

HERITAGE STATEMENT

TO ACCOMPANY

APPLICATION FOR LISTED BUILDING CONSENT

FOR

CUSTOMER AREA ALTERATIONS AND PARTIAL DEMOLITION
TO MASONRY WALL ON GROUND FLOOR

AT

WETHERSPOONS,
PICCADILLY HOUSE
49 PICCADILLY
MANCHESTER
M1 2AP

Document Revision

Revision	Description	Date	By
-	First Issue	18/08/2022	EW

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1.0 Introduction

1.1 Purpose and Format

This assessment has been prepared as part of a listed building application conservation works at the subject property.

The assessment has been conducted in accordance with general guidelines set out in the English Heritage publication “Informed Conservation” and in particular responds to policies outlined in planning policy statement 5 (PPS5). In terms of local policies, the core strategy sets out the overall vision and special strategy for the Manchester City Council and seeks to achieve clear objectives for development and environment. This assessment supplements the design and access statement.

1.2 Methods of Investigation

Visual inspections of the property carried out in July 2022, were completed with the aid of existing plans and elevations provided by the client. Background research into the building was conducted through consultation with the following main resources:

- Manchester City Council Archives
- The National Archives
- Historical Texts

The proposed works require listed building consent given the building's Grade II listing.

1.3 Wetherspoons, Piccadilly, Manchester

Wetherspoons, Piccadilly is a Grade II listed building, therefore any proposals which may impact upon the special architectural or historical interest of the building will need to be managed in relation to the planning (listed Buildings & conservation Areas) Act 1990. This statement assesses the impact of proposals to carry out the improvements to the existing public house against section 16 of the NPPF; conserving and enhancing the historic environment. Any impact is assessed in relation to the special architectural and historic interest of the building.

Description: Public House
Location: Wetherspoons, 49 Piccadilly
Grading: Grade II Listed

2.0 Location

2.1 Location

The Piccadilly area of Manchester is a central commercial hub within the city which is home to a range of retail outlets and key points of infrastructure. Manchester Piccadilly is the principal railway station in Manchester. The building itself was built in 1842 and acts as a crucial gateway into the city.

The site itself sits opposite Piccadilly gardens as well as Queen Victoria's Statue and Statue Wellington. The building is situated on a block between Piccadilly and Newton St, meaning the confluence of the two busy arteries spills out in front of the site. Footfall past the site is particularly heavy, largely thanks to the nearby commercial establishments like the Arndale Centre as well as the nearby tram station.

3.0 General Description

3.1 The building History

The building originally opened as Clothiers' warehouse back in 1847. The original building was lost during a blaze in 1850 which required all nine of Manchester's fire engines and both of Salford's engines. The building was rebuilt soon after. The building is now used as office space and the ground floor is a JD Wetherspoon Free House. The internal format of the original building has changed significantly since it was repurposed to be used as a public house. The building has been respectfully preserved and maintains its historical integrity.

3.2 Building services

The Building has Gas, Water and Electric services which are all functional to all levels of the building.

3.3 Listing Description

MANCHESTER, PICCADILLY (north side), No. 49

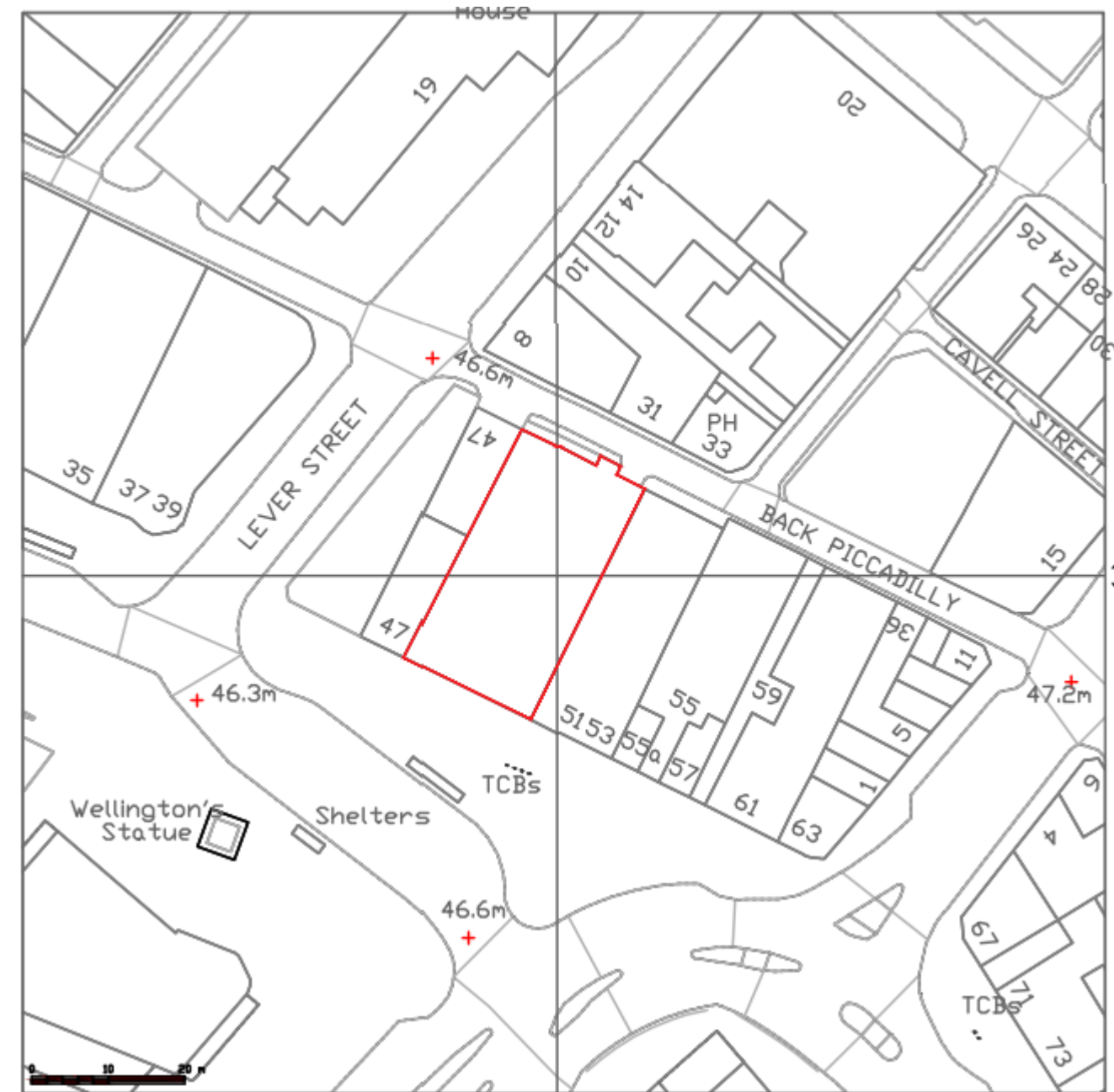
GV II Clothiers' warehouse, now offices with public house at ground floor. 1846 to 1847. For JP and E Westhead, rebuilt after a fire of 1850, with mansard roof added between 1886 and 1917. Occupied in 1917 by Chorlton Brothers, clothiers.

Red brick with sandstone dressings, slate roof. Deep rectangular plan. Simplified palazzo style. Five storeys and attic, a seven-window facade, symmetrical, with rusticated quoins, plain frieze, modillioned cornice, brick parapet with stone pilasters and chimneys, large attic dormer. Ground floor altered except for square-headed doorway to right with enriched surround; very regular fenestration to upper floors, all windows of equal height and with moulded architraves, those at first and second floor shouldered, the lower with aprons and pediments (that in the centre swan-necked) and the upper with cornices (except that in the centre which is pedimented), and those at third floor eared (that in the centre with a segmental open pediment); altered glazing to first floor, eight-pane casements to the upper floors. Full-width glazed dormer in slope of roof, with three-span hipped roof.

Rear and interior not inspected.

Forms group with No.47 to left (q.v.), and with Nos 51 and 53, 55 and 57, and 59 and 61 to right (q.v.).

Listing NGR: SJ8449298293



OS Map of Wetherspoons, Piccadilly

4.0 Assessment of Impact

4.1 Building Fabric Analysis

Internally the building has been modified substantially from its original use. The ground floor has been reappropriated for the purpose of being used as a public house. There are internal masonry walls and columns, some of which are proposed to be partially demolished as part of the development.

4.2 The Proposed Work

The proposal aims to increase the capacity of the public house via allowing a small internal extension to the current ground floor customer area. The area is currently raised from the rest of the ground floor by +340mm but the proposal would see this is partially levelled to match the floor level of the main customer area.

There is currently no ramped access to this area, so there is limited access for disabled persons to this area of the building. Levelling this to the rest of the customer area would augment disabled accessibility as well as increase the number of customers who can use the space.

The works require the partial demolition of an internal masonry wall which is situated near the rear of the ground floor level. The area behind the wall which is to be removed is currently used as a bottle store. The area will be used for extra customer area and loose furniture will be placed within the space.



Above. Item — raised customer area to be levelled off



Above. Item — Internal wall to be knocked through for additional customer area

5.0 National Planning Policy Framework

5.1 Relevant NPPF Paragraphs

Paragraph 58 considers the general design principals within the built environment and where developments should function well and add to the overall quality of the area, not just for short term but over the life of the development. The proposals will ensure that the stonework will remain in place and safe for the life of the development.

Paragraph 61 stipulates that the visual appearance of the architecture of individual buildings has very important factors securing high quality and inclusive design goes beyond aesthetic considerations therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built, and historic environment. The proposals will have a minimal visual impact to the character of the building

As stated in paragraph 62 the proposal has been reviewed by the local planning authority. Harrison Ince Architects understand and agree that the local Design review arrangement is in place to provide assessment and support high standards of design.

6.0 Conclusions

The proposals above established the approach taken to the proposed work (Minimum intervention, sympathy to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest, which justifies the need to modify the building. The intention of the application is to enhance the built fabric ensuring the character of the building is retained.

The proposed design has been assessed by relevant built environment professionals to completely understand the potential impact of the work and thereby ensuring only the most appropriate measures are taken. The historic environment record has been consulted and the heritage assets assessed using appropriate expertise where necessary.



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