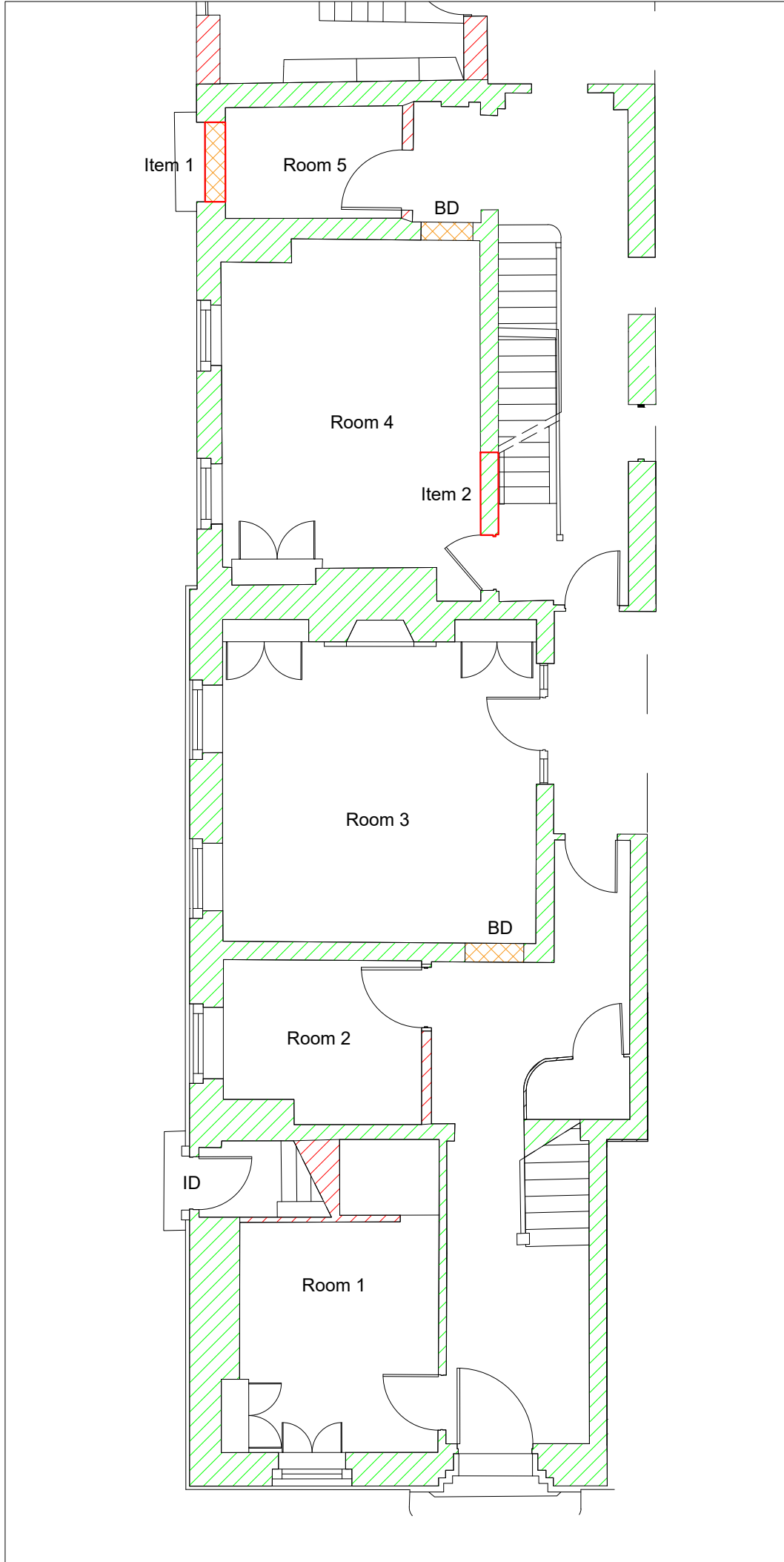
Original fabric

Altered Fabric, unknown date

Modern fabric

client: Leasing Options
job no.: 22.1791
fig no.: 12
scale: Not to scale
date issued: November 2022

Ground Floor Plan



Paul Butler Associates

Planning, Development & Heritage Consultants

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Key

BD - Blocked Doorway

ID - Inserted Doorway

BF - Blocked Fireplace

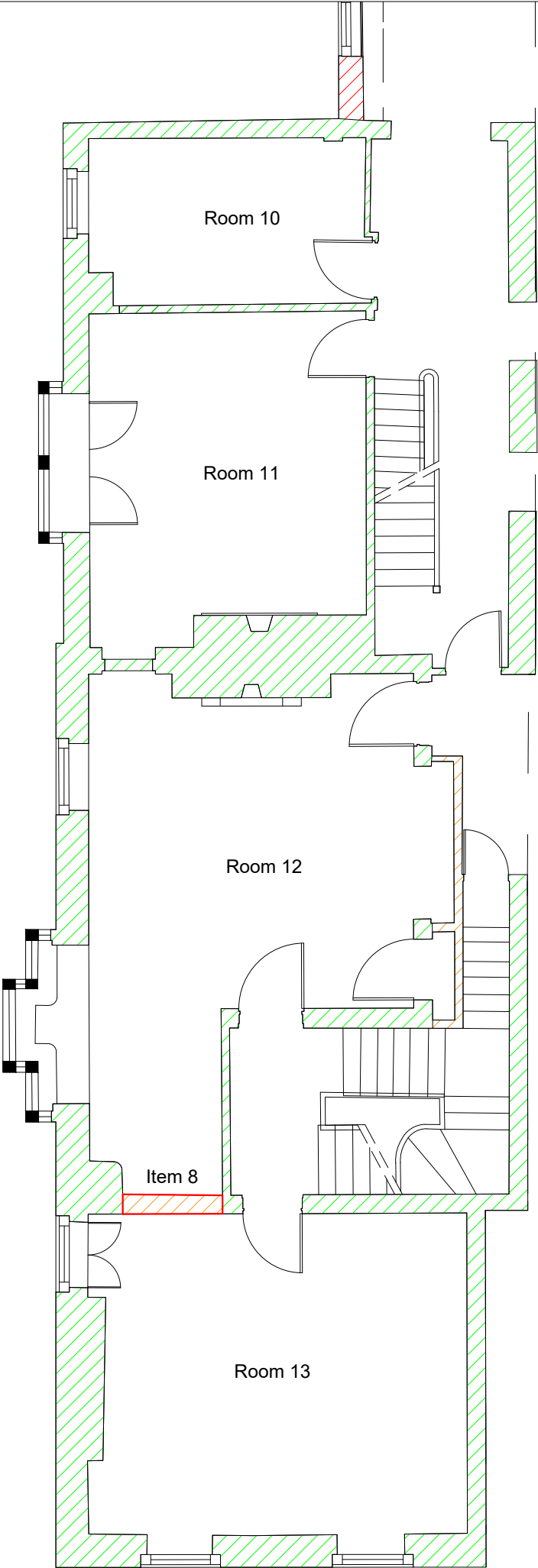
Original fabric

Altered Fabric, unknown date

Modern fabric

client: Leasing Options
job no.: 22.1791
fig no.: 11
scale: Not to scale
date issued: November 2022

First Floor Plan



Paul Butler Associates

Planning, Development & Heritage Consultants

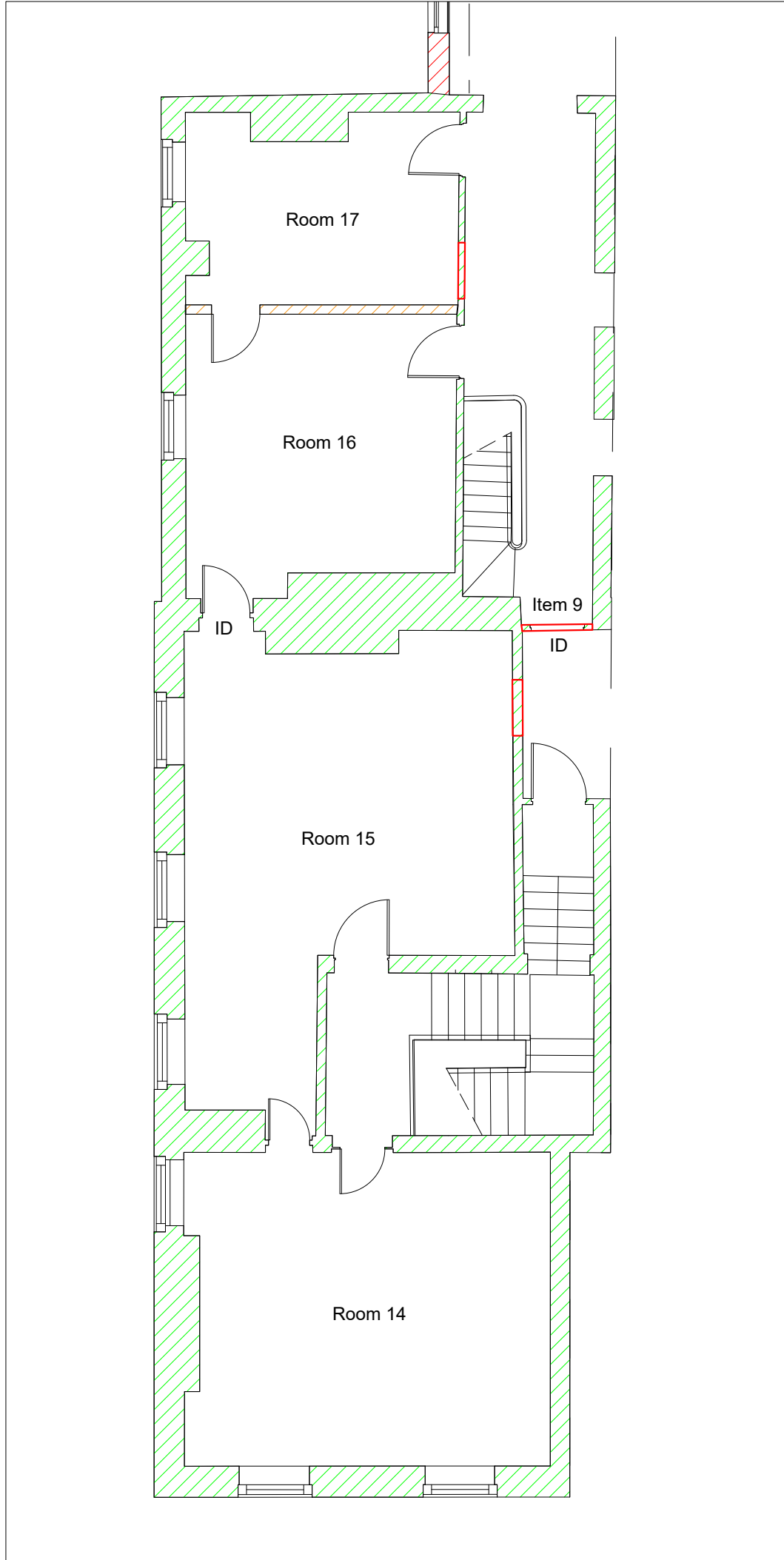
a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- BD - Blocked Doorway
- ID - Inserted Doorway
- BF - Blocked Fireplace
- Original fabric
- Altered Fabric, unknown date
- Modern fabric

client: Leasing Options
job no.: 22.1791
fig no.: 13
scale: Not to scale
date issued: November 2022

Second Floor Plan



Paul Butler Associates
Planning, Development & Heritage Consultants

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f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- BD - Blocked Doorway
- ID - Inserted Doorway
- BF - Blocked Fireplace
- Original fabric
- Altered Fabric, unknown date
- Modern fabric

client: Leasing Options
job no.: 22.1791
fig no.: 14
scale: Not to scale
date issued: November 2022