

No. 33 Thomas Street

Manchester

Heritage Statement

Prepared by



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Prepared for:
**Hannah
Kernycznij**

**29th November
2022**



No. 33 THOMAS STREET, MANCHESTER – HERITAGE STATEMENT

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1. INTRODUCTION

1.1 Background and Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners and heritage consultants, which specialises in the historic environment.

SLHA were commissioned in January 2022 by Hannah Kernyczyj to assess the impact of the proposed refurbishment of the Grade II listed 33 Thomas Street, Manchester (the Site - Figure 1) to form a cafe at ground floor level with associated toilets at basement level and a residential apartment at first and second floor levels.

Our scope included heritage and design advice for a suitable scheme for the building’s refurbishment, which will include the restoration of a number of original, historic elements, the reintroduction of some lost and missing elements to the building’s interior, and the addition of a small new extension to the rear of the building.



Figure 1 – The principal front elevation of No. 33 Thomas Street, Jan 2022.

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England's 2019 advice on the structure of Heritage Statements.

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement by Back Room Architecture & Design.

1.2 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Authors:

- Lee Hutchings [BSc (Hons)] Senior Historic Building Consultant

1.3 Statutory Designations

Listed Buildings

No. 33 Thomas Street was listed Grade II as a group with the adjacent No. 31 (to the west) and No. 35 (to the east) on the 8th October 1973. Statutory listing of No. 33 means that the building is defined as being of 'special architectural or historic interest' and is, therefore, of national heritage significance.

The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of "exceptional interest", Grade II* buildings are particularly important buildings of "more than special interest", whilst Grade II buildings (such as No. 33) are defined as being of "special interest".

The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent (LBC) must be applied for in order to make any changes to that building which might alter its special interest.

Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any manner which would 'affect its character' as a building of special architectural or historic interest, unless the works are authorised in the form of Listed Building Consent.

Unlike non-listed buildings, it is a criminal offence to carry out works to a designated listed building without consent when it is needed. It is, therefore, important to define the nature of the works and understand the implications of any proposed changes.

It is, therefore, important to understand the implications of the listing. The full list description for No. 33 Thomas Street and the adjacent properties is as follows:

Grade: II

List Entry Number: 1270669

Date first listed: 08-Oct-1973

Statutory Address: 31-35, THOMAS STREET

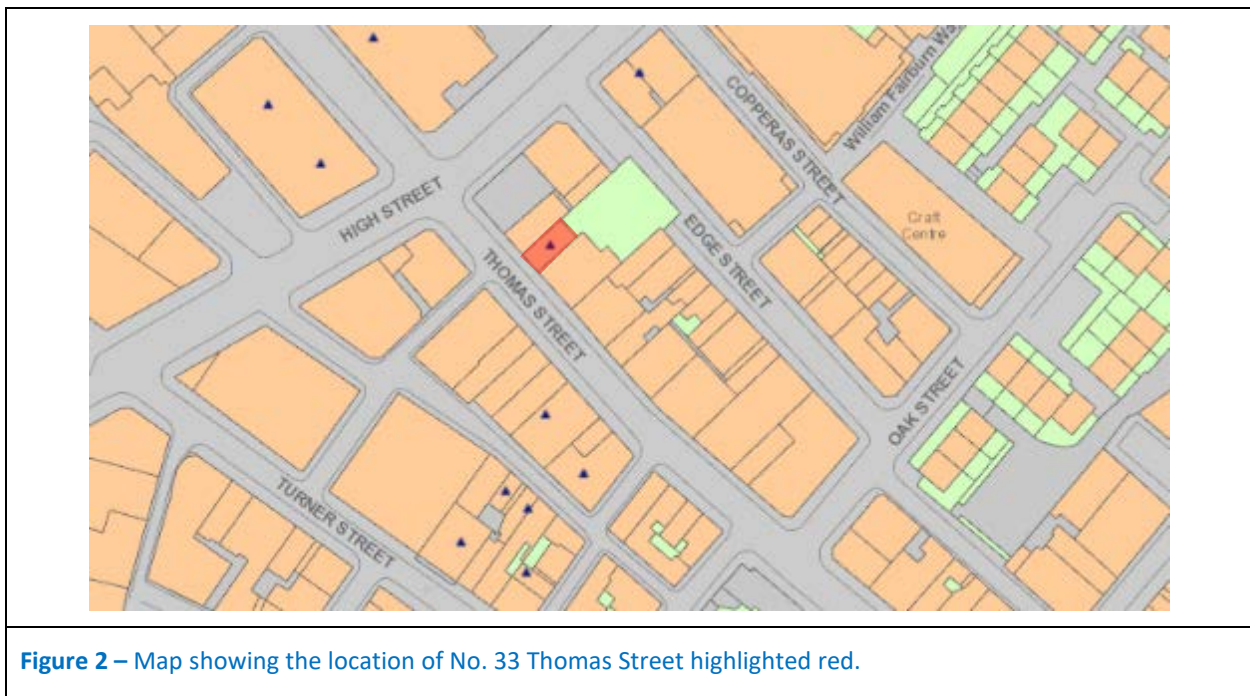
National Grid Reference: SJ 84377 98648

SJ8498 THOMAS STREET 698-1/17/418 (North East side) 08/10/73 Nos.31 TO 35 (Odd)

GV II

Row of 3 small town houses, or shops with dwellings and workshops over, now shops. Late C18, altered. Red brick painted white, slate roof. Double-depth plan, each house single-fronted, with back extensions. Three low storeys over cellars, a 3-window range; each has a doorway to the left, up 3 steps, those to Nos 31 and 35 round-headed with open-pedimented Tuscan pilaster doorcases, panelled doors and plain fanlights, and that to No.33 square-headed with similar door and plain overlight; each has one large square shop window at ground floor with a cornice on consoles (that to No.33 run out over the door), all now with C20 plate glass; one large segmental-headed window at 1st floor, all with coupled 4-pane sashes; at 2nd floor Nos 33 and 35 have low horizontal 3-light casements, and No.31 has 2 shorter but similar windows with 8 panes each. Large multiple-flue chimney stack to left. Rear and interior not inspected. Rare survival of domestic buildings of this period in city centre (and if originally shops, unique).

Listing NGR: SJ8437798648



Conservation Areas

No. 33 Thomas Street is located within the Smithfield Conservation Area, which was designated in February 1987 and includes the remains of the historic Smithfield Market along with the 19th century former shopping street of Oldham Street, and remaining former 18th century weavers’ dwellings, primarily along Thomas Street and Back Turner Street, as well as Lever Street.

2. POLICY CONTEXT

2.1 Introduction

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the Proposals for 33 Thomas Street will be subsequently tested.

In particular, the Proposals are informed by the guidance in Historic England's guidance on Conservation Principles (2018). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles (2018), and the following:

- The relevant legislation relating to both planning and heritage designations.
- The objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- Manchester's Core Strategy (2012)
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered in the following section below.

The Site is located within the Smithfield Conservation Area. The Council is required by legislation and national planning policy to have regard to the impact of any Proposed Development as it affects a designated heritage asset (the Smithfield Conservation Area), however, due to the scope of minor alterations to the rear, entirely enclosed, yard of the Site, it is considered this will not have any impact on the wider Conservation Area, and will be assessed in Section 6.

2.2 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the Current Proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management.

The Grade II listing of 33 Thomas Street requires that it is necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and ‘setting’ of the building.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset (33 Thomas Street). Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building, or diminish its interests as a designated heritage asset. The focus of the design-development has thus been to avoid/reduce any harm to the significance of 33 Thomas Street in order to meet the fundamental requirements of Section 66 of the 1990 Act.

In accordance with the requirements of both Section 66, if a negative impact on 33 Thomas Street is identified, its extent must be determined to define the magnitude of ‘harm’. This is necessary because limited, or *“less than substantial harm”*, should not be afforded the same weight as that which is deemed to be *“substantial”*, and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

‘Substantial harm’ under the 1990 Act is interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that *“less than substantial harm”* is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *“special architectural or historic interest”*.

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its balancing ‘planning benefits’. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in Section 66 to the development proposal when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated ‘harm’ or erosion of the interests of the identified heritage assets.

The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage asset, noting that change does not necessarily equate to ‘harm’. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the Current Proposals in accordance with the requirements of the 1990 Act.

2.3 National Planning Policy Framework (NPPF) (2018 - amended February 2021)

The policies in the National Planning Policy Framework (NPPF) constitute the Government’s view of what sustainable development means in practice. The definition requires development to give due weight to

the appropriate conservation of heritage assets in order to be defined as sustainable development (**NPPF paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (**NPPF paragraph 8c**). It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF's core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 189**). In this instance the 'heritage asset' is the Grade II listed 33 Thomas Street (the Site).

The NPPF stresses that "*great weight*" should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the more important the asset, the greater the weight should be. The need to avoid "*substantial harm*" to such assets is outlined in terms of: demolition, alteration, or the compromise of its setting.

As "*substantial harm*" is interpreted as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting, it should be avoided. The NPPF (**paragraph 199**) however, notes that "*great weight*" should still be given to conservation regardless of whether "*substantial harm*" is evidenced.

2.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of "*preserving or, where possible, enhancing the historic environment*". The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: "*historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals*" (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values/interests of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current Proposals.

2.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute

a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): ‘Managing Significance in Decision-Taking in the Historic Environment’ was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

Section 7 of GPA.2 emphasises the importance of properly assessing: *“the nature, extent and importance of the significance of a heritage asset and the contribution of its setting”* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset’s significance (as the best means of conservation).
- extent of the Site’s significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

The Proposals have also been developed in the context of the 2016, Historic Environment Advice Note 2: ‘Making changes to historic assets’ (HEA.2). Historic England thus emphasise that the best way to conserve a historic building is to keep it in use (or to find it an appropriate new use if it has passed out of use) preferably that for which it was designed, or alternatively an appropriate new use which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:

“An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners’ needs is therefore essential”.

The emphasis of HEA.2 is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building’s overall significance is unaffected. The current restoration-focused proposals have been demonstrably developed in this context.

Other key Historic England guidance documents referred to include, Conservation Area Appraisal Designation and Management (2019).

3 HISTORICAL DEVELOPMENT

3.1 Historical Development of the Immediate Area

The district in which the Site is located is now commonly known as the ‘Northern Quarter’. The earliest origins of the area were largely agricultural in use, and principally owned by the wealthy Lever and Legh families, among others. The area remained largely rural until the mid-18th century when the burgeoning cotton industry in nearby Ancoats resulted in the area around the Site becoming rapidly developed as an extension to the town centre of Manchester.

Plots of land purchased by developers within the area was fragmented, leading to piecemeal development initially concentrating on the area immediately surrounding the Site, which by the 1770s had largely been completed with the formation of new roads and the construction of some terraced town houses and shops.

Following this initial development, rapid growth followed including the construction of No. 33 and surrounding buildings between the 1770s and 1790s. The character of the area comprised of a mixed working class residential, commercial, and manufacturing district. Although the area consisted almost entirely of poorer residents, this class of resident was again split into different fractions of working class, often with different levels of working class resident living cheek by jowl in the same building.

The main thoroughfares, including Thomas Street, consisted of simple, lower working class housing, primarily to the southern side of the street, with a marginally higher level of working class housing to the northern side. Such “better class” working class housing included No. 33 Thomas Street and its immediate neighbours, which were afforded the addition of a Classical stone doorcase to each front door, although internally the decoration and planform was largely similar to the standard seen to the south of the street.

Another common character of all levels of working class housing in the vicinity was cellar dwellings, which typically accommodated a number of people living in one or two poorly lit/ventilated cellar rooms separate to the main accommodation, and accessed from a steep flight of stone steps from pavement level. This is evident in the basement level of No. 33 Thomas Street, which originally contained an external staircase to the pavement level (now blocked). Examples of such 18th century cellar dwellings in Manchester are shown in **Figures 3 and 4 below**, which give a similar view of how No. 33’s cellar was originally used.

Away from the main arterial routes such as Thomas Street and Turner Street, the district was characterised by irregularities in the street pattern, with many narrow alleyways, courtyards and back streets, especially along Tib Street and Back Turner Street. These less salubrious thoroughfares were developed with what were known at the time as “back houses”, consisting of lesser quality ‘slum’ dwellings at the rear of the more respectable buildings on the principal streets.

Early residents in the area typically ran small businesses or loom shops from home, the latter of which were characterised by a single large room located on the second floor of a house, and containing much longer windows to both front and rear aspects. The second floor level of No. 33 is characteristic of this early form of loom shop, which would have contained a number of hand looms from which the family members could work.

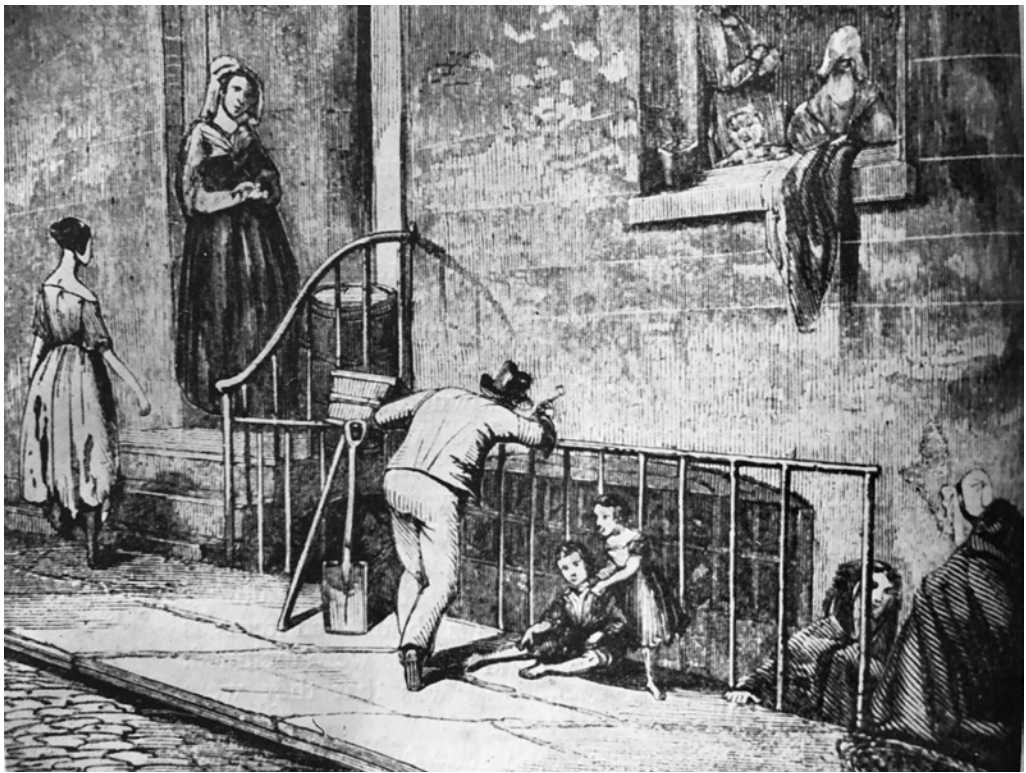


Figure 3: An example of a typical 18th century Manchester cellar dwelling, much like the cellar dwelling originally found at No. 33 Thomas Street. (Source: A Short History of Manchester Housing, 1947)



Figure 4: An example of the inside single room of a typical 18th century Manchester cellar dwelling, much like the cellar dwelling originally found in No. 33 Thomas Street. (Source: A Short History of Manchester Housing, 1947)



Figure 4a: A view of a former weaver’s room on the second floor level of a now demolished weavers cottage on Charter Street in 1898, showing it used as a common lodging house. This image illustrates the typical, simple character of these spaces, with roughly painted/plastered brickwork and timber beams, which can be seen to be of a similar appearance to that still found at No. 33 Thomas Street. (Source: Manchester Archives)

Cotton working in the mid-18th century was at that time a domestic occupation, with workers mainly using manually operated domestic machines in the home. However, from the late 18th century (from c.1770s) power was successfully applied to yarn production, first with water power – and then by steam-powered purpose-built mills or “factories”, leaving the production of weaving as a hand-powered operation for many more decades.

The great increase in yarn production in the late-18th century naturally led to a corresponding growth in handloom weaving, and Manchester attracted large numbers of weavers. Where new building development took place, as in the Northern Quarter, speculative developers found the construction of housing for weavers an attractive option for higher rents which could be charged, both because more space was provided in the form of weaving rooms, and because despite trade variations, weavers were relatively well paid.

Weaver’s houses/cottages were often erected in ones, twos and threes, dependant on demand and finances, but primarily, the size of the plot. There are no comprehensive records of the numbers of weavers who may have worked in the Northern Quarter in the last decades of the 18th century, as the continuous evolution of the area has removed many of the early housing developments. However, limited records of buildings made before demolition in the area and a few examples of surviving early houses,

provide evidence of the type of accommodation built for, and occupied by, weaving families. An example of such an example can be seen in **Figure 5 below**.

The properties adapted for use by weavers tended to have cellars, with looms placed in a loom shop, usually in the top storey to allow for maximum natural daylight, characterised by the provision of distinctive wide, shorter windows in the front or rear elevations (but usually both) lighting the loom shop.

The decline of the hand-loom weavers' trade, following the successful mechanisation of cotton weaving in the 1820s, meant that the use of these workshop spaces were changed to become warehouses, small business premises, or simple storerooms for the on site business, and have commonly since been used for an extensive range of uses.

By the beginning of the 20th century some of the initial, 18th century development in the immediate area had been cleared and replaced with larger warehouse buildings and shops, due to the end of domestic loom shops, the increase in land value and the need for of slum clearances due to overcrowding and insanitary conditions.

The 21st century character of the Northern Quarter was summarised by Historic England's publication 'Manchester's Northern Quarter' (2008) as an *"arresting hotch-potch of form and function that is at once vital, complex and hybrid – the legacy of a multi-layered past."*



Figure 5: Cut-away reconstruction drawing showing the arrangement of living and working quarters in the c1770 weaver's cottages still located nearby at 1 -5 Kelvin Street. Living accommodation can be seen on the ground and first floors and dedicated loom-shop on the top floor. The basement level can also be seen to be used as a separate cellar dwelling, accessed from the external set of stairs. (Source: Historic England)

3.2 Historical Development of No. 33 Thomas Street

No. 33 Thomas Street appears to have been constructed as one of a short row of matching speculative dwellings, and constructed in the early-1790s. The land on which No. 33 is located was originally part of a large swathe of pastureland called Brick Croft, belonging to Isabel Edge.

On the 21st October 1788, Isabel Edge sold a parcel of Brick Croft to Benjamin Brierley, who in turn sold the land a year later to Edward Newton on the 24th December 1789. Again, the land was sold on the 29th September 1791 to Edward Waters and William Petty (see Figure 6).

It appears that Edward Waters constructed No. 33 and neighbouring properties, including the adjacent Bay Horse public house between 1791 and 1794.

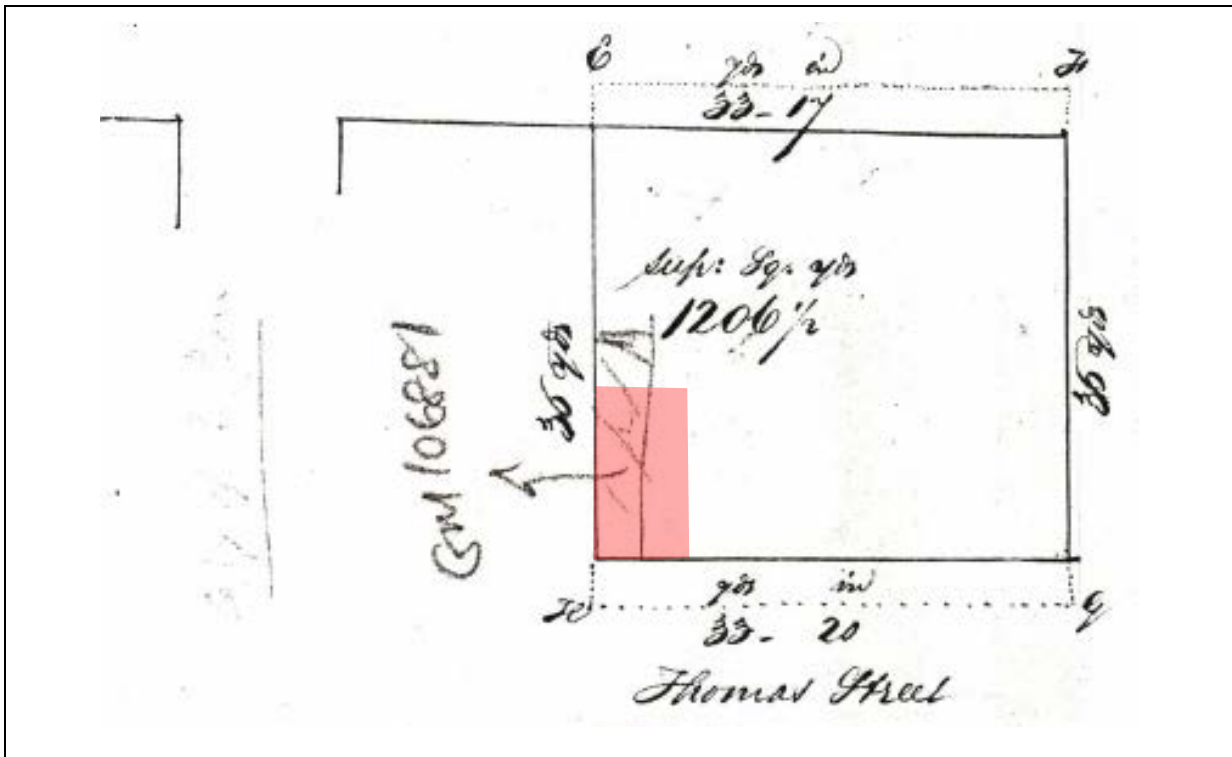


Figure 6: 1791 plan included in the official deeds for the property, showing the area of land that was sold on the 29th September 1791 to Edward Waters and William Petty, including the approximate location of No. 33 highlighted red.

A notice placed in the Manchester Mercury, 18th February 1806 (Figure 7) details an auction which took place of property belonging Edward Waters, who had died in his home at the Bay Horse public house. The notice gives some insight into the early beginnings of the building: “The land upon which the before-mentioned premisses are erected, is wholly secured and was purchased by the late Mr Waters, about fifteen years ago...”.

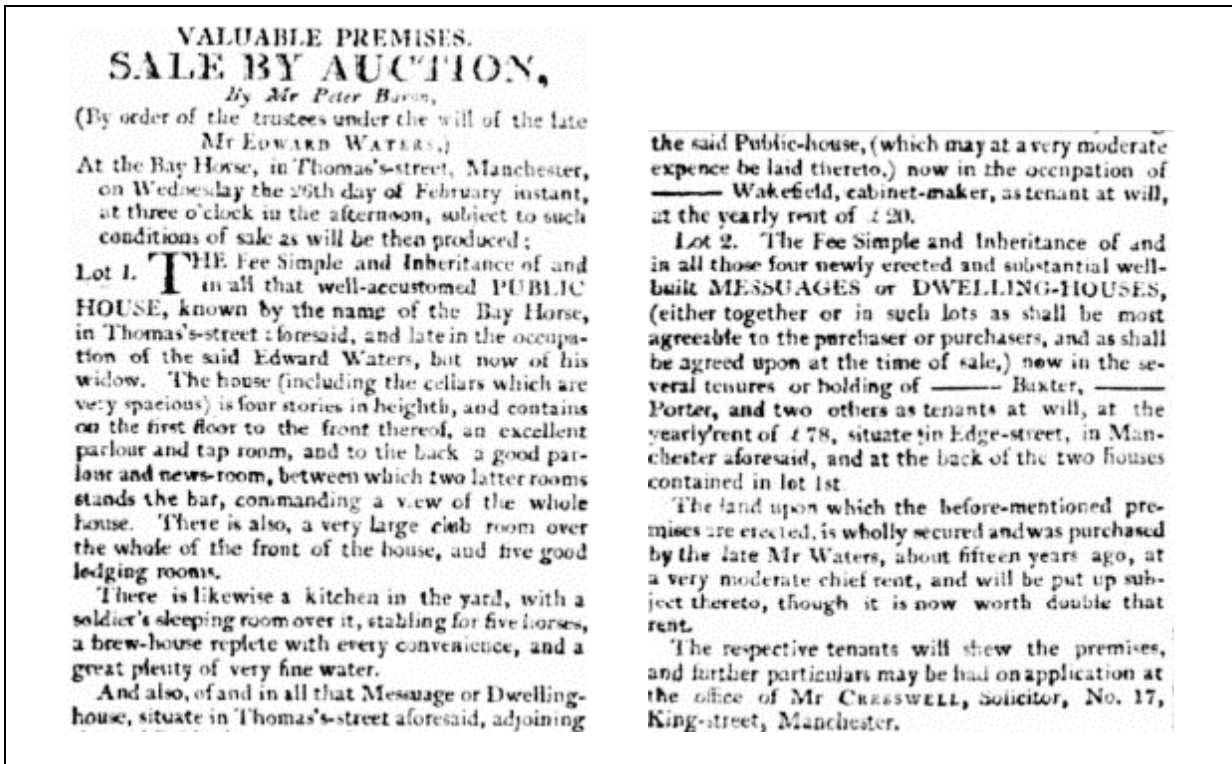


Figure 7: Notice placed in the Manchester Mercury, 18th February 1806, detailing an auction which is to take place of Edward Waters.

Originally, No. 33 was numbered “No. 11”, but due to developments being undertaken in Thomas Street during this period, the building was renumbered No. 33 at some time in the 1830s.

The earliest, and probably original occupier of the building is William Lings, an Attorney who occupied the building as his office in 1794 whilst living in Broughton. Three years later in 1797, a watch and clock maker named Isaac Sharrat occupied the building.

In 1821, the building was being used as a furniture brokers by James Janes, and in 1829, Thomas & William Wilson occupied the building as hat makers and trimming manufacturers, and also occupied the adjacent property to the rear on Edge Street. In 1841 the building is again being used as a cabinet maker’s, occupied by William Bagshaw. The building was now renumbered as No. 33, and Bagshaw is recorded as living at No. 38.

No. 33 isn’t recorded in the 1851 census or the 1853 Manchester and Salford Trade Directory, and isn’t again mentioned until the 1861 census, when No. 33 is simply recorded as being a “lock-up shop”. In 1886, the building is recorded as being occupied by Williamson, Hodgkinson & Co. grocers' outfitters. The company specialised in weighing scales for shop fitting, and a number of these original 19th century components have been found within the building recently (see Figures 9, 10, 11 & 12).

The company advertised “One very large room, also two smaller rooms” to let on the 31st May 1895. It appears that the advert was referring to the first and second floor rooms, as by January 1897 printer, John E Beaden was advertising his printing business from No. 33 (Figure 8).

A conveyance dated the 1st September 1898 between William Henry Carrington, of No. 38 Thomas Street, tobacconist, sundryman and John Holland, gentleman, and Algernon Fletcher, solicitor, gives details to the ownership and uses of No. 33 at this time. The conveyance records that John Holland and Algernon

Fletcher were the trustees of the Will of James Joseph Dean who had owned Nos. 33, 35 and 37 Thomas Street.

An advert placed in the Manchester Evening News on the 31st August 1899 confirms that Williamson, Hodgkinson & Co, now known as George Williamson & Co, were still operating from No. 33 at the same time.

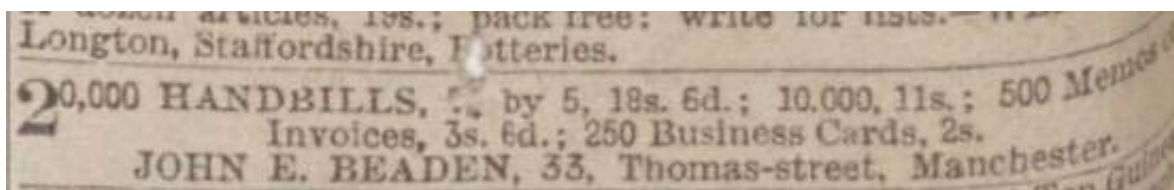


Figure 8: Advertisement for printer John E Beaden, Manchester Evening News – 11th January 1897.

A second advert placed in the Manchester Evening News in October 1899 (**Figure 9**), advertises for a “strong youth” as a “Striker” who was wanted for Williamson and Co. A striker was the term used for a blacksmiths assistant, and demonstrates that the large, industrial-sized fireplace located in the basement would have been used to manufacture parts for G Williamson & Co’s brass scales (**see Figures 11, 12 & 13**).

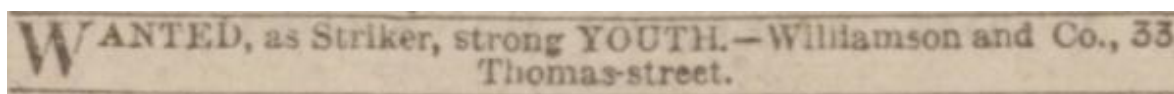


Figure 9: Notice in the Manchester Evening News, 2nd October 1899 advertising for a strong youth to work as a striker at No. 33.

The last record of George Williamson & Co advertising their business in local newspapers was in 1915, and in August 1916 John E Beaden was advertising as “Beaden & Bullock” printers/stationers.



Figures 10: A collection of late-19th century ceramic and gilt columns found within the building, which would have formed the central part of G. Williamson & Co's beam scales.



Figures 11, 12 & 13: Parts of an original late-19th century shop scales found within the building, which would have been forged in the basement of the building. The two enamel scales are printed with G. Williamson & Co and H. Sutcliffe & Co and both include the address No. 33 Thomas Street.

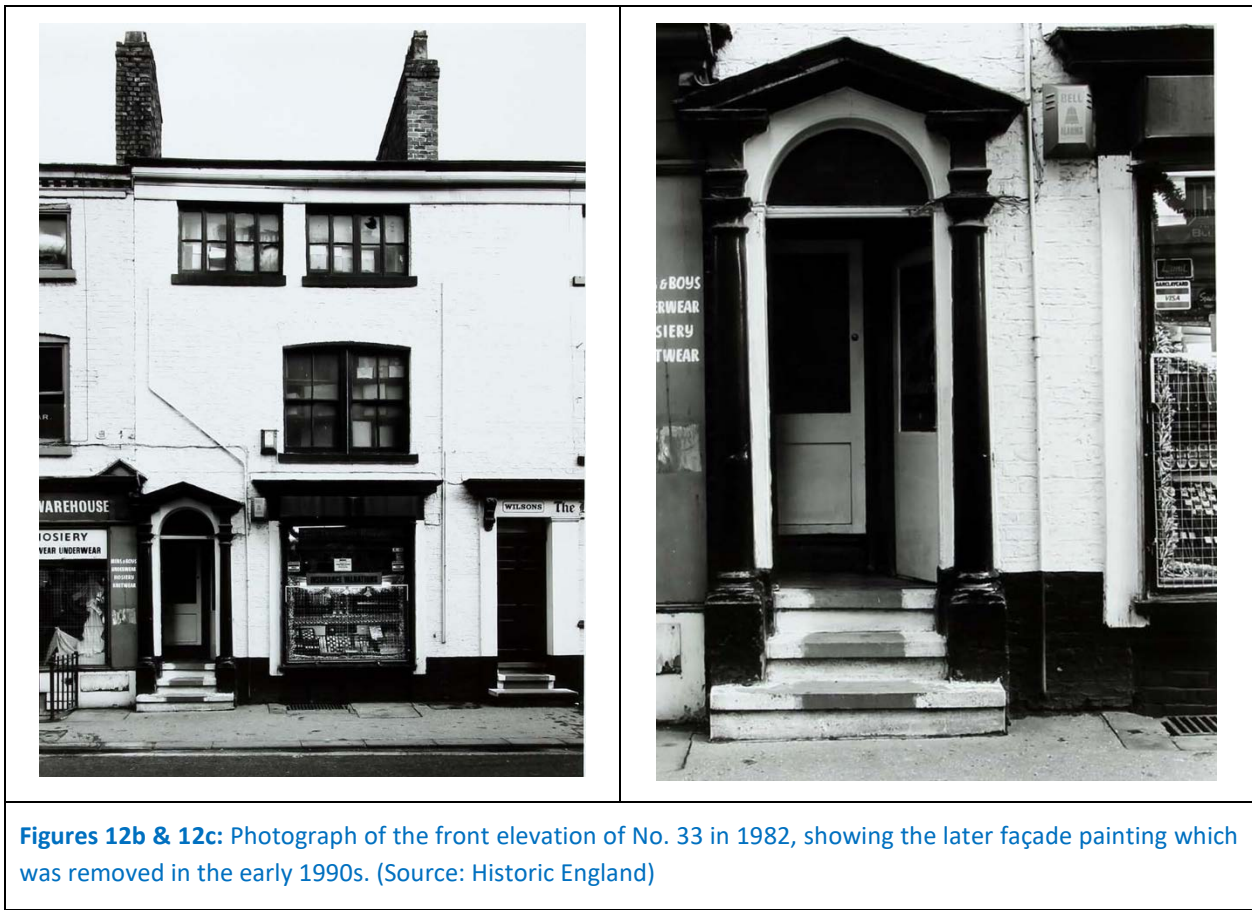


Figures 13a: An aerial view looking west across the site in 1932, showing the original, wide chimney stack to No. 33 (now removed) and original two-storey and one-storey outriggers/extensions to the rear of the site. (Source: Britain From Above)

It is unclear who occupied the building between the 1920s and 1970s, however, on the 2nd March 1977 a conveyance was made between Wilsons Brewery Limited/Mecca Limited and Alfred E. Mutter Limited, illustrating that the adjacent Bay Horse public house, ran by the Wilson’s Brewery, occupied parts of the building, possibly as stores for the pub. Alfred E. Mutter Limited occupied the building as a jeweller from 1977 until c2020 when the building was purchases by the current owner.



Figure 12a: A view looking west along Thomas Street towards No. 33 in 1971, showing the buildings to the left of No. 31 being demolished. (Source: Historic England)



Figures 12b & 12c: Photograph of the front elevation of No. 33 in 1982, showing the later façade painting which was removed in the early 1990s. (Source: Historic England)

3.3 Map Regression

In order to understand how the site and the area around it have developed in detail historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.

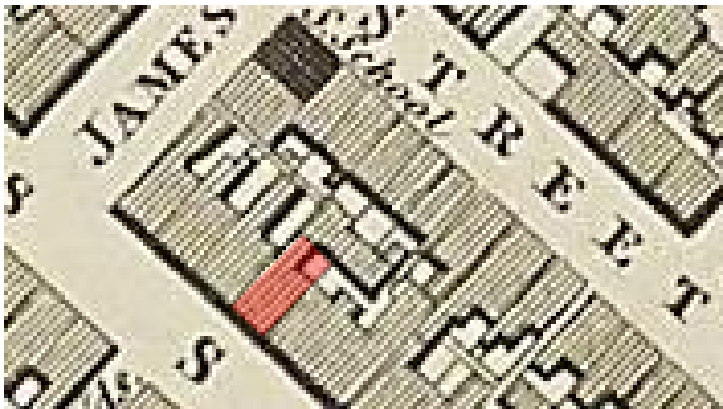
Table 1: Historic Map regression	
	Figure 13: 1794 – This early map shows that No. 33 had been completed by this year, along with the adjacent houses to the east and west. The map shows that the original footprint of the building extended north-east included a small two-storey outrigger to the western side of a small yard, which was accessed via a narrow ginnel from James Street. A large, rectangular building can also be seen attached to the north-east side of No. 33's outrigger/yard, although it is not known if this building fell under the ownership of the property at this time.
	Figure 14: 1832 Bancks & Co.'s Plan of Manchester & Salford – By 1832 there appears to be no changes to the site.



Figure 15: 1850 OS Map – This map gives a much clearer depiction of the site, and shows that the small yard to the rear of No. 33 has now been built over with an outbuilding.



Figure 16: 1888 Goad's Fire Insurance Plan – This detailed plan shows an indicative internal planform arrangement for No. 33, and shows the original 18th century two-storey outrigger to the rear left of the ground floor (accessed through an internal doorway) and a single-storey extension over the former yard, which shows an internal link into the a larger, single-storey outbuilding in the current location of the open rear yard of the property. The building is marked "S" for "Shop".



Figure 17: 1891 OS Map – By 1891 no visible changes have acquired to the site.

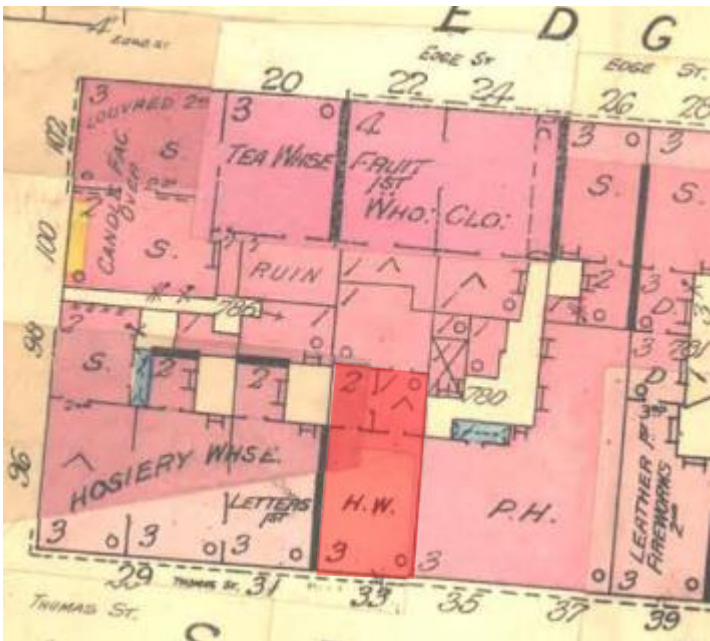


Figure 18: 1901 Goad's Fire Insurance Plan – Although by 1901 no visible changes have acquired to the site, the building is now marked as "H.W.", or "Home Trade".

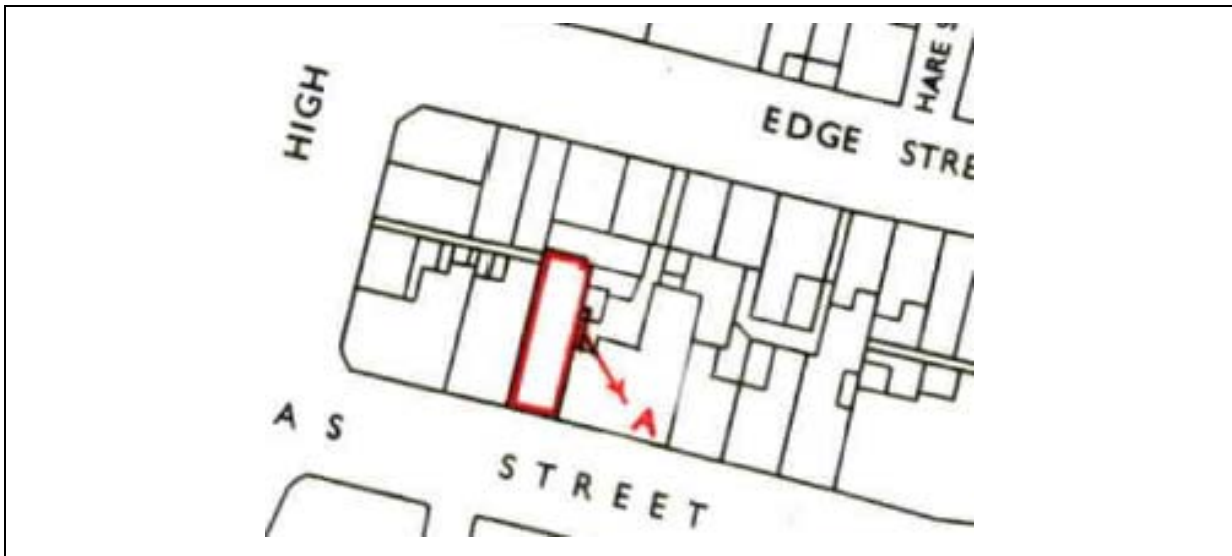


Figure 19: Plan included in the 1977 deeds for the property, showing No. 33 outlined red.

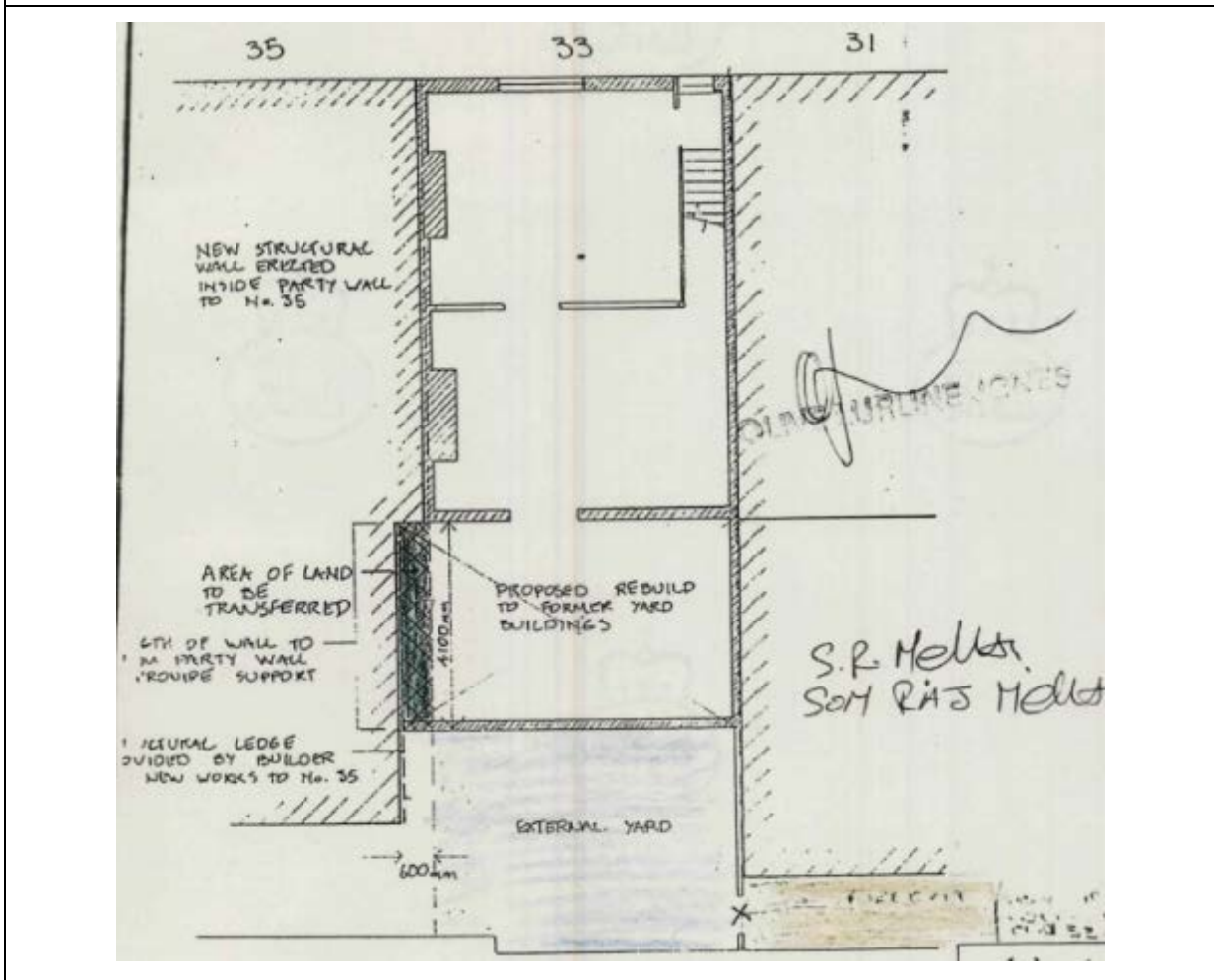


Figure 20: Ground floor proposed plan drawn in 1992 and submitted as part of the listed building consent application for the demolition of former outbuildings and rear outrigger to No. 33 and the construction of the current rear extension.

It was also during these works that the current front shop window was recreated in an 19th century manner, the painted façade was cleaned back to brick, and the rear two first floor window openings were in-filled.

3.4 Building description

The following table provides a photographic description of No. 33, illustrating principal rooms, spaces and features.

Table 2: Gazetteer – Basement level (January 2022)	
	
Figure 21: The north eastern corner of the basement, showing the large original range chimney opening.	Figure 22: The c19th century blacksmiths fire (left) and original, 18th century entrance into the basement from street level (marked by blue star).
	
Figure 23: A closer view of the original basement entrance and blocked side window.	Figure 24: The c19th century blacksmiths fire, which is thought to have been used to manufacture parts for G. Williamson & Co's scales.



Figure 25: The now blocked doorway into the original rear outrigger to the northern corner of the basement.



Figure 26: An example of the original red brick floor to the northern half of the basement.

Table 3: Gazetteer – Ground floor level (January 2022)



Figure 27: Looking south-west into the front room from the rear of the ground floor, showing one of two original chimney breasts.



Figure 28: The modern shop display unit beneath the main staircase and locations of original walls which have since been removed.



Figure 29: Looking west along the rear ground floor room, showing the floor opening leading to the basement.



Figure 30: The c1992 rear extension.

Table 4: Gazetteer – First floor level (January 2022)



Figure 31: Looking from the main front room into the small landing, with staircase to second floor to the left, and entrance into small box room to its right hand side.

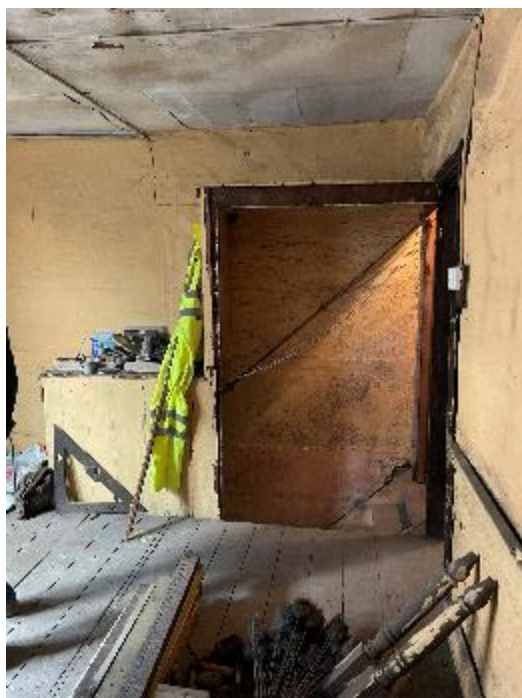


Figure 32: Looking towards the remains of the original T&G stair enclosure from the front room, showing an area of original timber dado (right).



Figure 33: A detail of the original dado and skirting along with 18th century surviving wall plaster.



Figure 34: The two 19th century sash windows.



Figure 35: An example of the very wide 18th century original floorboards and areas of replacement 19th century boards.



Figure 36: A collection of three 18th and 19th century doors from the first floor temporarily removed.



Figure 37: Looking towards the original second floor staircase/enclosure and rear box room, showing a slight floor ramp and filled-in former taking-in door from the rear yard.



Figure 38: Looking into the second rear room, showing the remains of a 19th century tripartite sash window and late-19th /early-20th century sink to alcove.



Figure 39: Remains of an original/early timber alcove cupboard in the second room.



Figure 39a: Using historic scaring to the framework and similar panelled fitted cupboards from other known weavers’ cottages in the area, the above new panelled door design has been developed as part of the proposals (Source: SLHA)



Figure 40: A mock-up of a fire surround, created in the c1950s by using pieces of painted anaglypta wallpaper pasted onto timber.



Figure 40a: An example of the type of simple timber surround and cast iron “hob grate” dating to the late-18th century that will be installed in the two first floor bedrooms as part of the proposals.



Figure 41: Simple T&G above the doorway to the small box room as seen from landing.



Figure 42: Looking up the original 18th century stairs into the second storey former loom shop.

Table 5: Gazetteer – Second floor level (January 2022)

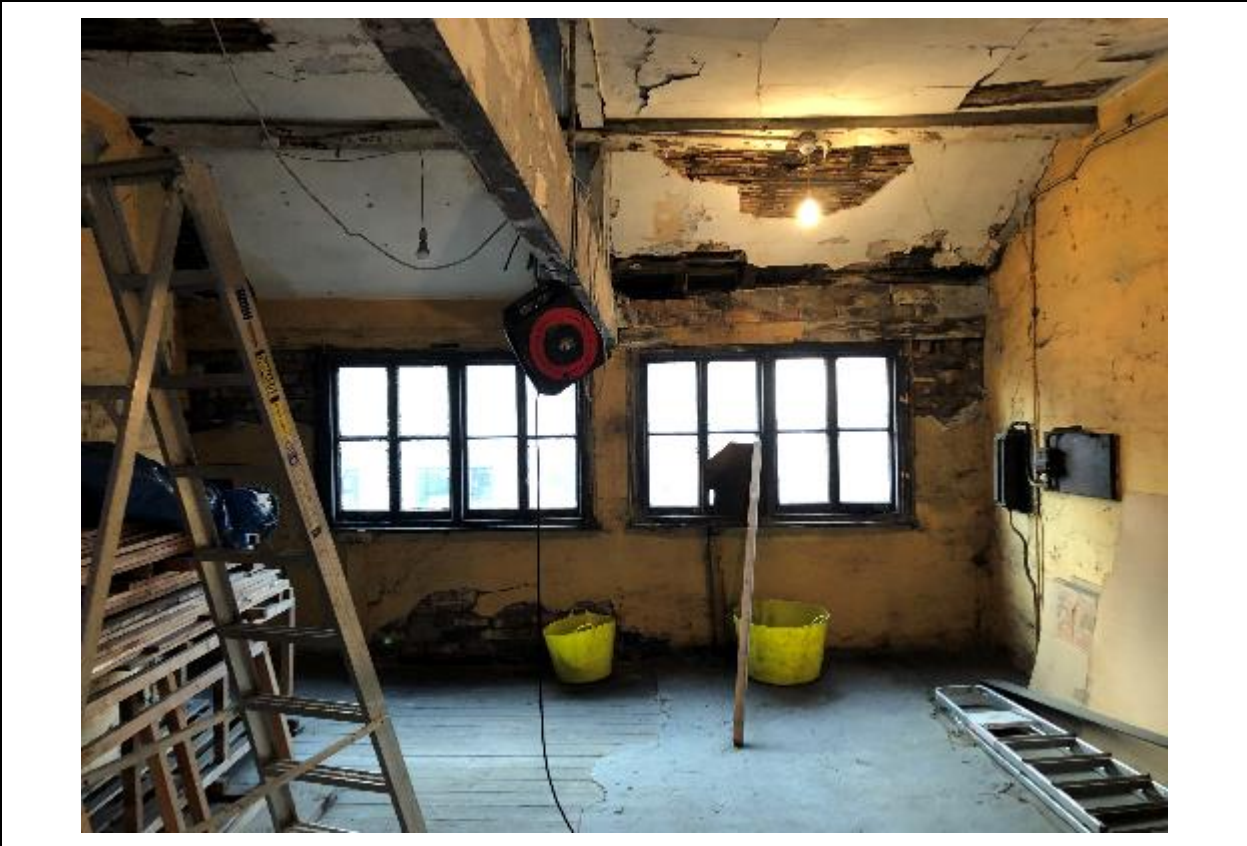


Figure 43: Looking south-west across the former loom shop towards the 19th century casement windows looking onto Thomas Street.

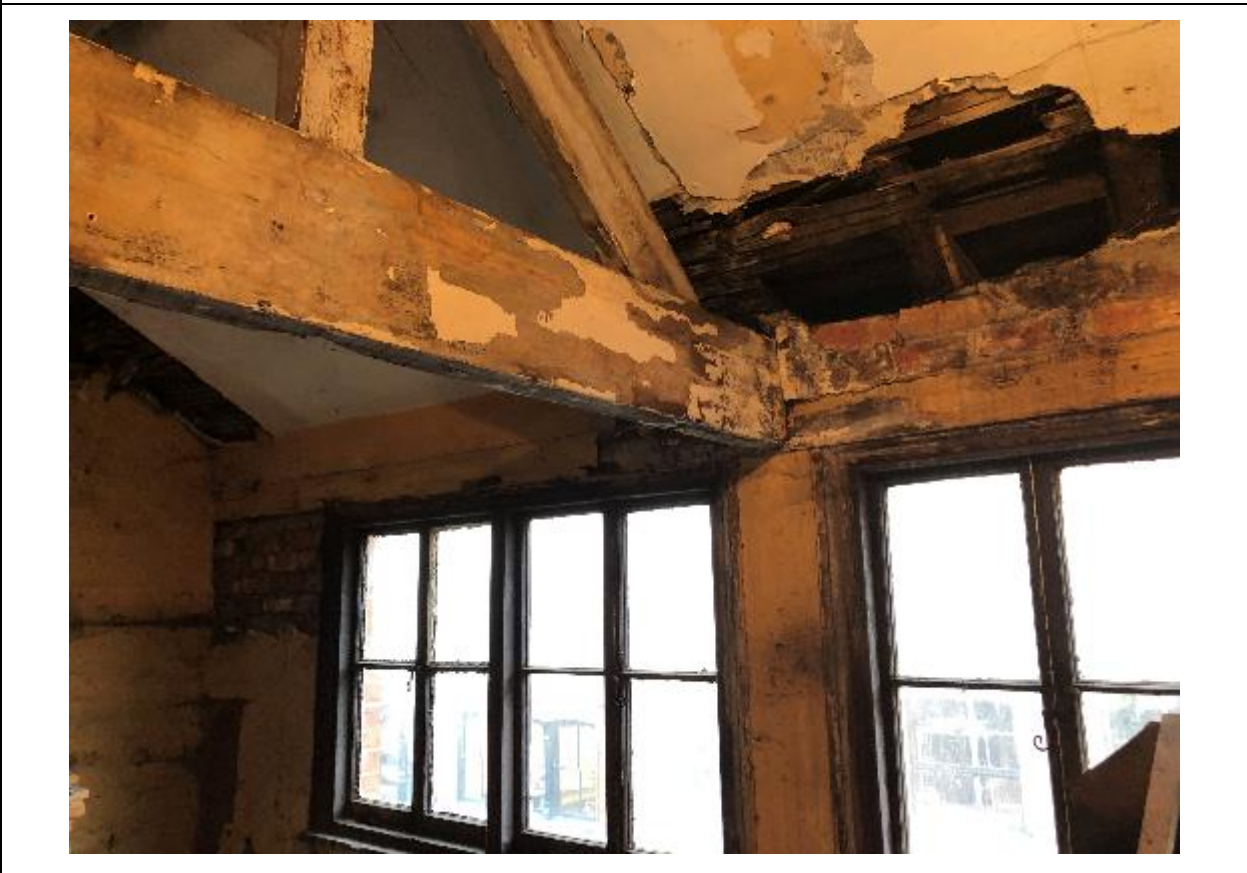


Figure 44: A closer view of the casement windows and original roof structure.



Figure 45: The 19th century casements to the north-east elevation. The walls show evidence of originally being painted brick, with a thin layer of later plaster applied over.



Figure 46: Looking towards the eastern side of the second floor, showing the partially exposed roof structure, original lath and plaster lowered ceiling and the two original chimney breasts (openings since filled).

Table 6: Gazetteer – Exterior (January 2022)



Figure 47: The rear elevation as viewed from the yard, showing the c1992 extension and blocked first floor window/taking-in door (outlined).

4 ASSESSING HERITAGE SIGNIFICANCE

4.1 Introduction

The below significance assessment and significance plans disaggregate and define the special interest of the Grade II listed No. 33 Thomas Street. This baseline assessment of significance should be used to inform and develop any future proposals for the building.

Proposals that work with the existing building and can demonstrate that they have been informed and developed by a detailed understanding of the significance of the building and its constitute parts will present a low risk, in planning terms.

4.2 Defining significance

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of No. 33 Thomas Street.

Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England’s criteria outlined in ‘Conservation Principles, Policies and Guidance, 2018’ have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest 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.

The below analysis of significance of the fabric of the Grade II listed No. 33 Thomas Street allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to inform and justify the building’s capacity for change, and thus will help to inform the development of future Proposals. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The ‘Statement of Significance’ summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which have informed and measured appropriate intervention options.

The below hierarchy of significance is tailored to No. 33 Thomas Street in order to outline individual features and building elements across the Site and is not intended to be directly transferable to other listed buildings, as the purpose is to disaggregate the relative interests of the building’s particular fabric components.

High heritage significance relates to those components of the Site deemed to be of special interest. They are important to the understanding of the site’s design concept and play a considerable role in reflecting its archaeological, architectural and artistic or historic interest.
Medium heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of subject site’s design concept and play a minor role in reflecting its archaeological, architectural and artistic or historic interest.
Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the Site’s archaeological, architectural and artistic or historic interest.
No significance /Detrimental features and elements within the site that do not contain any special interest. These can detract from the significance of the Site, and can be evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest is currently unknown and may require determination by further investigation.

4.3 Statement of Significance

This Statement of Significance provides a summary of the site’s special interest. Reference should be made to the significance plans below.

The special architectural and historic interest of No. 33 Thomas Street is recognised by its Grade II Listed designation, however, it is necessary to assess the building in order to determine the particular special interest which it yields in heritage terms.

- The Site is located in the Smithfield Conservation Area, and forms one of three terraced listed buildings designated under a single listing.
- The building yields **high historic interest** through its early date as a late-18th century former residential house that included a full-length weaving loom shop to its second floor level and separate cellar dwelling.

The building also yields high historic interest through its long and varied commercial uses through the 18th, 19th and 20th centuries, which included longstanding, light industrial uses that incorporated a purpose-built blacksmith's fire/shop at basement level.

- The building yields **medium architectural and artistic interest** through its simple architectural expression, which provides clues as to the social history and status of those who constructed and lived in the building. Key architectural features such as the longer, second floor loom shop windows are crucial to the understanding of the building typology characteristic of the Smithfield Conservation Area.
- The building is considered to yield **no/low archaeological interest** due to the Site originally forming an open field before the present building was constructed in the late-18th century. However, evidence of past building uses and residents may be discovered through archaeological investigations at basement level.

Areas/elements of **high significance** include:

- **The principal Thomas Street elevation including its original brickwork and stone sills.**
- **The surviving original internal chimneybreasts.**
- **The surviving original classical stone doorcase to Thomas Street.**
- **The 19th century timber sash and casement windows and original glass to the Thomas Street elevation.**
- **Surviving original floorplan to first and second floors.**

Basement floor

- **The c19th century blacksmiths fire to the basement, and wider, second former range opening including timber lintels.**
- **Surviving stone flags and brick flooring to the basement.**
- **The original (now blocked) basement entrance and side window openings and original stone staircase from street level (also since filled).**
- **The original/early cast iron supportive columns to basement.**
- **The surviving original basement ceiling structure, including hand carved timber beams, lath and plaster and the underside of 18th century floorboards (from ground floor level above).**

First floor

- **All areas of surviving original wall plaster and ceiling lath and plaster.**
- **All surviving 18th and 19th century floorboards.**
- **Surviving dado and skirting to main front first floor room.**
- **All surviving 19th and 18th century panelled doors/architraves and ironmongery.**
- **Original staircase and T&G boarding from first to second floor levels.**
- **Surviving T&G boarding around stair enclosure from ground to first floor.**

Second floor

- **Original timber roof structure and lath and plaster ceiling.**
- **19th century casement windows (c1930s lamb's tail metal window fasteners are of low significance).**
- **Open-plan spatial quality.**

Areas/elements of **medium significance** include:

First floor

- Partially surviving 19th century sash window to rear room.

Areas/elements of **low significance** include:

Ground floor

- Small area of c19th century T&G to rear room.
- Altered planform.

First floor

- c1950s mock fire surround and gas fire to rear room.
- Remains of timber alcove cupboard to rear room.
- Ramp within floorboards and blocked former goods hoist opening to box room.
- Late 19th/early 20th century sink to rear room.

Areas/elements of **no significance** include:

Basement floor

- Modern infill to former external basement door and window openings.
- Modern blockwork, brick and concrete supportive columns and RSJ's

Ground floor

- All wall and floor surfaces to ground floor level (modern flooring only – historic floorboards directly beneath).
- Modern dividing ground floor stud walls and doors.
- Modern staircase from ground to first floor.
- Remaining modern shop displays.
- Modern front entrance door and gate.
- Modern ground floor shop window and surrounds.
- Modern rear extension.

First floor

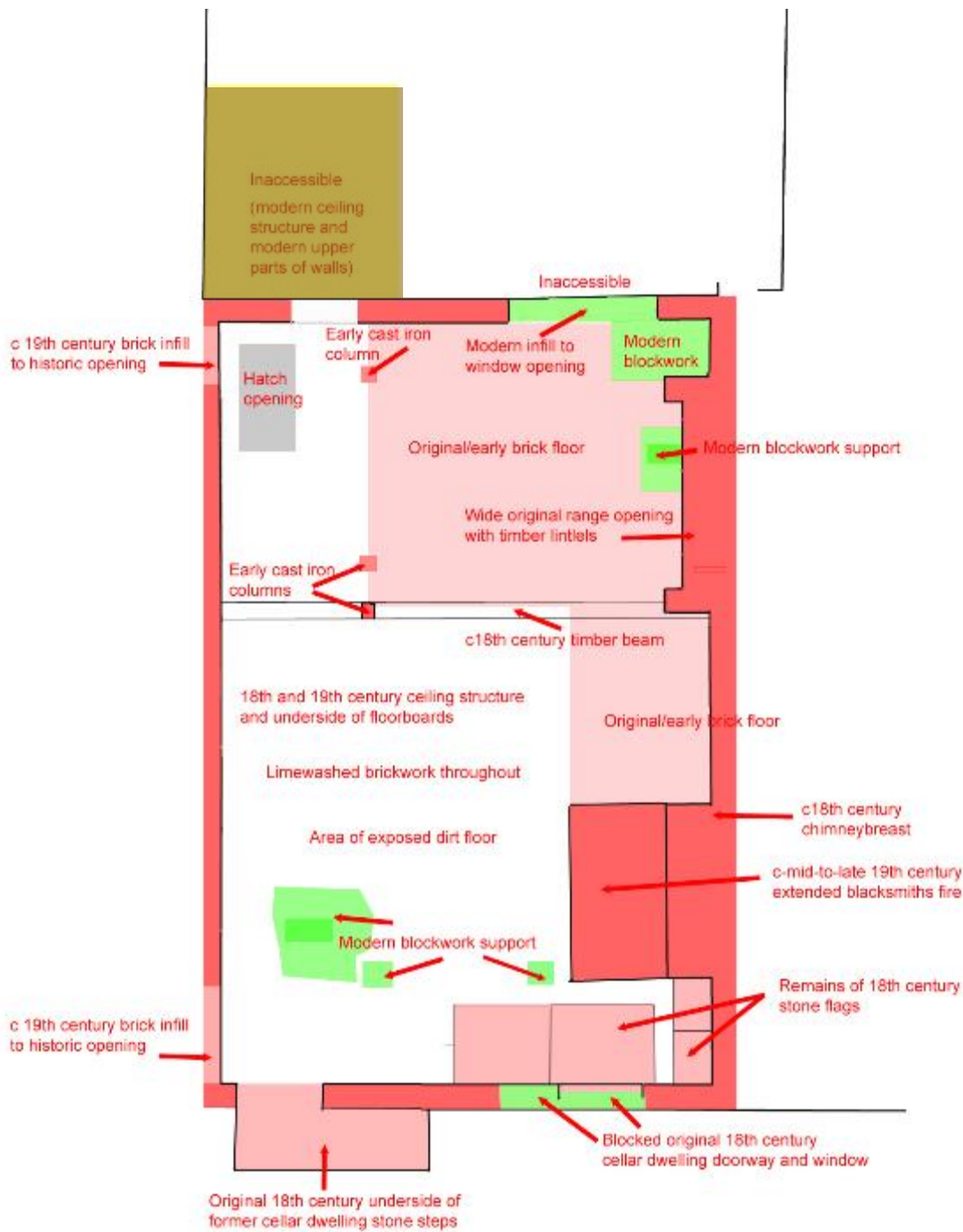
- Modern brick infill to rear first floor window/hoist openings.

Areas/elements of **unknown significance** include:

- The currently inaccessible room to north-west corner of the basement.

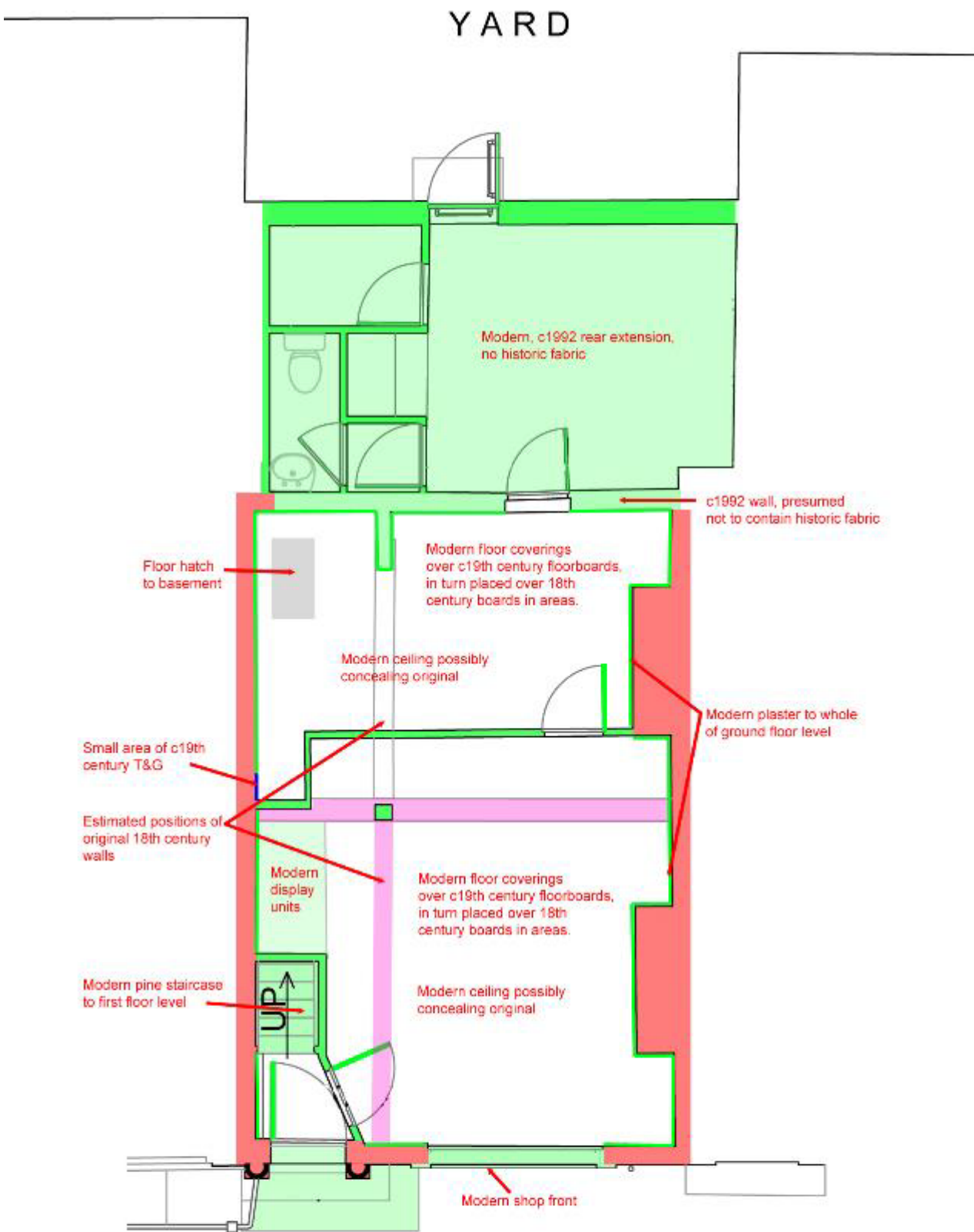
4.4 Significance Plans

The following significance plans use the coloured hierarchy of significance on page 36 above to visually represent areas of significance throughout the building.



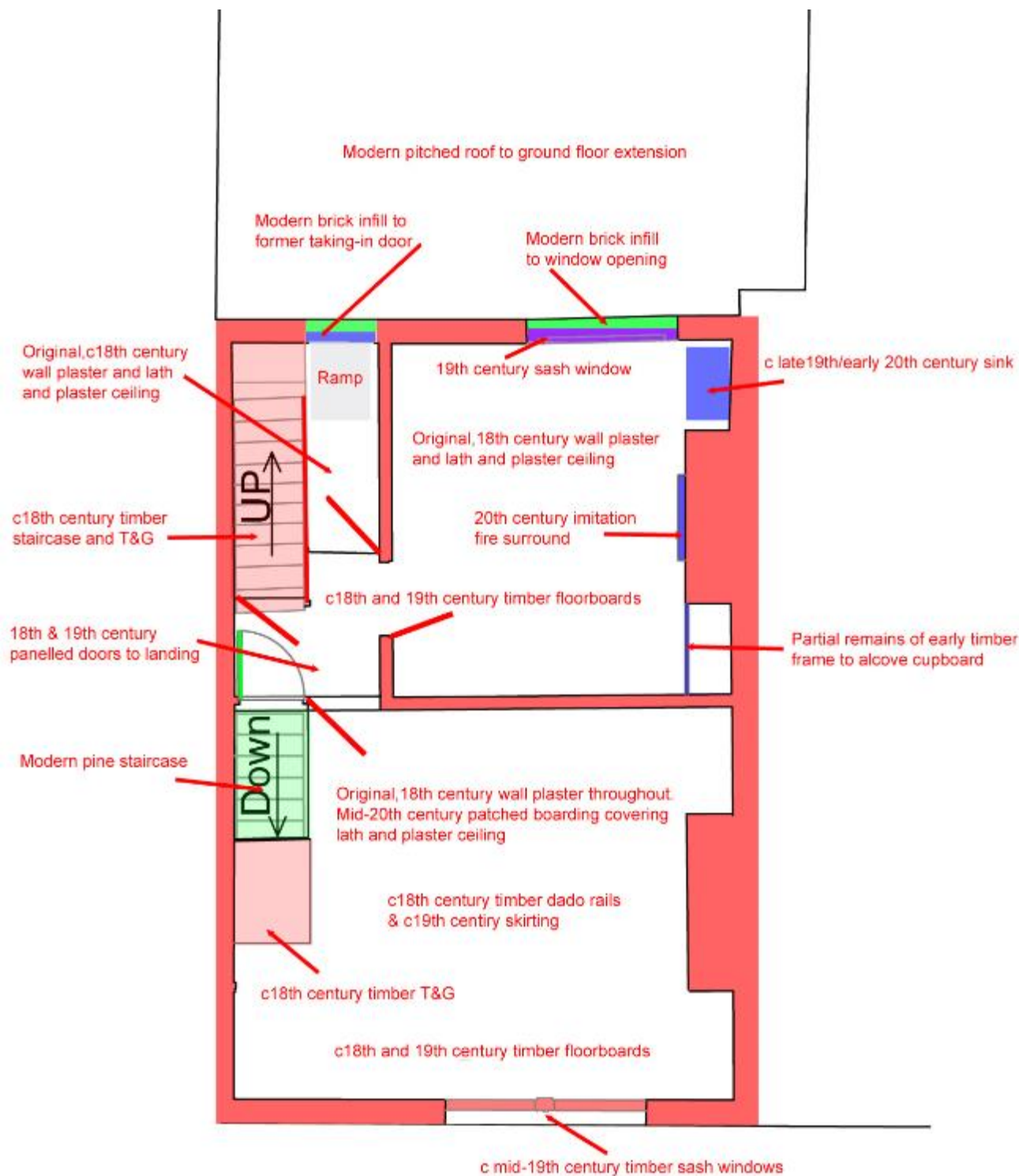
BASEMENT PLAN

Figure 48: Basement Level significance plan



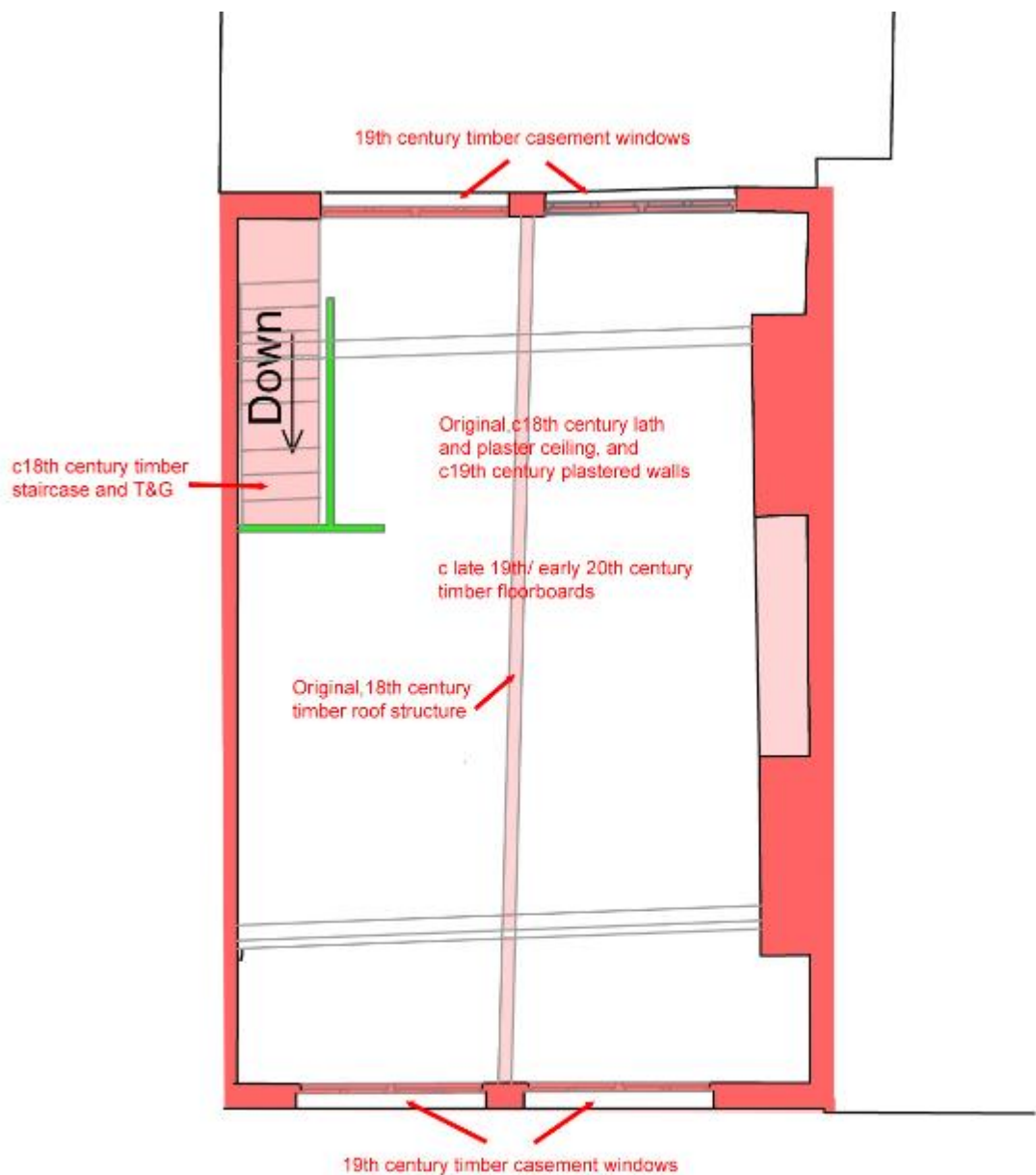
GROUND FLOOR PLAN

Figure 49: Ground floor level significance plan



FIRST FLOOR PLAN

Figure 50: First floor level significance plan



SECOND FLOOR PLAN

Figure 51: Second floor level significance plan

5. HERITAGE IMPACT ASSESSMENT

5.1 Physical Impact Assessment

5.1.1 Scope of Physical Impact

The following section summarises the potential physical (or direct) heritage impact of the proposals on the Grade II listed 33 Thomas Street. The aim is to demonstrate the cumulative impact of the proposed works to the listed building. A summary of the potential impact of the proposals on the listed building is provided **below in Table 8**.

The key purpose of the Heritage Impact Assessment is to ensure that the Proposals demonstrably balance the degree of change, to deliver both an optimum and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no standard methodology for the appraisal of physical impact on listed buildings, therefore, the method used below is a synthesis of the Historic England’s guidance on “*Conservation Principles*” (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably ‘sustainable’ thus securing the protection or enhancement of the historic environment.

The proposed works will require a degree of intervention and change. Consequently, in evaluating the overall impact of the works careful consideration has been given to the ‘balance of benefits’ in order to reach a proportionate and justifiable conclusion.

5.1.2 Assessment Methodology

The impact of the Proposals on the individual components and the overall integrity and significance of the building’s components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact.

The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the following criteria in **Table 7 below**:

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact.	Development resulting in extensive harmful alterations (but	Less than substantial harm to the fabric and character of a designated

<i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	not total demolition) of a designated heritage asset or its setting.	heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

<i>character or setting of a heritage asset.</i>	enhancement of the site's special interest.	Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

5.2 Physical Impact Assessment

The following section sets out in tabular form each of the proposed works to 33 Thomas Street, setting out the proposed impact of each intervention and any mitigating circumstances.

Table 8: Physical Impact Appraisal		
Exterior and general		
Building element	Proposal/intervention	Impact/mitigation
Unblocking of original window opening to rear elevation	Remove c1990s brickwork infill from rear bedroom window opening to allow opening to become operable again, and remove modern brickwork from former door opening to now demolished rear extension to allow for new access from second floor level into proposed bathroom extension.	Minor beneficial
Construction of rear bathroom extension	New bathroom to be built within new rear extension to north-west corner of building, accessed from first floor level. Extension will use red brick to echo original construction, and will include a new two-over-two sash window and external door to new roof terrace with balustrading to the edge. The shallow-pitch roof will use standing seam sheet metal cladding.	Minor beneficial
Shopfront	Remove current, modern roller shutter and c1990s glazed shop front and replace with aluminium slim-framed glazed shopfront. Apply adhesive lettering denoting name of café onto glass.	Neutral
General redecoration	General redecoration of existing painted fascia/barge boards to eaves, all window/door frames and stone entrance doorcase.	Neutral
Brickwork	Repoint using lime mortar where necessary.	Neutral
Old services	All redundant fixtures and fittings (i.e. lighting, burglar alarms, etc) to be carefully removed and external wall made good, if required.	Negligible beneficial
Signage	Remove modern signage from above shopfront to expose mid-20 th century hand painted signage beneath if still surviving.	Negligible beneficial
Louvered kitchen extract	Insert new louvered extract to existing modern extension	Neutral

External faced area	Install timber fence enclosure to provide security and screening to external storage area against modern rear extension.	Neutral
M&E	Rewire building, replacing all light fittings, sockets and switches with a more appropriate, high quality design. Areas where brickwork will be left exposed, new conduits will be of a galvanised steel type and fixed onto the brickwork.	Negligible adverse
Basement level		
Building element	Proposal/intervention	Impact/mitigation
Floor	Remove current random-courses red brick floor due to perished and fragile condition, and lay new brick effect tiling, appropriate for use in WC's, to echo the existing brick flooring across entire basement level. Retain surviving original stone flag stones from the south of the room, lift, clean and relay in original locations within new floor finish.	Minor adverse
Walls	Retain existing appearance of the walls exposed, carefully brush down any loose dust/debris.	Neutral
Ceiling	Retain the existing, original open timber floor structure, clean and leave exposed as a feature in order to see original wide undersides of floorboards above.	Minor beneficial
Stairs	Construct new timber staircase to ground floor level in the north-west corner of basement, in the location of the current ladder access.	Minor adverse
Toilet cubicles	Construct new partitions/doors to form three customer WC cubicle against east elevation, allowed the existing fireplace opening/beam to be left exposed above new vanity units within each cubicle.	Minor adverse
Columns	Existing cast iron columns to be retained, stripped of loose existing finishes and painted with intumescent paint.	Neutral
Oven	19 th century brick blacksmiths forge/oven to be carefully removed due to poor structural/building fabric condition and health and safety issues. Level 3 Historic England Historic Building Record will record the structure before it is removed.	Moderate adverse

Voids	Existing void to the rear of the building to be cleared of existing debris and building material and made into a useable store room with new panelled door salvaged from a reclamation company. Infill other door opening to north-west void with reclaimed brick from basement due to new staircase being located immediately in front. Re-laid brick to be left unpainted in order to clearly define where the doorway originally was located.	Minor beneficial
Structural alterations	Due to unsafe structural condition of current, original timber beam, this will be replaced in steel.	Minor adverse
Storeroom	Create new storeroom to the southern half of the basement, using a shadow gap between new stud walls and existing brickwork.	Minor adverse
Sanitaryware etc	Install new sanitaryware to toilets, sinks and wall-mounted hand driers.	Negligible adverse
Ground floor level		
Building element	Proposal/intervention	Impact/mitigation
Floor	Original floorboards will be uncovered by removing current layers of modern floor coverings/boarding and left exposed and treated.	Moderate beneficial
Walls	Modern plaster to be taken off east elevation and brickwork to be left exposed, made good and sealed.	Minor adverse
Walls (west)	The west elevation will retain its layers of historic lime wash as a feature within the staircase.	Negligible beneficial
Ceiling	Remove current layers of modern ceiling and install new fire rated plasterboard ceiling across ground floor level to provide compartmentation between ground and first floor levels for compliance with building regulations.	Minor adverse
Beam	Install new structural beam to support first floor dividing wall due to poor structural condition of existing support.	Minor adverse
Front, main stairs	Existing modern timber staircase to be removed and new timber staircase to be built in same location in order to allow for new fire door to be installed in proposed entrance vestibule.	Neutral
Entrance vestibule	New vestibule/lobby as required by building regulations to provide separation between the	Minor adverse

	commercial and residential uses shared residential and commercial entrance.	
Basement stairs	Form new floor to ceiling stair enclosure at ground floor level around basement staircase, including fitted shelving unit to café side.	Negligible adverse
Display cabinets	Remove modern fitted display cabinets.	Negligible beneficial
Kitchen	Modern door opening to be moved slightly to better facilitate the new kitchen layout.	Neutral
Rear wall	Remove modern areas of former rear wall (now located between 1990s extension and main ground floor rooms) and form wider ‘goalpost’ opening.	Negligible adverse
Central wall	Remove modern central wall/door between the two halves of room.	Neutral
Fitted bench seating	Install bench seating to east elevation, against the entrance vestibule and against proposed basement stairs enclosure.	Negligible adverse
Artifacts in cafe	Using all artifacts discovered during clearance of the building, illustrating historic past owners, uses and processes, create displays around café area.	Minor beneficial
First floor level		
Building element	Proposal/intervention	Impact/mitigation
Floor	The first floor level retains a high number of original 18 th century wide floorboards and later 19 th century boards. existing timber floorboards to be retained and refurbished throughout. all floors to be levelled as required.	Minor beneficial
Walls	Existing plastered finish to be made good with lime render where required. New lime plaster with insulating cork chips to be used to improve the thermal performance of the two external walls.	Minor beneficial
Wall between front and rear bedrooms	Due to the original wall being deemed structurally unsafe by a structural engineer, the surviving joinery elements such as skirting and dado will be carefully removed, the wall carefully taken down to allow structural works to the supporting beam and floor, and then using the salvaged bricks the wall will be rebuilt, replastered using lime plaster and original joinery refitted in same locations.	Minor adverse

Rear external wall	Due to the new bathroom proposed to be built to the north-west corner of the first floor level, the now blocked original doorway in external wall will be reopened and utilised as primary entrance into new bathroom/balcony.	Minor beneficial
Ceilings	Currently both the front bedroom and rear bedroom have applied sheeting of painted tin and timber which is presumed to be concealing a poor condition lath and plaster ceiling beneath. Due to the likely historic poor condition of these ceilings, the layers of later coverings will be removed and will be renewed using laths and lime plaster back to their original appearance. The original lath and plaster ceilings to the rear box room and landing will be simply repaired.	Minor beneficial
Chimney breasts	No fire surrounds survive within the building, with openings either being blocked, left open or with a c1950s faux surround. To the front bedroom the blocked opening will be reopened and a simple timber surround and cast iron hob grate using a design from the late-18th century, and which is known to have been used in similar weavers cottages in Manchester, will be sourced and installed. Similarly, the faux fire surround to the rear bedroom will be removed, the opening opened up and another example of fire surround and insert will be installed as above.	Moderate beneficial
Sink	Remove the late-19 th /early 20 th century ceramic sink from the north-east corner of the room.	Negligible adverse
Fitted wardrobe	Retain the surviving original frame of the fitted alcove cupboard and restore back to its likely original design with the restoration of missing elements such as the removed central division rail/shelf, and the four missing panelled cupboard doors using designs of similar panelled cupboards found in other weavers' cottages in Manchester.	Moderate beneficial
Window to rear bedroom	Existing window opening to be reinstated. New window to be installed with mullions and transoms to replicate the existing window remove 19 th century tripartite sash window and replace with a modern timber sash window in the same design.	Moderate adverse
Window to front bedroom	Retain 19 th century sash windows and redecorate. Replace current single glass panels with MONO	Minor adverse

	laminate glass panels to improve thermal and acoustic performance.	
Window lintels	Possible remedial repair works required to original timber window lintels dependant on detailed structural survey.	Neutral
Joinery	Retain all original/early joinery - skirting, dado rails, architraves to be retained and restored in situ, with any areas of lost or too-poor condition elements to be remade like-for-like.	Minor beneficial
Doors	The first floor level retains four original/early timber panelled doors, some complete with original/early doorknobs/rimlocks. Original doors to front and rear bedrooms to be retained, repaired and reused in their original locations. The original half-glazed panelled door to the rear box room is currently too low to achieve standard head height (currently 1.8m high), so paint layers will be removed from the glazed upper panels and the door will be fixed “open” in existing location against wall. Lowest timber T&G panel above the opening will be removed to achieve 2.1m head height.	Moderate beneficial
Stairs enclosure	Original partially surviving low, timber enclosure around top of staircase is deemed non-compliant with current building regulations due to insufficient barrier loading properties, low head height and combustibility. It is proposed for this to be removed and a full height partition built in its place.	Minor adverse
Second floor level		
Building element	Proposal/intervention	Impact/mitigation
Floor	The second floor level retains its later, 19 th century floor boards, which will be retained and refurbished throughout, including any releveling as required.	Minor beneficial
Walls	The walls to the second floor level have received a number of different finishes over time, with the chimneybreast wall to the east showing evidence it was originally limewashed bare brick, which has had later rough layered of paint and plaster applied over in part. The west elevation retains a less rough layer of historic plaster with a number of differing limewash coats.	Moderate beneficial

	It is therefore proposed to remove the rough areas of later plaster and paint from the east elevation and then lime wash the bare brick, whilst to the west elevation, this plastered wall will be retained along with the numerous historic limewash layers which will be sealed and kept exposed as a feature within the space. The two small areas of external wall to the north and south have suffered considerable loss of fabric (brick and plaster) and will be replastered using lime plaster with cork ships in order to improve the thermal capacity.	
Ceiling/beams	Original partially exposed roof structure will be stripped of existing paint finishes and sealed. Original lath and plaster ceiling is in very poor condition and has areas of full collapse and imminent collapse. Remaining parts of ceiling will be removed and replaced like-for-like with new lath and plaster ceiling.	Minor adverse
Staircase	Original timber staircase from first to second floor will be retained and minimally repaired. A new handrail will be fixed to the west elevation.	Minor beneficial
Stairs enclosure and storeroom	Construct new floor-to-ceiling stud partition enclosure to currently open stairwell with additional lobby to top of stairs and small store cupboard. Junction between new partitions and existing fabric will incorporate a shadow gap trim.	Minor adverse
Historic fuse board	Retain historic fuse/electric board on west elevation and left in current condition as a feature within the space.	Negligible beneficial
Windows	Single pane secondary glazing units to be fitted flush within the depth of each window opening reveals within the depth of the rebate, in order to improve thermal and acoustic performance.	Minor adverse
Lintels	Possible remedial repair works required to original timber window lintels dependant on detailed structural survey.	Neutral
Kitchen	Install high quality gally kitchen base units to west elevation.	Neutral

6 CONCLUSIONS

6.1 Overview of significance and proposals

It is a fundamental requirement of the NPPF (2021) that planning proposals contribute to the achievement of “*sustainable development*” (**Paragraph 8**). In order to meet this key planning objective, it is essential that the proposed redevelopment of a site delivers a viable long-term use for the wider built historic environment, whilst avoiding any unmitigated negative impact. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset, as has been outlined in this Heritage Statement.

As the sensitivity of the proposals demonstrate, the works to the Grade II listed 33 Thomas Street strive to restore, reveal and enhance the original appearance and character of the former Georgian weaver’s cottage.

The building forms a good example of an 18th century weavers’ cottage, which still survives in a somewhat original state, principally to the basement, first and second floor levels. Although the ground floor level retains very little in terms of significant features/building elements through successive commercial refurbishments and extension through the 1980s -2000s, the basement, first and second floor levels retain a high level of significant original and early features and historic fabric dating to the original construction of the building and its early subsequent uses through the 19th century.

These areas retain original and early timber floorboards, original and early panelled doors/architrave, original/early timber dado rails and skirting, 19th century sash and casement windows, original timber staircase from first to second floor levels, original lath and plaster ceilings and lime-plastered walls, original 18th century former weavers’ workroom at second floor level with partially exposed roof structure.

The current proposals have actively strived to respect and enhance the original 18th century character of the building and its surviving features and building fabric by creating a two-storey apartment across the two well preserved upper floor levels, allowing for surviving features and fabric to be exposed and enhanced within the apartment, whilst the less sensitive parts of the altered/extended ground floor level and basement will form a café offering with associated customer toilets/storage and kitchen.

The proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout the most complete and highest significant parts of the building, whilst allowing for necessary changes in order accommodate a new apartment, café and toilet facilities as part of the building’s partial change of use back to its original residential use.

Externally, apart from the replacement of the modern ground floor shop window and the redecoration of all painted elements/new signage, the proposals for the front of the building will not have an impact on the Smithfield Conservation Area. Due to the entirely enclosed nature of the rear of the property, although the rear elevation will have its original rear bedroom window opening reopened and the demolished rear outrigger reconstructed, these alterations will not be seen from the wider conservation area outside of the rear yard, and will also have no impact on the conservation area.

6.2 Statutory and policy requirements.

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2021**, set out the Government's planning legislation and policies for England and how these are expected to be applied.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 201-202**).

It will be clear the proposals for 33 Thomas Street will result in various instances of both adverse and beneficial direct impacts upon the listed building. Instances of beneficial impact focus on the restoration and enhancement of the most significant parts of the building, where original and early features will be retained, restored or enhanced – allowing for the original weavers' workroom and living quarters to be understood and appreciated as a single apartment with its significant features and planform retained and enhanced, and allowing these rooms back to be returned back to their original residential use.

Examples of restoration of lost features include the recreation of the lost original panelled rear bedroom fitted cupboards and the removal of mid-20th century boarding and metal sheeting to the first floor ceilings to allow them to be reconstructed with lath and plaster.

The reconstruction of the demolished outrigger to the rear of the first floor level will further restore the building's planform back to its original form in this location, but with the advantage of offering an external balcony positioned above the current modern roof of the ground floor c1980s/90s rear extension.

Adverse interventions concentrate on the need to accommodate new building services and facilities throughout the building, and also to enable the building to successfully function as a café and as a separate apartment, allowing for the reversal of previous unsympathetic alterations to the building, thus facilitating and securing an optimum viable use for the building.

Consequently, on balance, it is considered that the combined physical (direct) impacts on the Grade II listed 33 Thomas Street will be **moderate beneficial**, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

On balance, the Proposals will cause **no harm** to the special architectural or historic interest heritage interest of the building, and will, in fact, greatly enhance that interest and the ability to understand and appreciate it.

This statement addresses and accords with the relevant policies within the NPPF concerned with the historic environment (principally Section 16 - Conserving and enhancing the historic environment).



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