

Supplementary Heritage Statement

68 – 70 Oldham Street; 61 - 65 Spear Street,
Manchester ('Larard's Still')

November 2022

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Client

Jadebricks Manchester Limited

Our reference

JADM3000

Nov 2022

1. Introduction

- 1.1 A full planning application for the partial demolition, alteration and extension of existing buildings and erection of a new building ('the Proposed Development') at 68 – 70 Oldham Street and 61 - 65 Spear Street in Manchester ('the Application Site') was submitted to Manchester City Council (MCC) on 12 September 2022.

- 1.2 The formal description of development is as follows:

"Partial demolition of existing buildings, conversion of existing warehouse building, rooftop extension and new building of 10 storeys to create aparthotel (sui generis) and commercial uses (use class E)."

- 1.3 The application was accompanied by a Heritage Statement dated September 2022. The Statement ('the Heritage Statement'), identified heritage assets with potential to be affected by the Proposed Development, assessed the significance and setting of those assets and the contribution made by the Application Site and culminated with an assessment of the impact of the Proposed Development, prepared to address relevant legislation and in accordance with the National Planning Policy Framework (NPPF) and Historic England Guidance. It concluded the following:

"It has been concluded that there would be no harm to the significance of the Castle Hotel, other nearby listed buildings or the Smithfield Conservation Area."

It has been established that the Proposed Development will have a combination of positive and negative effects on the Stephenson Square Conservation Area. Due to deviation from the prevailing character and appearance of the conservation area, and the expected visual impact of increased height, it is considered that there would be a degree of harm to the significance of the conservation area. The level of harm is considered to be 'less than substantial'. When taken together with the loss of expression of the Oldham Street buildings and the impact of a three storey extension above the existing Spear Street warehouse, harm to the conservation area remains 'less than substantial', but is increased to a moderate level."

Paragraph 202 of the NPPF is therefore engaged with states the following:

"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."

PPG confirms that public benefits (including heritage benefits) may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit."

The Proposed Development delivers a range of public benefits. The heritage benefits delivered by the scheme are as follows:

- *Re-use and restoration of No 68 Oldham Street and partial re-use and restoration of No 70, both of which are vacant, in a poor state of repair and at further risk of deterioration.*
- *Removal of an existing dominant and unsympathetic shopfront and fascia and replacement with a reinstated sympathetic ground floor to Nos 68 and 70 Oldham Street.*
- *The opportunity for long term viable use of the Spear Street Warehouse, which, whilst in current office use, will soon be vacant and does not have strong market appeal.*
- *Activation of Warwick Street and Spear Street, enlivening and enhancing experience of these routes, whilst also respecting their secondary character.*
- *Enhancement of the Spear Street Warehouse including removal of ground floor concrete finish and reinstatement of former entrances.*

A full review of the public benefits of the Proposed Development, including heritage benefits, and the balancing of identified harm with those benefits is undertaken in the accompanying Planning Statement prepared by Turley, bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.”

- 1.4 Since submission of the application MCC has confirmed that it considers the two buildings on Oldham Street (68 and 70 Oldham Street) and the Spear Street Warehouse to be non-designated heritage assets. They have also requested that these existing building are assessed through application of 2008 Historic England guidance called ‘Conservation Principles’¹.
- 1.5 This Supplementary Heritage Statement has been prepared to respond to the requests of MCC and should be read in conjunction with the original Heritage Statement.

¹ Historic England, Conservation Principles: Policies and Guidance, April 2008

2. Non-Designated Heritage Assets

2.1 The NPPF differentiates between designated and non-designated heritage assets. Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

2.2 Non-designated heritage assets are those identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) clarifies that:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering an application."

2.3 MCC does not currently maintain a 'List of Locally Important Buildings' and none of the buildings within the Application Site were recorded on the Greater Manchester Historic Environment Record (HER), as of September 2022. MCC however advised during November 2022 that the existing buildings within the Application Site should be treated as non-designated heritage assets.

History and Development

2.4 The Application Site is broadly L shaped and bounded by Oldham Street to the north west, Warwick Street to the north east, Spear Street to the south east and a narrow yard access and adjacent buildings to the south west. It comprises a complex of buildings including two commercial properties fronting Oldham Street with extensions to the rear and a warehouse occupying the corner of Spear Street and Back Spear Street.

2.5 A fuller review of the history and development of the Application Site, including the existing buildings, was undertaken within the Heritage Statement. This review is summarised here, with a particular focus on the age, development and use of the Oldham Street buildings and the Spear Street Warehouse.

2.6 The Ordnance Survey Town Plan of Manchester, surveyed in 1848 (Figure 2.2) is the first plan to show the Site in detail. It shows 70 Oldham Street occupied by a public house known as The Cobden Arms. The adjacent property of 68 Oldham Street is not annotated and its use is unclear. To the rear, facing onto Warwick Street there are five separate properties marked, as well as a covered alleyway leading to a yard area to the rear. Three properties front onto Spear Street, the southern two with small yard areas at the rear, accessed from Back Spear Street.



Figure 2.1: Ordnance Survey, Town Plan of Manchester, Surveyed 1848 Published 1850, Sheets 24 & 29, Five foot to one mile. The approximate location of the Site is marked in red

- 2.7 Adshead's plan dating from 1851 (Figure 2.3) provides further information on how the buildings were used. No. 68 Oldham Street is marked as being in use as a place of business. No. 70 Oldham Street is annotated as Larard's Still Vaults, and is shaded pink, indicating its use as a hotel, inn or public house. The adjacent property on Warwick Street to the rear has consistent shading and may have formed part of the same premises. The three central properties (nos. 4 – 8) fronting onto Warwick Street and the southern property fronting onto Spear Street were dwellings and all other buildings were warehouses or places of business.



Figure 2.2: Extract from 'Exchange Ward' sheet from Adshead's 24 illustrated maps of the township of Manchester: divided into municipal wards: Corrected to the 1st May 1851. The approximate location of the Site is marked in red. The key for the plan notes that pink shading denotes hotels, inns and public houses, black hatching warehouses and places of business and grey shading private houses

- 2.8 The Ordnance Survey surveyed in 1888 (Figure 2.4) shows that by this time the southern part of the Site fronting Spear Street had been redeveloped. The south western extent was occupied by a larger format rectangular building (comprised of two adjoining parts) and to the north-east of these was a rectangular plan building slightly set back from the street. To the north of this were two small square plan buildings (assumed to have been dwellings), an L-shaped building to the north west on Warwick Street and what is assumed to be an additional dwelling to the rear of the public house.
- 2.9 When the Ordnance Survey plan is compared with Adshead's plan of 1851, it is also clear that by 1888 the public house building fronting onto Oldham Street had been extended to the rear and a longer elevation had been created to Warwick Street.



Figure 2.3: Ordnance Survey, Lancashire Sheet CIV.7 (Manchester), Surveyed 1888 to 1891, published 1893. 25" to 1 mile. The approximate location of the Site is marked in red

- 2.10 The 1888 GOAD insurance plan shows the arrangement of buildings within the Site and differs from the detail of the 1888 OS Map. 68 Oldham Street is shown to be occupied by a shop, with an area of glass roof to the rear. The extended public house at No. 70 Oldham Street is evident and, together with the neighbouring shop, is three storeys in height. No detail is given on the use of 6 Warwick Street, which is also marked as being three storeys in height and of stone or brick build. 8 Warwick Street was a shop and the buildings lining Spear Street from south to north were in use as a Bedding Factory (61 Spear Street), an Underclothing Factory and Warehouse (63-65 Spear Street), a Rug Factory (67 Spear Street) and a plumbing business (69 & 71 Spear Street).

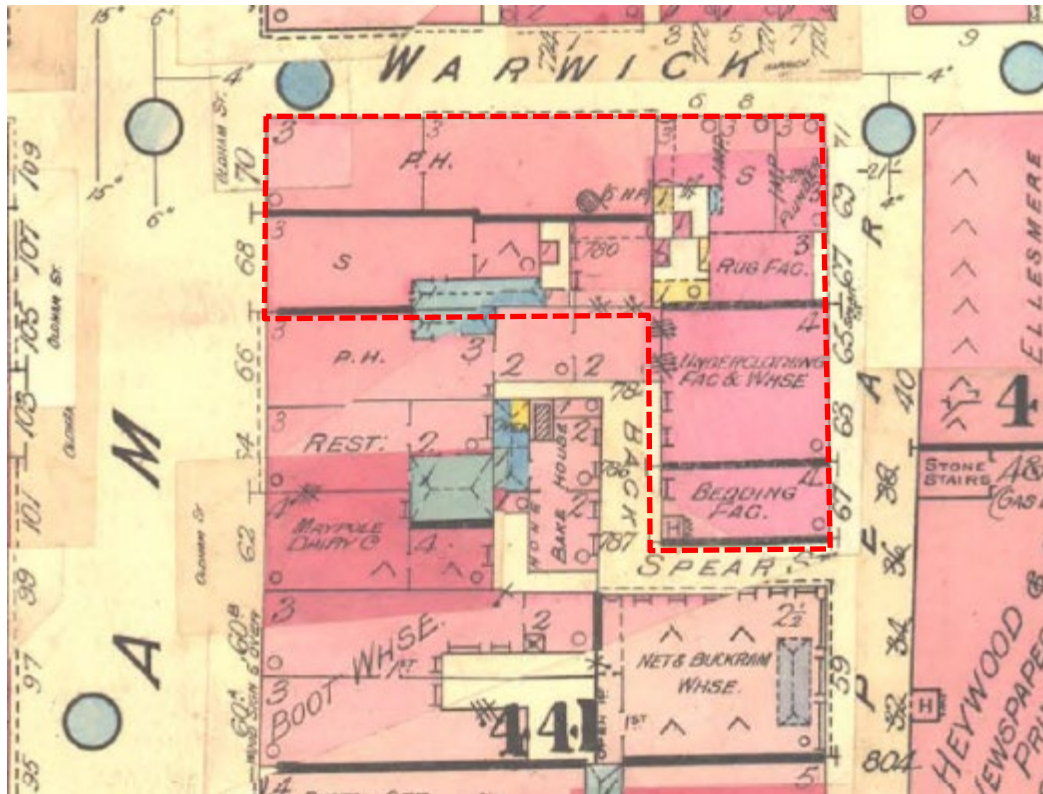


Figure 2.4: Goad Insurance Plan, Manchester, Vol. II. March 1888, with revisions to 1901. The extent of the Site is outlined in red



Figure 2.5: Ordnance Survey, Lancashire Sheet CIV.7 (Manchester), Revised 1905, published 1908. 25" to 1 mile. The extent of the Site is outlined in red



Figure 2.6: Ordnance Survey, Lancashire Sheet CIV.7 (Manchester), Revised 1915, published 1922. 25" to 1 mile. The extent of the Site is outlined in red

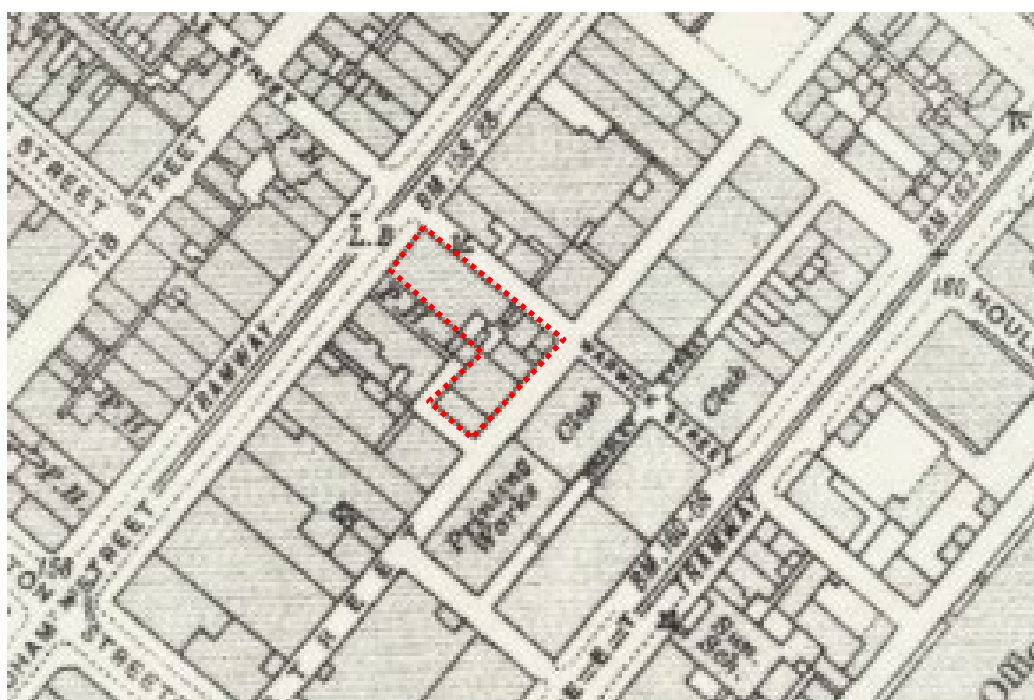


Figure 2.7: Ordnance Survey, Lancashire Sheet CIV.7 (Manchester), Revised 1931-1932, published 1934. 25" to 1 mile. The extent of the Site is outlined in red

- 2.11 The 1908 and 1922 editions of the Ordnance Survey plan (Figure 2.6 -2.7) show no evidence of change to the buildings within the Site, however by the 1930s (Figure 2.8) 68 and 70 Oldham Street had been amalgamated. The Goad Insurance plan of 1928 (Figure 2.9) provides further details of these changes and shows 68 and 70 Oldham

Street used as a drapery at ground floor. Nos 2 and 4 Warwick Street are identified as 'Warwick Chambers' with the upper storeys occupied by offices and 6-8 Warwick Street was in use as a restaurant. Nos 61 and 63-65 Spear Street were amalgamated and utilised as a gown factory, 67 Spear Street was a shirt factory and 69 and 71 Spear Street was a shop.

Figure 2.8: Goad Insurance Plan, Manchester, Vol. II. March 1928, with revisions to February 1943. The extent of the Site is outlined in red



Figure 2.9: Photograph showing the Castle Hotel in 1970. Taken from Manchester Libraries. Identifier GB127.m49388. Part of 68 Oldham Street is visible at the left hand side of the image



Figure 2.10: The eastern side of Oldham Street in 1978. Taken from Manchester Libraries image identifier GN127.m03788. 70 Oldham Street is visible at the right hand side of the image, the ground floor of the property is occupied by Hardy & ?

- 2.14 During the 1970s the closure of Smithfield Market (to the west of Oldham Street) and development of the Arndale Centre shifted the retail focus of the city, resulting in the slow decline of the area and a high level of vacancy. More recent strategies have sought to reinvigorate the area, with many former retail premises converted for residential and other uses.



Figure 2.11: The eastern side of Oldham Street in 1985. Taken from Manchester Libraries image identifier GB127.M850/3/2/m95007. 68 & 70 Oldham Street is visible beyond the van towards the left hand of the image. The ground floor of the property bears signage which describes it as 'SHOEP JR MARKET'

Assessment of Significance

- 2.15 The significance of these buildings is assessed generally below, each building is then considered against the heritage values of Conservation Principles.
- 2.16 Paragraph 33 of Conservation Principles states that there are a range of inter-related heritage values that may be attached to a place. These include:
- 2.17 **Evidential Value** – “evidential value derives from the potential of a place to yield evidence about past human activity”.
- 2.18 **Historical Value** – “historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

- 2.19 **Aesthetic Value** – “derives from the ways in which people draw sensory and intellectual stimulation from a place”.
- 2.20 **Communal Value** – “communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects”.
- 2.21 We have applied these values to both 68 and 70 Oldham Street and the Spear Street Warehouse.

Nos 68 and 70 Oldham Street



Figure 2.12: Front facades of Nos 68 and 70 Oldham Street, facing Oldham Street

- 2.22 Nos 68 and 70 Oldham Street are adjoining buildings that form part of a continuous frontage of buildings lining the southern side of Oldham Street. No 70 ends the frontage at the corner of Oldham Street and Warwick Street and the north facing side elevation of No 70 therefore lines Warwick Street. The south facing side elevation of 68 Oldham Street adjoins the grade II listed Castle Hotel. The rear elevations of both buildings connect with a series of extensions. Both buildings, their extensions and the Spear Street Warehouse are within the Stevenson Square Conservation Area and their contribution to the designated area is described in full in the Heritage Statement.
- 2.23 Historic map regression and visual inspection indicates that there were buildings on the Site from at least the late 1700s. At that time those fronting Oldham Street were likely

to have been residences, with a combination of smaller dwellings and possibly commercial properties lining Warwick Street and Spear Street.

- 2.24 It is likely that the two existing buildings (68 and 70 Oldham Street) date from the mid to late 19th century. They are commercial in character, of increased height when compared with earlier buildings on Oldham Street, and the detailing to 68 Oldham Street in particular appears stylistically Victorian. This pattern of development is consistent with the evolution of this area of Manchester and the creation of purpose-built retail premises with 'eye-catching facades' and warehouses during the 19th century.
- 2.25 Nos 68 and 70 were built as two separate buildings. When they were amalgamated internal dividing walls were removed and the floors within No 70 were removed and lowered to align with No 68. The chimney breast and chimney to No 70 was also removed and there is evidence of re-building on the side elevation facing Warwick Street.
- 2.26 **68 Oldham Street** is a three storey Classical building of brick construction with a painted render/stucco finish. It has a narrow three bay façade separated by pilasters of varying detail and between the first and second floors is a frieze decorated with acanthus leaves and dentilation. The first and second floor windows are in deep reveals. Those at first floor are in arched architraves with a central keystone and the second floor windows have flat arched heads with a deep cornice above. The building has a flat parapet, broken by a central arched pediment displaying the number 68.
- 2.27 The lower stages of the first floor windows are partially hidden by a large and unsympathetic modern shopfront which extends across the adjacent 70 Oldham Street.
- 2.28 Goad Maps and Slater's Trade Directories suggest that No 68 was a purpose built shop (likely to have been a tailors). It accommodated a range of commercial uses, before it was combined with No70 to create a large drapery premises during the late 1920s/30s.
- 2.29 The adjoining **70 Oldham Street** is a more understated Classical building of painted brick with stone detailing and diminishing proportions. It is also three storeys in height and has a narrow façade of three bays with outer pilasters. There are sash windows at first and second floor in deep reveals with keystones, the central of which at first floor has a triangular pediment. There is dentilation and banding above the first and second floor windows and the building has a plain parapet. The ground floor is covered by the large modern shopfront that unites 68 and 70 Oldham Street and is assumed to originally date from the early 20th century when the two buildings were combined.
- 2.30 No 70 Oldham Street was built as a public house (the 'Cobden Arms' then 'Larards Still'), before being converted as part of a larger drapers.
- 2.31 **2-4 Warwick Street** and **67-71 Spear Street** is comprised of broadly three phases. The extent of the original building (no 70) with its dentilled eaves is evident at the junction of Oldham Street and Warwick Street, covered by a single hipped roof. Adjacent to this is a lower initial pitched roof extension in banded brick with a single window at first floor (with a separate small extension to the rear of No 68). Connected to this is a modern three bay extension with a pitched roof (with a lean to at the rear) and

extending south eastwards on Warwick Street and Spear Street is a large modern flat roofed L-shaped red brick extension, both of which are assumed to date from the mid 20th century when Nos 68 and 70 were first shown as a single building on Ordnance Survey plans. Windows at ground floor level of both the Warwick Street and Spear Street elevations have all been infilled, leaving the original painted concrete upper sills visible. Regularly spaced windows are visible at first floor in thin concrete frames and there is a door at the southern end of the Spear Street elevation.

- 2.32 Historic map regression indicates that there may be elements/components of earlier extensions within the area to the rear of No 68 and 70 Oldham Street and not currently clearly visible from Warwick Street or Spear Street. These have however been altered and subsumed into later extensions that now fill the internal courtyard and are of lesser significance. These have been identified in the Archaeological Desk Based Assessment prepared by Salford Archaeology and can be viewed and recorded as part of the recommended building recordings.
- 2.33 Nos 68 and 70 Oldham Street are both of local significance as non-designated heritage assets, principally for the architectural interest of their Oldham Street facades and for their historic interest as commercial buildings, built in the mid to late 19th century. Their 'eye-catching facades', classical proportions, detailing and formal relationship with Oldham Street adds to their significance. The depth and enhanced detailing to No 68, including the shaped pediment, is particularly pronounced.
- 2.34 The two buildings have value as a pair of buildings and reflect the common building typologies and evolving variety of uses found on Oldham Street and adjoining streets during this time, including public houses and the prevalence of haberdashers and drapers.
- 2.35 The large modern shopfront that conceals the ground floors of both buildings is negative and dominant. This diminishes and detracts from their architectural interest and intactness.
- 2.36 **Evidential Value** –*Both provide a reference to the commercial history of Oldham Street and have evidential value in terms of former shopping patterns and commerce during the mid to late 19th century in this area of Manchester. They also demonstrate changing shopping and retail patterns through their later amalgamation as one unit and the later demise of Oldham Street as the principal shopping street of Manchester.*
- 2.37 **Historical Value** – *They are of local historic value for their age. They reference Victorian styles and taste in architecture during that period. The architects responsible for their design is not known and no historical figures of note or events are associated with the buildings.*
- 2.38 **Aesthetic Value** – *The aesthetic value of the two buildings is derived from their classical facades and detailing to Oldham Street, more pronounced in the case of No 68. The existing ground floor shopfront and signage fascia is dominant and their deteriorated condition is detracting. The side elevations and rear extensions are plain and functional.*

- 2.39 **Communal Value** – *The buildings do not have strong or tangible communal value. The existing buildings are vacant and in a deteriorated state. There will be members of the community that recall the former life of these buildings as a shop, but community consultation has not identified that this is a strong or tangible value in the public perception/conscience.*
- 2.40 Overall, their local significance as non-designated heritage assets is considered to be moderate. The facades to Oldham Street are of high local significance but due to the dominance of the existing shopfront, this is lowered to moderate. The extensions to the rear lining Warwick Street and Spear Street are functional and neutral, Historic England described them as being ‘of no significance’ in pre-application correspondence.

Spear Street Warehouse



Figure 2.13: Principal elevation of the Spear Street Warehouse, facing Spear Street

- 2.41 The warehouse replaced earlier buildings in the 1880s.
- 2.42 61-65 Spear Street is a four storey brick built warehouse with a largely concealed double pitched roof, dating to the 1880s. It presents six bays of sash windows with painted stone lintels and arched brick window heads to Spear Street. The north west facing elevation has a vertical bay of fixed loading doors (with a curved corner to Back Spear Street and evidence of a hoist cover at roof level) and a cast iron staircase bearing initials.

- 2.43 Banded concrete has been added at ground floor of the Spear Street elevation, together with a large modern office entrance in a stone surround. There is a simple graduated brick detailing at cornice level and there is variation in brickwork at the upper levels of the building that suggests alteration and/or limited rebuilding.
- 2.44 Historic mapping and Goad maps suggest that when originally built the warehouse was comprised of two adjoining premises with a structural dividing wall. The smaller southern portion with loading doors was used as a bedding factory and the adjoining larger unit was an underclothing factory and warehouse. The 1928 Goad Map at Figure 2.15 (revised in 1943) shows that the two units had been connected to create one large gown factory.
- 2.45 More recently the floorplan and internal walls of the building have been altered to create a circulation and lift core to service office accommodation.
- 2.46 **Evidential Value** – *The building has local evidential value as a former small warehouse. Its function remains legible and, although altered, the extant loading bay and cast iron stairs contribute to its evidential value.*
- 2.47 **Historical Value** – *The warehouse is of local historic interest as a former factory and warehouse dating to the late 19th century. It has no known connections with notable companies or individuals and the architect responsible for the building is unknown.*
- 2.48 **Aesthetic Value** – *It is a simple and functional building, expressing its former use. Its simple repetitive windows, curved rear corner, extant loading bay and cast-iron stair contribute to its simple aesthetic value. The concrete rustication of the building at ground floor and modern office entrance conceal the fabric of the building and are negative additions.*
- 2.49 **Communal Value** – *The warehouse has no specific communal value and has most recently been in private commercial office use. It represents a building typology that is characteristic of this area of Manchester and contributes to a sense of identity.*
- 2.50 Although not possessing the architectural flourishes or pretension of other warehouses within the designated area (some of which are listed), the Spear Street warehouse is a simple functional building, expressing its former use. Its simple repetitive windows, curved rear corner, extant loading bay and cast iron stair contribute to its local significance as a non-designated. The concrete rustication of the building at ground floor and modern office entrance conceal the fabric of the building and are negative additions. Overall, the local significance of the former warehouse, as non-designated heritage asset, is considered to be moderate.

3. Impact Assessment

- 3.1 This impact assessment should be read in combination with the impact assessment set out in the Heritage Statement.
- 3.2 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.3 Paragraph 199 confirms that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Conservation is defined as follows:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

- 3.4 Paragraph 203 requires that the effect of an application on the significance of a non-designated heritage asset is taken into account. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.5 As set out, Nos 68 and 70 Oldham Street and the Spear Street Warehouse are of moderate local significance as non-designated heritage assets.
- 3.6 It was concluded in the Heritage Statement that there would be some harm to both Nos 68 and 70 Oldham Street as a result of loss of the expression of the buildings arising from the proposed extension. This harm is largely outweighed by proposed enhancements to the buildings, namely the following:
- The re-use and restoration of No 68 Oldham Street and partial re-use and restoration of No 70, both of which are vacant, in a poor state of repair and at further risk of deterioration; and
 - The removal of an existing dominant and unsympathetic shopfront and fascia and replacement with a reinstated sympathetic ground floor to Nos 68 and 70 Oldham Street.
- 3.7 It was also concluded in the Heritage Statement that there would be some harm arising from the three storey extension to the existing Spear Street warehouse. This harm is only partially outweighed by the opportunity for long term viable use of the Spear Street Warehouse and its enhancement by removal of ground floor concrete finish and reinstatement of former entrances.
- 3.8 Having now confirmed that the existing buildings are to be treated as non-designated heritage assets, the identified impact of the Proposed development on these buildings

of moderate local significance will need to be taken into account as an additional material consideration and proportionately addressed by MCC in the planning balance.

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