



Paul Butler Associates

Planning, Development & Heritage Consultants

Super Friendz Ltd

113-115 Portland Street, Manchester

Heritage Statement

05 October 2022

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 22.1774

Project: Portland Street

Client: Super Friendz Ltd

File Name: Heritage Statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Don Murphy MPLAN MRTPI	Director	04.10.2022
Checked by:	Tom Flanagan MTCP MRTPI	Senior Director	05.10.2022
Issued by:	Don Murphy MPLAN MRTPI	Director	05.10.2022

Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

- 1. Introduction**
- 2. The Site and Surroundings**
- 3. The Proposed Development**
- 4. Heritage Policy Context**
- 5. Archaeological and Historical Background**
- 6. Physical Description of the Listed Building**
- 7. Heritage Significance**
- 8. Impact on Heritage Significance**
- 9. Conclusion**

Appendix 1: Figures

Appendix 2: Photographic Plates

1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of Super Friendz Ltd. The Statement has been provided in support of a development at 113-115 Portland Street, Manchester, M1 6DW (hereafter referred to as 'the site' or 'building'). The site forms part of a Grade II Listed Building (113 – 119 Portland Street) and is located within the Whitworth Street Conservation Area.



Image 1.1: 113-119 Portland Street

- 1.2 The proposed scheme comprises the necessary physical works to the ground and lower ground floors of the building to bring it back in to active use as a 'restaurant, cocktail bar and karaoke experience'. The proposal also includes the creation of an outside seating area to the rear of the building within an existing service yard, however these works will not physically impact upon the building. Aside from this and some minor works relating to plant and extraction, the proposed works are fully internal to the building.
- 1.3 This Heritage Statement has been prepared to consider the potential impact of the scheme on the significance and setting of the Listed Building, and also considers any impact on nearby heritage assets.

- 1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 20 July 2022), in addition to an examination, analysis and assessment of available historic records and cartographic sources.
- 1.5 This statement includes:
- A description of the application site's location.
 - A summary of the proposed scheme.
 - A summary of the heritage planning policy guidance context.
 - A review of the relative historical and architectural significance of the application site.
 - A review of any surrounding designated and non-designated heritage assets which may be affected by the proposed scheme, and an assessment of the impact of the proposed scheme on their significance.
- 1.6 This statement is not intended to be a full or complete record of the site. The proposed scheme is supported by a series of drawings prepared by Up North Architects.

2. The Site and Surroundings

The Site

- 2.1 The site is located at 113-115 Portland Street Manchester. The site is located on the south side of Portland Street at the eastern side of the junction with Dickinson Street. The National Grid Reference of the property is SJ 84097 97807 and the HER No. is 12108.1.0. The building is nationally listed as Grade II meaning it is of special national interest, and it also contributes positively to the character of the Whitworth Street Conservation Area.



Image 2.1: Aerial View of the Application Site. Red Edge = Planning Application Boundary. Green Edge = Listed Building.

- 2.2 The building is currently vacant at ground and lower ground floor level (the demise of the Listed Building Consent application), but is occupied above with office accommodation accessed via the centrally located door facing Portland Street. The unit was most recently occupied by 'Leaf' as a café / bar which closed in Spring 2020. The unit has two dedicated accesses to Portland Street at either end of the building.
- 2.3 The site is within a highly accessible location within the City Centre. Within a few minutes' walk is a wide range of local shops, amenities and services, and leisure facilities. In terms of access by public transport, the site is located within close proximity to a high number of bus

stops, tram stops located at St Peter's Square and Piccadilly gardens, and within walking distance of Oxford Road and Manchester Piccadilly Railway Stations.

- 2.4 A detailed photographic record of the building is set out within Appendix 1.

The Surrounding Area

- 2.5 The building lies inside the north western boundary of the Whitworth Street Conservation Area, which runs along Portland Street. By the middle of the 19th century Manchester had become the largest textile centre in the world. As a result the need for warehousing grew and it is these buildings, larger than before and built with considerable architectural characteristics, that form the conservation area (GMAAS 2014).
- 2.6 As such there are several warehouses in the area, many of which are listed buildings. Most notable are 109 – 111 Portland Street (HER No. 12107.1.0), Basil House (HER No. 12106.1.0) and Portland House (HER No. 12105.1.0), which form a complete block of former warehouses with 113 – 119 Portland Street. Directly adjacent to Behrens Warehouse on Oxford Street is St James's Buildings (HER No. 8526.1.0). Further warehouses lie directly opposite Behrens Warehouse, at 116 – 118 Portland Street (HER No. 8561.1.0) and 110 – 114 Portland Street (HER No. 8562.1.0), although within the George Street Conservation Area.
- 2.7 The Whitworth Street Conservation Area was designated in 1974 and is described as '*uniquely Mancunian in its character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920*'. The character of the conservation area derives from the number of large warehouse buildings which were built to meet the increasing demand for this type of building form, associated with the growth of the textile industry in Manchester. The appearance of these warehouses was often used as an expression of the owner's wealth, with deeply modelled front facades in brick and/or terracotta a distinctive feature.
- 2.8 Following the cotton slump in the 1920s, many of the buildings became vacant. In more recent years there has been significant investment, with many of the warehouses being given a new lease of life and converted into offices and apartments.

3. The Proposed Development

3.1 The proposed development relates primarily to internal alterations to the existing Listed Building to enable its re-use as a restaurant and cocktail bar. In summary the works for which Listed Building Consent is required comprise:

- Removal of non-original partition walls, wall linings and plasterboard ceilings / boxing-in; existing bars and WCs; and a section of inserted floor to open-up main staircore void at eastern building elevation.
- Insertion of partitions / doors to create café bar / restaurant at ground and lower ground levels to include creation of kitchen preparation area, toilet facilities, karaoke booths and ancillary storage areas.
- Installation of lighting / feature lighting (including lantern display over stair void), signage, 'beer python' equipment and M&E to ceilings. Replacement and installation of floor coverings to areas where necessary. Remainder of timber flooring to remain exposed.
- Replacement of existing solid balustrades at front of unit and surrounding central stair core at ground floor to be replaced with minimal glazed balustrading.
- Retention of exposed brick walls and removal of non-original paint where required and the retention and painting of columns, steel beam and cast-iron brackets.
- Replacement and installation of extraction and plant equipment, and associated timber screens.

3.2 Whilst new signage will be required, Advertisement Consent and Listed Building Consent for this will be applied for in due course. Aside from minor repairs, alterations to the building's external facades are limited to the replacement / installation of extract vents to two rear windows, and customer access will remain as current (from Portland Street). Existing access routes will be utilised to provide access from within the building to the proposed rear external seating area.

- 3.3 Internally, any surviving historic features are to be retained. All works are necessary to enable the building to be brought back into active economic use, and to ensure its survival.

Internal Alterations

- 3.4 Internally, a soft strip of the ground and lower ground floors will take place removing internal partitions and decorative features associated with the previous operator. Alterations at ground and lower ground floor levels will be required to enable the space to become a restaurant, cocktail and karaoke bar. The unit will have an open plan layout with a variety of regular tables and chairs, booth seating and benches provided along with karaoke booths.
- 3.5 The works which require Listed Building Consent primarily comprise the installation of partitions to create / extend kitchen and toilet facilities, to create karaoke booths. This is in addition to the removal of a section of non-original flooring / ceiling to open up the internal staircase from ground floor to lower ground level.
- 3.6 At ground floor level, an existing kitchen to the rear of the unit will be re-utilised, with a further food preparation area created adjacent. The existing toilets within the unit will be reconfigured to provide unisex toilets with a fully equipped disabled W/C also provided at the rear of the unit. Otherwise, the ground floor area will be given over to areas of seating (tables and bar seating), a replacement bar, a large private dining room, and a glazed karaoke pod positioned just beyond the ground floor window facing Portland Street. This karaoke pod will incorporate glazing and illuminated polycarbonate walls thereby acting as an illuminated large-format 'lantern' at the front of the unit. This is a key design element to the scheme, due to the difficulties resulting from the disconnection of the internal spaces from Portland Street.
- 3.7 At lower ground floor level, further seating areas will be provided, a bar, as well as a further three karaoke pods. Unisex toilets will also be created including a further accessible toilet. Aside from a proposed cellar and store, the rear of the unit at lower ground floor level is primarily within the landlord's demise, but access to the rear seating area will still be available via the rear staircore.

- 3.8 Where possible (and where original brickwork walls exist) walls will be stripped back to existing brickwork and sealed, the intention being to emphasise the historic character of the building and surrounding area. This includes the removal of some false walls and wall coverings inserted by the previous operators of the space. Some wall coverings will be retained and adapted, particularly where these are likely to conceal areas with non original walls behind or where such walls have significantly deteriorated.
- 3.9 The proposals include decorative internal wall treatments including ceramic tiles, polycarbonate 'glowing' wall panels, and fabric panel finishes in line with the operator's concept / brand. Existing original timber flooring will be retained in all areas. Where necessary (behind the bars, and to toilets etc) some areas will be covered with necessary non-slip flooring. With regards to all wall and flooring treatments, these have been designed so as not to adversely impact upon the original fabric of the Listed Building. All works will be fully reversible.

External Works

- 3.10 To the rear, two historic windows at ground floor level (one of which has already been modified with the installation of extractor / ventilation vent) will be further modified with the insertion of louvred panels in order to provide an essential kitchen intake and extraction. Two louvred sections will replace two existing glazed panes, for ventilation and extraction purposes to the ground floor kitchen.
- 3.11 Aside from the above, external works for which Listed Building Consent is required include the installation of additional condenser units, with these being obscured from view by timber slatted screens so as to reduce their visual impact.
- 3.12 The proposed external alterations and their relationship with listed fabric are discussed in further detail at Section 8 of this statement.

Design Approach

- 3.13 As is evident from the above paragraphs, whilst there is a commercial requirement to create a distinctive leisure concept, a conservation-design approach has nonetheless been taken.

House of Fu have chosen this unit on the basis of a desire to extend the existing visual language of the building, whilst also celebrating its heritage. The submitted Design and Access Statement identifies a number of challenges in achieving this, particularly in light of the split level nature of the space, with both the ground and lower ground floor being 'disconnected' from Portland Street.

- 3.14 The Design and Access Statement sets out a justification for the proposed palette of colours, synonymous with the operator concept, and how these manifest within the different parts of the unit. This aesthetic is then cast against the 'background palette' which effectively comprises the visible original and historic fabric such as brickwork, cast iron structure, and timber ceilings / flooring.

4. Heritage Policy Context

- 4.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.
- 4.3 In this instance the development plan currently comprises the Manchester Core Strategy (Adopted July 2012), saved policies of the Manchester Unitary Development Plan (Adopted July 1995) along with associated guidance. The provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.4 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its special interest.
- 4.5 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

- 4.6 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 4.7 The NPPF which was most recently updated in July 2021, sets out the Government's planning policies regarding the conservation of the historic environment.
- 4.8 Section 16 'Conserving and Enhancing the Historic Environment' sets out the heritage context. The NPPF states that Heritage Assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 4.9 Paragraphs 194 and 195 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; sets out that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; and, states that local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.10 Paragraph 197 sets out three considerations which local planning authorities should take account of in determining applications.
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.11 Paragraph 199 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 200 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.12 Paragraph 201 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset, or that it can be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 202 states that where a development 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.
- 4.13 Paragraph 206 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 4.14 Paragraph 207 advises 'Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole'.
- 4.15 'Significance' is defined by Annex 2: 'Glossary of NPPF' as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.
- 4.16 'Setting of a heritage asset' is also defined by Annex 2 as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its

surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

National Planning Practice Guidance (NPPG)

4.17 The NPPG was published in March 2014 (and updated regularly since). The Guidance includes a section on 'historic environment'. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-202) apply.
- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

4.18 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning

Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 017 Reference ID: 18a-017-20140306)

Historic England Guidance

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

Historic England Advice Note 2: Making Changes to Heritage Assets

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

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

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

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

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

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

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

Historic England: Conservation Principles Policies and Guidance

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

Local Planning Policy Guidance

Development Plan for Manchester

- 4.25 The Development Plan for Manchester comprises the following documents:
- Manchester Core Strategy Development Plan Document (July 2012);
 - Saved policies of the Unitary Development Plan for Manchester (July 1995);
 - The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
 - Whitworth Street Conservation Area Appraisal.

Manchester Core Strategy Development Plan Document (July 2012)

4.26 The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Heritage-related core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to contribute to the experience at street level.
- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.

- 4.27 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas'.
- 4.28 The detailed assessment of the scheme within Sections 7 and 8 of this Statement confirms that the proposal accords with the above Core Strategy policies.

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

- 4.29 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved', including Policy DC18 'Conservation Areas' which advises that 'The Council will seek to preserve and enhance the character of its designated conservation areas'.
- 4.30 UDP Policy DC19.1 states that in determining applications for listed building consent, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Other Relevant Policy Documents

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

- 4.31 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; paragraph 11.45 states that proposals should preserve or enhance the character of a conservation area; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

Whitworth Street Conservation Area

- 4.32 The Whitworth Street Conservation Area Appraisal will be a material consideration in the determination of the proposed scheme. The guidance sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposals should be assessed.

5. Archaeological and Historical Background

Prehistoric Period

- 5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.

Roman Period

- 5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of c.1.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant et al 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These

excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st century and continuing into the 3rd century. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the north bank of the River Medlock, which was discovered in the 1770s and a temple of Mithras (OAN 2005).

5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site.

5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).

Georgian Period

5.5 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and

although the site lies off the scope of the map, it shows that the surrounding area was agricultural land.

- 5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). Rochdale Canal was originally conceived in 1776, and opened officially in 1804, although construction work continued for another few years. The width of the canal made it more successful than the Huddersfield Narrow Canal and it became the main highway of commerce between Lancashire and Yorkshire (Hadfield and Biddle 1970). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.
- 5.7 Greens map of the late 18th century (Appendix 1, Figure 2) shows the area to still be agricultural land at this time, although with the Rochdale Canal lying directly to the south of it. The land on which 127 – 133 Portland Street now lies was owned by 'Salford Poor', possibly left to them by Humphrey Booth (Farrer and Brownbill 1911). Philips, Tate and Co. owned the neighbouring land where 113 – 119 Portland Street would later be, and they built a private canal branch through their land between Oxford Street and David Street in 1817. One of the partners in this venture stated that 'the full value would never be obtained for the land unless the canal was cut' and that 'the remaining land would be so abundantly increased in value thereby as to do far more than compensate the sacrifice of land it would require' (Maw et.al 2011, 6). This certainly would have also helped the land owned by the Salford Poor. Swire's map of 1824 shows that the land surrounding the site had begun to be built upon, although the subject sites were, for the most part, empty, cut through by the canal.

Victorian Period

- 5.8 The 1850 OS town plan (Appendix 1, figure 4) shows the effect that the private canal branch had on the development of the site. At the corner of Oxford Street and the Rochdale Canal were the Esdaile's Buildings, with a coach manufactory behind, backing onto Britannia Wharf. North of this was a timber yard and Atlas Saw Mills (both backing onto the canal branch) with a Coal Wharf to the north and Oxford Street Saw Mills beyond. The canal wharf and the southern end of the saw mills is where 127 – 133 Portland Street would later be erected. Further mills lay around the site, surrounding the canal, including Globe Iron Works on the site of 113 – 119 Portland Street. By this time Manchester was the largest textile centre in the world and the need for warehouses grew. The Whitworth Street area saw a great number of warehouses built at this time and the distinctive architecture was both functional and expressive of the wealth of the owners (GMAAS 2014). Portland Street appears to have been extended a little after this time and the area had already begun to see the construction of several shipping merchants' warehouses, including 109 Princess Street (Taylor 2000a).
- 5.9 Behrens Warehouse was erected in 1860 by the architect Phillip Nunn. Nunn took over the practice of Charles Lee in 1850 and enjoyed a high reputation, attending the meeting of Manchester's leading architects and being one of the founding members of the Manchester Society of Architects. References to his architectural work are elusive however, with 127–133 Portland Street and 61 Oxford Street being his only known commission (Darlington 2019). Slaters 1861 directory records that Heugh, Balfour & Co., merchants were at the property, along with James & Chabot, merchants and Collie, Alexander & Co., merchants.
- 5.10 That Portland Street was still being developed in the 1860s is shown in the 1869 trade directory (Slater). Here the numbers jump from 79 to 103 to 109 and to 123. This suggests that 113 – 119 Portland Street was not yet built. 127 Portland Street was still occupied by Heugh, Balfour & Co., merchants, with Chabot, James & Co. Merchants listed at 129 and Siltzer, John & Co., merchants at 131. By 1876 113 – 119 Portland Street was built, with 115 Portland Street occupied by James and Co, manufacturers and with Schwann, Modera & Co,

merchants at 117. Only 127 and 129 are listed for the remainder of Portland Street, with Heugh, Balfour & Co., merchants at the former and Chabot, James & Co. Merchants at the latter.

- 5.11 The area quickly grew into a warehouse district, with 36 Princess Street being built in 1880-2 (Taylor 2000b), around the same time as 38 Whitworth Street (Taylor 2001). In 1881 St James's Hall was erected adjacent to 61 Oxford Road. By 1882 113 Portland Street was occupied by William Williams, packer as well as Whitehead & Sandbach, manufacturers. At 115 James & Co. were still present, along with Schwann, Modera & Co, merchants at 117. To the south, at 127 was Sydney Hudson, merchants. At 129, James Chabot & Co, merchants were still present, with Clegg, MacFadyen & Co., merchants at 131 and James Hilton, sculptor at 133.
- 5.12 Goads Fire Insurance plans from 1886 (Appendix 1, figure 5) provides a detailed view of the building. On Portland Street, 115 and 117 were occupied by Schill, Modera & Co., as a shipping warehouse. The building is shown to be 4 and half storeys over a basement. 117 is shown to be accessible from Dickenson Street rather than Portland Street. At 127 was the shipping warehouse of Sydney Hudson, which also extended to the rear (east) side of 129. The west side was occupied by James Chabot & Co., also as a shipping warehouse. 131 belonged to Louis Behrens & Sons, shipping warehouse, as well as Beaver Packing Co.
- 5.13 By 1895 the owners of 113 Portland Street were shown to be Smith J.T. & J.E. Janes, manufacturers with Schill, Modera & Co still at 115 – 117. The 1896 OS map (Appendix 1, figure 6) shows the site again, although in less detail.

Twentieth Century

- 5.14 Little changed over the turn of the century, with Smith and Jones continuing to operate at 113 Portland Street by 1907 (Slater). 115 – 117 was occupied by Schill, Seebohm & Co. Ltd., merchants as well as Erico & Co., merchants. 115A – 117A is also listed, with Schill, Pearson & Co. Ltd., merchants. To the south, many of the former occupants had left.

- 5.15 By the time of Slaters 1928 directory Smith and Jones were occupying 113 – 115 Portland Street. 117 & 119 were occupied by Delany Wm. & Co., packers. 119 itself however was also occupied by a further 3 companies; Wolstenholme T. & Co. Ltd, cotton manufacturers; Merttens & Co. Ltd, shipping merchants, and; Lavy Charles & Co. Ltd., shipping merchants.
- 5.16 Kelly's Directory of 1935 does not contain any listings for number 113, although 3 companies are listed at 115; Harrop G. A. & Co., calico printers, Plant E. J. & Co., roasted & salted nut specialists, and Rhodes E. C. C. Ltd., textiles for waterproofing. No listings are given for 117 or 119.

6. Physical Description of the Listed Building

- 6.1 This section provides a description of the application site and should be read alongside the photographic plates in Appendix 2. In order to gain a greater understanding of the significance of the building's fabric, a site visit was carried out to inspect the buildings on 20 July 2022.



Image 6.1: 113-119 Portland Street

- 6.2 The Listed building description describes it as follows:

Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled

(b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.

6.3 Hartwell (2001, 194) notes this about the building:

Nos. 113 – 115 were converted by Hodder Associates, 1998, for CUBE (Centre for Understanding the Built Environment); exhibition galleries with a bookshop and lecture theatre. Everything was stripped back to bare brick, timber beams and cast-iron columns, used as a backdrop for white screens and panels of opaque glass which admit diffused light. Generous stair to the lower left, set beneath an existing light-well bringing light down to the basement.

External Description

North Elevation

6.4 This elevation faces onto Portland Street and is 11 bays long. The second to fourth floors contain timber framed sash windows in each of the bays. At second floor level these windows have a cill formed of a continuous sandstone string course, with a flat sandstone lintel with brick dog tooth decoration above. At third floor level the cills are likewise formed of a continuous sandstone string course although the lintels are of depressed arch sandstone with dog tooth decoration above.

6.5 The fourth floor windows again have a matching cill although the lintels are depressed arch brick with sandstone string course around. Bays 2, 5, 8, 9 and 10 each contains a pair of windows, rather than the single window found in the other bays. These are identical to the others although are separated by a sandstone mullion. At ground floor level in Bay 1 a loading doorway is located, fitted with modern glazing and a personnel doorway. Bay 2

contains a coupled window at first floor level, matching that of the second floor although the dog tooth decoration is of sandstone. Below this is a further, simpler, couple window at ground floor.

- 6.6 Bay 3 contains a tall arched doorway set in a decorative sandstone surround. Bay 4 contains a loading doorway similar to that in bay 1 and likewise fitted with modern glazing and a personnel doorway. Bay 5 matches bay 2. Bays 6 and 7 each contain a tall arched opening in a decorative sandstone surround. Both are glazed although that to bay 7 has a sandstone cross beam at the level of the first floor. Bay 8 contains a tall doorway with rounded lintel set in a decorative sandstone surround. This matches the other doorways, although has a pediment over, reaching up to the string course of the second floor cills. Bays 9 – 11 each contain windows matching bay 2.

West elevation

- 6.7 This faces onto Dickenson Street and is 10 bays across. The single and coupled windows lie at each floor of the building, matching those on the north elevation. Only bay 1 has single windows, the rest are coupled, with the exception of bay 6; this contains triple windows at each floor except for ground/first where a large loading doorway is located. This has a simple depressed arch lintel of brick and is fitted with a modern roller shutter door. The jambs are sandstone at ground floor level with plain brick above. An iron hoist is located adjacent to the ground and first floor windows of bay 9.

Interior Description

Ground Floor

- 6.8 The doorway in bay 4 leads to a small entrance lobby with a set of modern steps up to the ground floor level. The ceiling, as with the rest of the floor, is open to the timber joists of the floor above, with the chamfered and stopped timber beams also visible. The ground floor proper comprises a series of open spaces, the walls stripped back to the bare brick and the floor showing the original timber boards. At the western end the western wall shows the series

of large timber framed portrait windows along the external wall, looking out over the lightwell. Opposite this, the brick walls have been painted, and a blocked fireplace is visible. Timber stud walls have been inserted to the southern side, forming toilet and kitchen areas.

- 6.9 To the east is a further open area, accessed through openings in the party wall. Again, the walls are bare brick, with a scar visible in the eastern wall of a removed wall. At the southern end evidence of a large blocked opening is present. Adjacent to this is an inserted staircase along the east wall to the lower ground floor. This area is shown as a part of a lightwell on Goad's plan and has a sandstone plinth, suggesting it was an exterior wall at some point. At the southern end are a further set of inserted toilets as well as the former lift. The kitchen has modern fixtures and fittings, although one of the windows looking onto the rear loading bay retains its original glass. Throughout the whole floor the cast iron stanchions are visible.

Lower Ground Floor

- 6.10 The lower ground floor is accessed via the inserted staircase along the east wall. Where the staircase has been inserted, the timber beams supported on the stanchions have been cut off, and some of the timber joists and floorboards for the ground floor are shown to be modern replacements. The basement is similar to the ground floor, comprising two open spaces separated by a party wall, with openings within. The walls are again bare brick for the most part. At the southern end further stud walls have been inserted, to create toilets and kitchen areas once again. Along the western wall is the light well, with a modern glass roof over the bay, allowing light in. The stanchions show that the timber beams have been cut off. To the north of this a modern staircase has been inserted to the ground floor entrance of bay 8.

7. Heritage Significance

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

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

7.2 These areas of interest are reviewed within the table below. Only those areas within the scope of the application have been reviewed.

Archaeological interest	Although substantially altered internally the building does still retain evidence of past human activity, worthy of archaeological investigation. Surviving internal features include ceilings, floors, columns, beams, and bricked up fireplaces and openings. Evidence of the building's historic sprinkler system has also been retained. The building is therefore of medium archaeological interest.
--------------------------------	--

Architectural and artistic interest	Although modified, the building retains a high level of architectural and artistic interest, particularly in relation to its north façade. From Portland Street, the building can clearly still be read as a former warehouse and it is externally at least, well-preserved. In artistic terms, although of a 'utilitarian' appearance, as the Listing notes, Italian Gothic features survive. The simpler treatment of its rear (south) elevation although of less interest is of interest in itself in terms of how these building were designed very much to address the street. Internally however, there are limited features of note, with the exception of columns and the internal parts of surviving historic windows. As such the building is of medium architectural and artistic interest, mainly relating to the exterior.
Historic interest	The building was erected by 1876 and carried through architectural elements of adjacent warehouse buildings which also survive. The building provides evidence of past human activity in terms of the construction and use of warehouse in the area in the mid to late 19th Century. Therefore, whilst the building has been substantially altered throughout its life and little remains internally of historical interest, its value as part of a group means that it is of high historic interest.

Table 6.1: Heritage Value Criteria

- 7.3 It is known that the criteria set out in Annex 1 of 'Scheduled Monuments' (DCMS 2010) for assessing the national importance of an ancient monument have been drawn upon by Archaeological Curators when considering the significance of non-designated heritage assets. These are also useful here for considering the site as a whole.

Period	The building was erected in the mid-to-late 19 th century at a time of rapid rebuilding and expansion of Manchester. It remains distinctively representative of this period, in this location. The significance is therefore high.
Rarity	Multiple buildings were built during this period within and just outside of the city centre. Whilst many warehouses have been lost, many have survived therefore the rarity is medium.
Documentation	This part of the City Centre has been well documented and detailed descriptions of the building are present within its Listing and the HER. The significance is therefore medium.

Group value	Although it has been extensively modified internally, the building forms part of an entire City block of surviving warehouse. It is built in a similar architectural style to nearby warehouses on Portland Street and is a key element of the Whitworth Street Conservation Area which has been designated on the specific basis of the surviving industrial buildings. The group significance is therefore high.
Survival/Condition	The building has been extensively modified since it was originally built, with the loss of most original internal features. Otherwise, the building broadly retains its historic fenestration and decorative features. The surviving part of the building is in good condition. The significance is therefore medium.
Fragility/Vulnerability	The building is in good condition and is in no danger of collapsing. It will also shortly be occupied and is within a conservation area. It is not considered to be vulnerable to vandalism or detrimental conditions.

Table 6.2: Significance Assessment Criteria

Analysis

- 7.4 113 – 119 Portland Street was erected c.1870 and was home to Schill, Modera & Co. who took over most of the building. It has undergone some minor modifications externally throughout its life. These are mainly in terms of the ground floor, with doors replaced for modern ones and the loading doors being fitted with glazed doors. Internally, most of the original plan form remains, although several areas of the original flooring have been removed through the insertion of staircase. Most of the ceiling beams are original, with small areas in the basement which have been replaced, or modern beams inserted for support. Other features of interest include blocked fireplaces, blocked doorways, as well as the cast iron sprinkler system.

Heritage Value

- 7.5 113 – 119 Portland Street has a high historic value, through its age and group value to the conservation area, and in relation to the other warehouses in the immediate vicinity. It is a typical example of a warehouse of the period which was used as such well into the 20th century. It has a medium archaeological interest, providing evidence of the construction,

use and alteration of the warehouses. It also has a medium architectural value, mainly through the external appearance, but still retains some interesting features internally.

8. Impact on Heritage Significance

- 8.1 This section appraises the proposals against the heritage significance of the building and surrounding heritage assets including the Whitworth Street Conservation Area. It should be highlighted that from the outset, the architect has sought to design a solution which does not adversely impact upon the building's heritage significance.
- 8.2 Section 7 of this Heritage Statement provides an analysis of the heritage significance of the application site. Whilst the building has lost much of its original internal fabric and features, it holds a high level of heritage value, forming part of a group of similar buildings of a similar period in and around Portland Street, Oxford Street, and Princess Street.
- 8.3 The building is considered to be of medium architectural, artistic and archaeological interest, and high historic interest. Alterations affecting the exterior of the building have the potential to impact upon the architectural interest of the building both positively and negatively. The majority of the building's heritage value denotes from its external appearance and as a result of its group value with other adjacent and nearby buildings.
- 8.4 Alterations to the interior of the building are less likely to have a significant effect on its heritage interest, due to the extent of loss throughout, and the proposed retention of what historic features do survive.

Assessment of Impact

- 8.5 The building is nationally Listed and is therefore a 'designated heritage asset'. It is also located within a Conservation Area, meaning it effectively also forms part of a designated heritage asset. The table below considers the proposed works and subsequent impact upon the significance of the building.

Proposed Works	Impact / Mitigation
Removal of bar and back bar at ground and lower ground floor levels and associated floor finishes.	Minor Positive These fixtures are non-historic and their removal should not negatively impact upon any historic or original fabric. Where any items do affix to historic fabric, their removal should be undertaken in such a way as to ensure that no original fabric is affected.
Remove section of inserted floor to open up main staircore void at eastern building elevation.	Minor Positive These works will result in a minor positive impact. The works will not result in the loss of any historic or original fabric, and will open up a part of the building which would historically have been open to the sky, thereby emphasising this element of the building's history. Mitigation should include ensuring that the works will not adversely impact upon any original building fabric.
Removal of non-original partition walls, wall linings and plasterboard ceilings / boxing-in and cable trays to original layout.	Minor Positive All of these fixtures are non-original / historic and are associated with the more recent gallery / café bar uses of the site. Provided these works are undertaken sensitively and so as not to adversely affect original building fabric, there will be no effect upon the building's significance. Where low quality plaster finishes will be removed to uncover original brickwork, this will be repaired and treated sensitively.
Removal of existing WCs and associated partitions.	Minor Positive These WCs are modern and associated with the more recent gallery / café bar uses of the site. Where there are existing WCs, new reconfigured WCs are proposed and so existing drainage / pipe routes will be re-utilised. Provided these works are undertaken sensitively and so as not to adversely affect original building fabric, there will be no effect upon the building's significance.
Installation of lighting / feature lighting (including lantern display over stair void), signage, 'beer	Neutral Installation of this equipment could adversely impact upon the Listed Building, however such impact has been

Proposed Works	Impact / Mitigation
python' equipment and M&E to ceilings.	fully mitigated by the limited and sensitive locating of these works, and the materiality of them. New duct runs will be boxed in and located at low level to be out of view where possible. Mechanical equipment is concealed, with a ducted system allowing air input and extract to be via vents in new walls (i.e. concealed ducts). These works (which are necessary to enable the re-use of this vacant unit) will not require the use of suspended ceilings to the majority of spaces and so the historic nature of the building can continue to be understood and appreciated.
Insertion of partitions / doors to create restaurant and cocktail bar at ground and lower ground levels to include creation of kitchen preparation area, toilet facilities, karaoke booths and ancillary storage areas.	Neutral Due to the extent of loss of original and historic features, the proposed internal refurbishment of the ground and lower ground floors will broadly have a neutral impact. A number of stud partition walls are required to form back of house areas and toilets. The stud walls will sensitively attach to listed fabric and will be capable of removal at a future date without any lasting impact. The subdivision of the spaces will not see any additional historic columns or beams being enclosed. Lower ground floor karaoke pods will incorporate pale timber vertical slat cladding, which will be carried through to below stair over-cladding at lower ground floor. Works will include sections of ceramic tile finishes to new walls. Materials will be of a high quality and complementary to the historic and industrial character of the building. Mitigation should include ensuring that all works, including the erection of partitions do not adversely impact upon original building fabric. All works should be fully reversible. Mitigation can also include requiring the submission of samples of any new materials prior to their use.
Installation of Karaoke Room No.1 located adjacent to ground floor window overlooking Portland Street.	Minor Adverse Karaoke Room No.1 will be broadly freestanding and so will not physically impact upon the Listed Building. This will

Proposed Works	Impact / Mitigation
	be partially glazed so as to allow views through and up, both from within and outside the building. The pod also does not reach the ceiling meaning that views of column heads remain visible and proportions of space remain understood. A minor adverse impact is identified due to this feature being installed to a part of the building which would likely have been open, however it is expected that this impact will be mitigated by the benefits of this innovative design concept.
Installation of flooring.	Neutral The proposed floor coverings which are required for building control reasons are restricted to predominantly 'out-of-view' areas such as behind bars and within toilet areas. Where such flooring will cover original timber floors, fixings will be minimal and the works will be reversible. The impact is therefore regarded to be neutral.
Retention and painting of columns, steel beam and cast-iron brackets.	Neutral Existing columns, brackets and beam will be retained on display and treated with intumescent paint which is essential for fire protection. Proposed colour should be sympathetic to character of the Listed Building. No mitigation necessary.
Retention of exposed brick walls and removal of non-original paint where required.	Minor Positive The retention of exposed brick walls will reflect the industrial character of the building. Where paint is to be removed, this should be undertaken in accordance with an agreed method statement.
Existing solid balustrades at front of unit and surrounding central stair core at ground floor to be replaced with minimal glazed balustrading.	Minor Positive The existing balustrades are necessary to the safe movement around the space, but due to their solid nature, obscure views from within and (with regards to those adjacent to the north face of the building) outside of the building. The replacement of these non-original features with lightweight glazed equivalents are regarded as an improvement in conservation terms.

Proposed Works	Impact / Mitigation
Alterations to rear ground floor windows, installation of louvered panels for ventilation and extraction.	Minor Adverse The necessary kitchen extract and vent works have sought to use previously created openings within historic rear windows, however the works do include the replacement of an existing louvred section (which currently occupies half a historic pane to a ground floor rear window, with the remainder of the pane damaged) with a larger louvred section that would replace the entire pane. A second window would see the replacement of a single historic pane of glass with an additional louvred section. These works are regarded as resulting in some harm to the significance of the Listed Building. However, it should be noted that these works are to the less sensitive rear elevation of the building. In mitigation, the louvre sections will be of a high material quality and sensitively coloured. The replacement of an existing kitchen extract vent to the modern brickwork within the former arched cart-route exit is regarded as having a neutral impact upon the building.
Installation of plant / condensers and timber screen.	Neutral Additional plant and condenser units will be located within the rear service yard and atop the small square modern single storey brick extension. These works are to the less sensitive elevation of the building, however the timber slatted screens are proposed which will mitigate against any perceived impact. This is particularly important in light of the proposed use of the rear yard as an external seating area.

Table 8.1: Assessment of Impact on Listed Building

8.6 As is set out within Table 8.1, the majority of impacts from the proposed works are regarded as neutral or minor positive, with just two minor adverse impacts identified. It should also be noted that the proposed scheme includes the retention of historic fabric, with the majority of this remaining visible, and further areas of historic brickwork uncovered. This includes the external face of the adjacent building which has been incorporated into the internal demise of the building where the original cart route would have run. The historic beam and joist arrangement will be retained in its entirety and left exposed. The historic sprinkler system control will also be retained in its current position.

- 8.7 Some decorative wall coverings (including frameless mirror panels, ceramic tiles, fabric panel finishes etc) will be added to existing wall cladding and non-historic plastered finishes, thereby limiting extent of intervention to the building. This includes the installation of insulated polycarbonate panels backlit to form glowing wall at rear of lower ground floor bar, with a translucent wall through to the cellar. This 'glowing wall' will also be installed to ground floor private dining room. No original fabric will be directly affected by these works.

Impact of Scheme on the Heritage Significance of The Whitworth Street Conservation Area

- 8.8 The works proposed as part of the subject application are predominantly internal, and no works are proposed to the building's most significant (north) elevation.
- 8.9 The proposed scheme will therefore have a neutral impact upon the Conservation Area in physical terms, although bringing this predominantly vacant building back into productive use, thereby securing its future, will arguably have a positive heritage impact upon the Conservation Area, particularly through the re-activation of the ground floor street-facing frontage.

Summary of Impact

- 8.10 An assessment of the impact of the proposed scheme has been undertaken. The potentially affected heritage assets are limited to the building itself and the Whitworth Street Conservation Area, both of which are designated heritage assets. The assessment of significance found that internally, significance was broadly limited to the surviving historic columns, beams, brickwork, and the internal parts of historic / original windows. The assessment has found that the proposed scheme will not have any adverse physical impacts upon the internal parts of the building, albeit a minor adverse impact upon the proportions of the space has been identified in relation to the installation of Karaoke Room 1. Minor positive impacts have been identified including with regards to exposing additional sections of original brickwork, and removing a section of non-original ceiling / flooring to open up the central staircore.
- 8.11 Critically, in terms of the highest significance elements of the Listed Building (i.e. the frontage of the Listed Building to Portland Street), the proposed scheme will have a neutral impact.

As the works are primarily internal, and no works are proposed to the building's most significant (north) elevation, no material impact upon the Whitworth Street Conservation Area was identified in relation to its key characteristics / significance.

8.12 Whilst no significant adverse impacts have been identified, we would expect any perceived harm to be regarded as less than substantial. In accordance with paragraph 202, any such harm should be weighed against the public benefits of the proposal. The harm resulting from the scheme is outweighed by the following public benefits:

- The internal fit out and re-use of the building with a high quality food and beverage occupier will help to secure the building's future, and the contribution it makes to the surrounding conservation context.
- The re-use of the building will have a positive impact on the ongoing regeneration of the area, increasing spending within local shops and services, and encouraging further investment into this key location within the City Centre.
- The re-use of the building will help to increase natural surveillance and reinstate active frontage to the north elevation of the building, whilst also increasing overlooking to rear areas through the creation of the external seating area.
- Creating temporary employment during construction works, and permanent employment once the use is operational.
- Investing in a building which is within a highly accessible location, therefore encouraging the use of sustainable modes of transport.

8.13 Public benefits also include heritage benefits which include enabling full re-occupation of this part vacant building, thereby securing the future of this designated heritage asset; and delivering a proposed use which will enable the general public to visit this Listed Building and view it internally as well as externally.

- 8.14 It is also noted that the proposed scheme fully accords with the aims and objectives as set out within Policy CC9 of the Core Strategy in terms of preserving and enhancing heritage assets including listed buildings and conservation areas.

9. Conclusion

- 9.1 This Heritage Statement provides detailed analysis of the heritage significance of 113-115 Portland Street, Manchester, and sets out an assessment of the impact of the proposed scheme upon that significance, along with the significance of other affected heritage assets.
- 9.2 The proposed scheme will see extensive mostly internal works to adapt the ground and lower ground floors of the building so that it can be operated by a modern independent high quality restaurant and cocktail bar operator. Whilst surviving internal elements of heritage significance are limited, the design of the proposed scheme has sought to be respectful of this Listed Building's special interest.
- 9.3 Whilst the building has been significantly altered, it remains of historic significance as a designated heritage asset and contributes positively to the character of the Whitworth Street Conservation Area which it is located within. The identified heritage significance has helped inform the design of the proposed works.
- 9.4 The assessment of impact has found that the proposed scheme will not significantly adversely impact upon the Listed Building's special interest, and that the re-use of the building will secure its future and enhance its contribution to the Whitworth Street Conservation Area.
- 9.5 This Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to a positive determination.

Bibliography

DCMS – Department for Culture, Media and Sport

EH – English Heritage

GMAAS – Greater Manchester Archaeological Advisory Service

GMAU Greater Manchester Archaeology Unit

HER – Historic Environment Record

OAN – Oxford Archaeology North

Published sources

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

DCMS 2010 “Scheduled Monuments”

English Heritage 2008 “Conservation Principles”

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

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

Gifford 2005 “An Archaeological Desk-Based Assessment at 2-4 Chester Road, Manchester”

GMAAS 2014 “Whitworth Street Conservation Area”

Hadfield, C and Biddle, G 1970. “The Canals of North West England, Vol 2”

Hartwell, C. 2001 “Pevsner Architectural Guides: Manchester”

Kidd, A, 1993 “Manchester”

Lloyd n.d.

www.arthurlloyd.co.uk/ManchesterTheatres/StJamesHallManchester.htm

Darlington 2019 "Architects of Greater Manchester" accessed online 07/02/2019 at:

<https://manchestervictorianarchitects.org.uk/architects/philip-nunn>

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

Nevell, M. 2008 "Manchester: The Hidden History"

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

Stewart, P 2004 "Images of England: Central Manchester"

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

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

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

Trade Directories

Slater's Directory of Manchester 1861

Slater's Directory of Manchester 1869

Slater's Directory of Manchester 1876

Slater's Directory of Manchester 1879

Slater's Directory of Manchester 1882

Appendix 1: Figures



Figure 1: Location Plan



Figure 2: 1794 Green's map of Manchester and Salford



Figure 3: 1824 Swire's map of Manchester



Figure 4: 1850 OS 1:500 town plan sheet 33

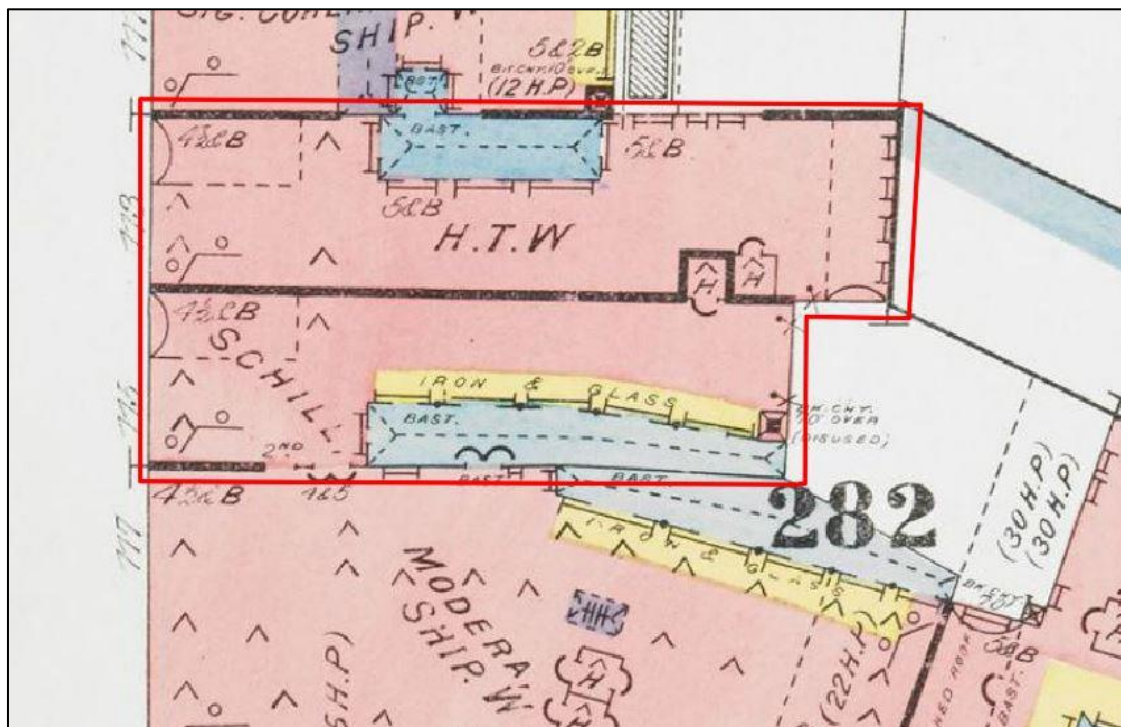


Figure 5: Goads plan of 1886 showing 113 – 115 Portland Street. Sheet 22



Figure 6: 1896 OS map Lancashire sheet CIV.10



Figure 7: 1908 OS map Lancashire sheet CIV.10



Figure 8: 1922 OS map Lancashire sheet CIV.10



Figure 9: 1932 OS map Lancashire sheet CIV.10

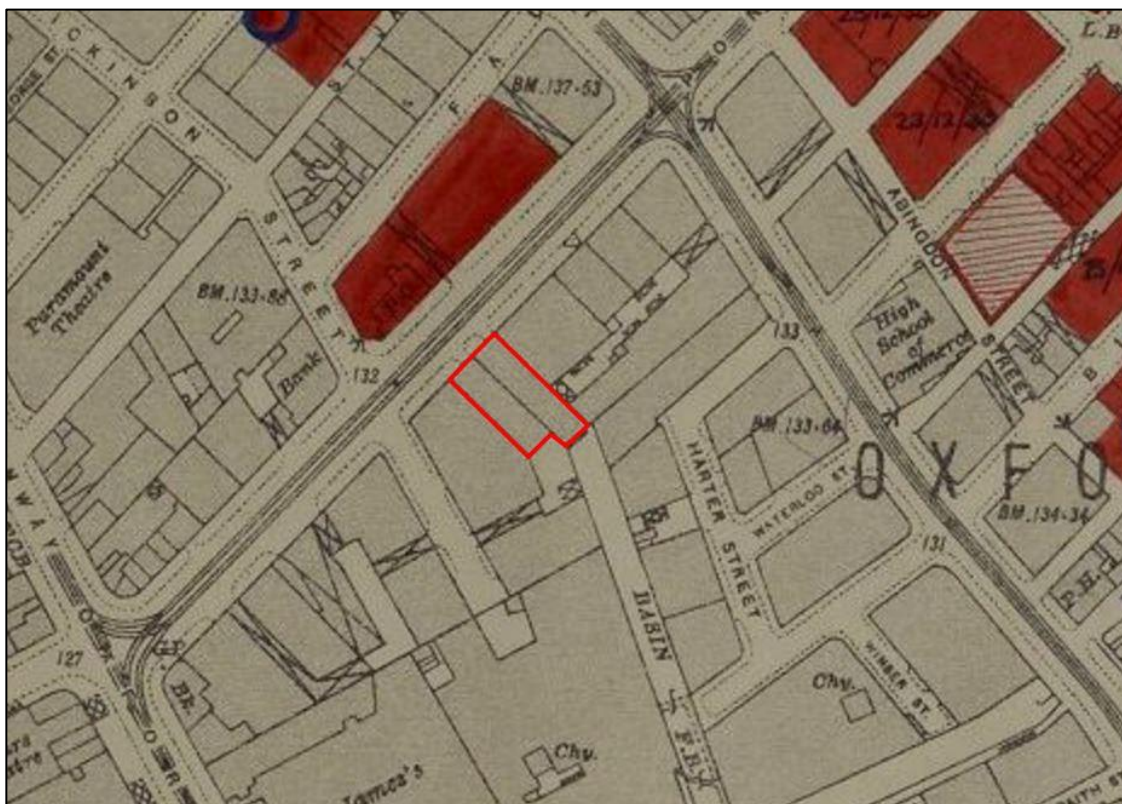


Figure 10: 1941 OS map Lancashire sheet CIV.10 showing bomb damage

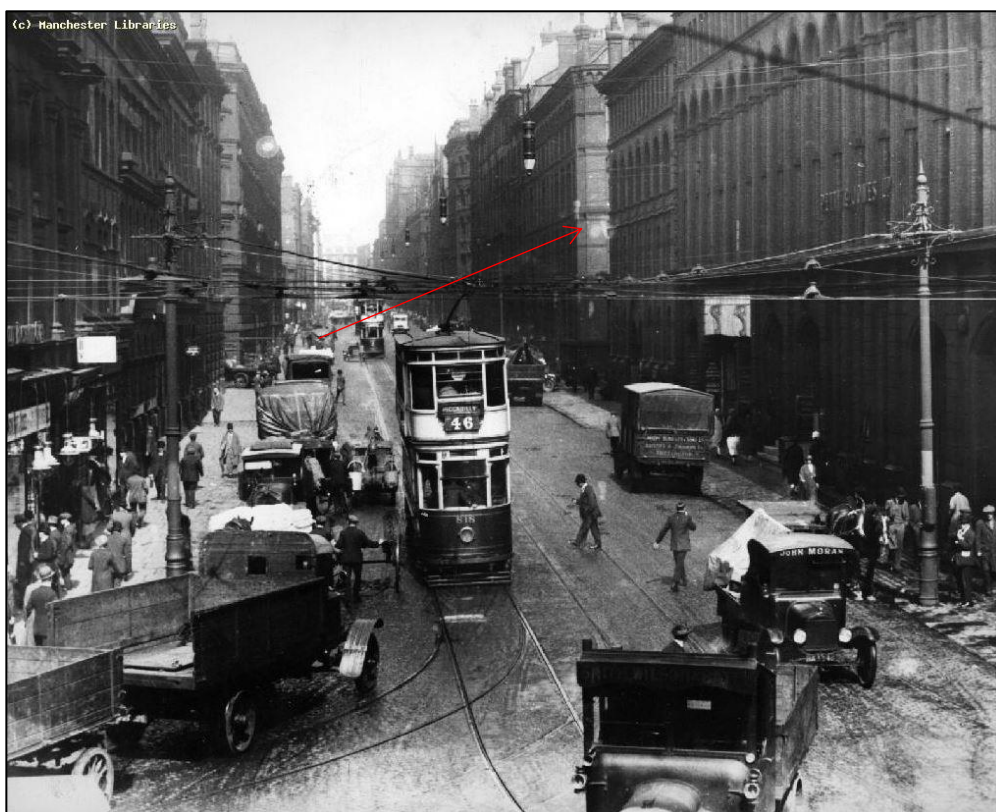


Figure 11: Photograph taken c. 1920 looking down Portland Street with 113 – 115 in the background (Manchester Image Collection Ref: m04863)

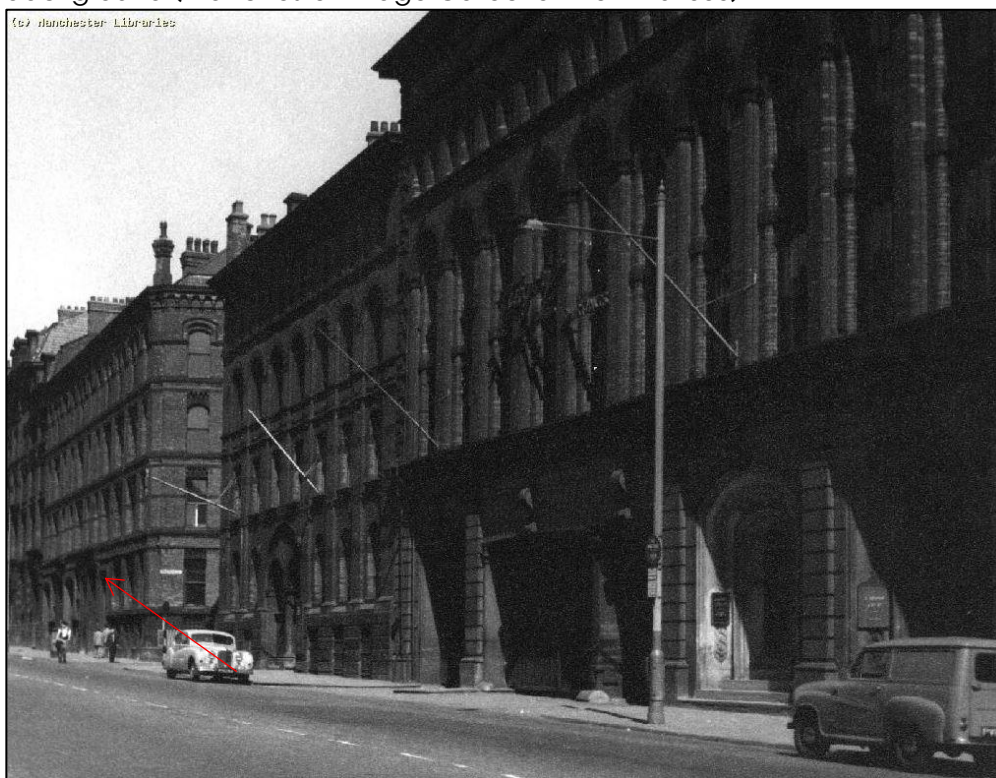


Figure 12: Photograph of Behrens Warehouse showing and 113 – 119 Portland Street (left) 1957 (Manchester Image Collection Ref: m04886)

Appendix 2: Photographic Plates



Plate 1: Ground floor of north elevation, bays 1 – 3



Plate 2: Ground floor of north elevation, bays 3 - 6



Plate 3: Ground floor of north elevation, bays 5 & 6



Plate 4: South and west elevations



Plate 5: South elevation showing inserted doorway within blocked loading doorway



Plate 6: General shot of rear yard



Plate 7: Inserted doorway with concrete steps up



Plate 8: Boundary wall showing rebuild



Plate 9: Loading Bay entrance in west elevation to rear yard

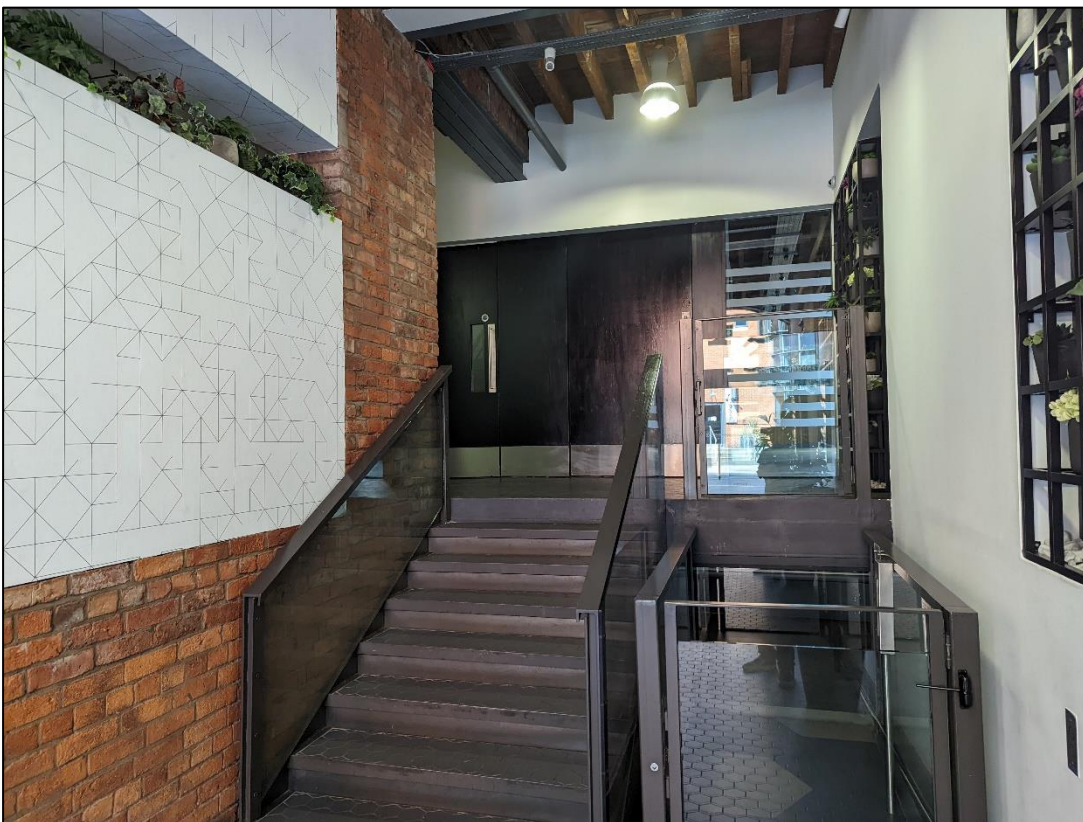


Plate 10: Lobby entrance from bay 4

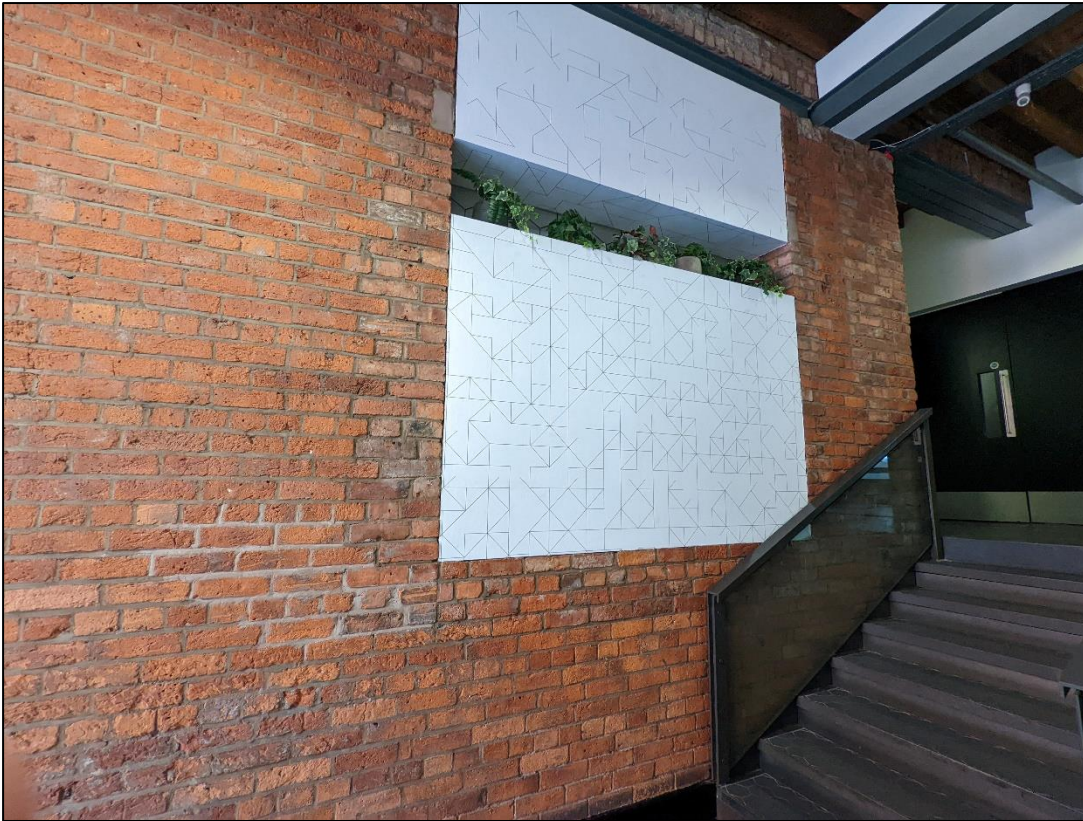


Plate 11: Bare brick walls



Plate 12: Ceiling detail showing timber joists and chamfered and stopped timber beams

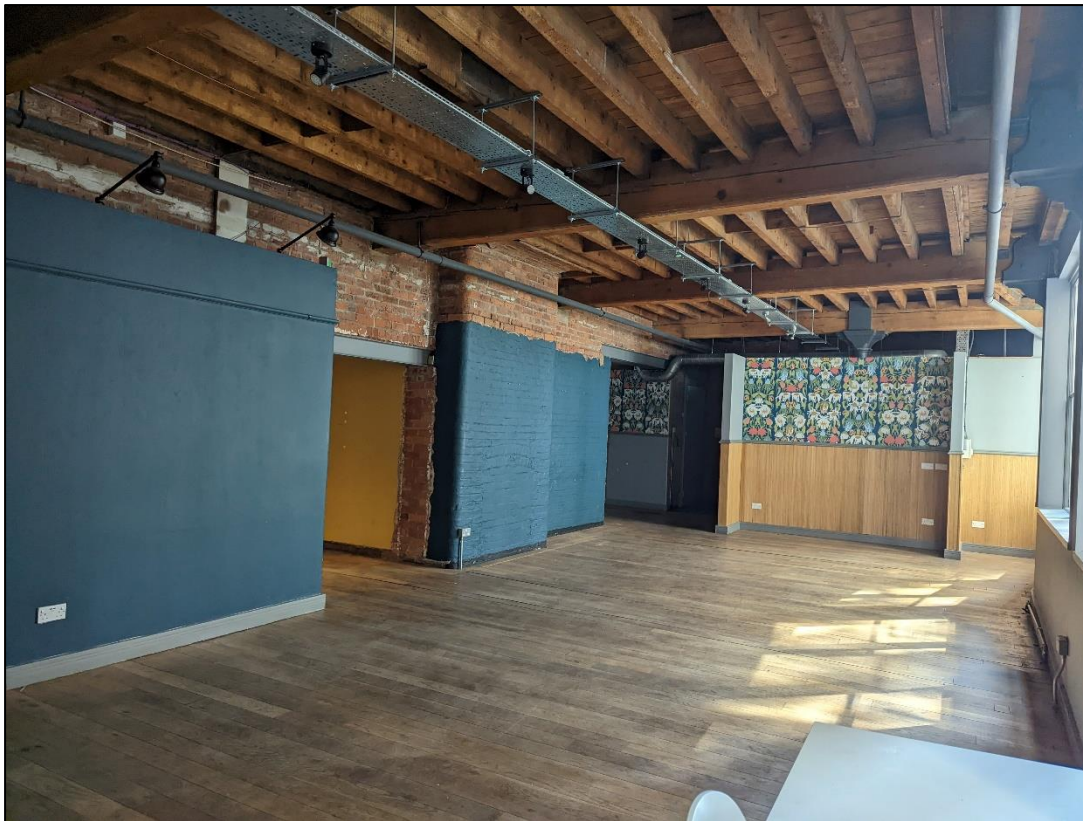


Plate 13: Western side of building looking south



Plate 14: Detail of original boards



Plate 15: Large windows over lightwell in west wall



Plate 16: Blocked fireplace



Plate 17: Detail of stanchion capital

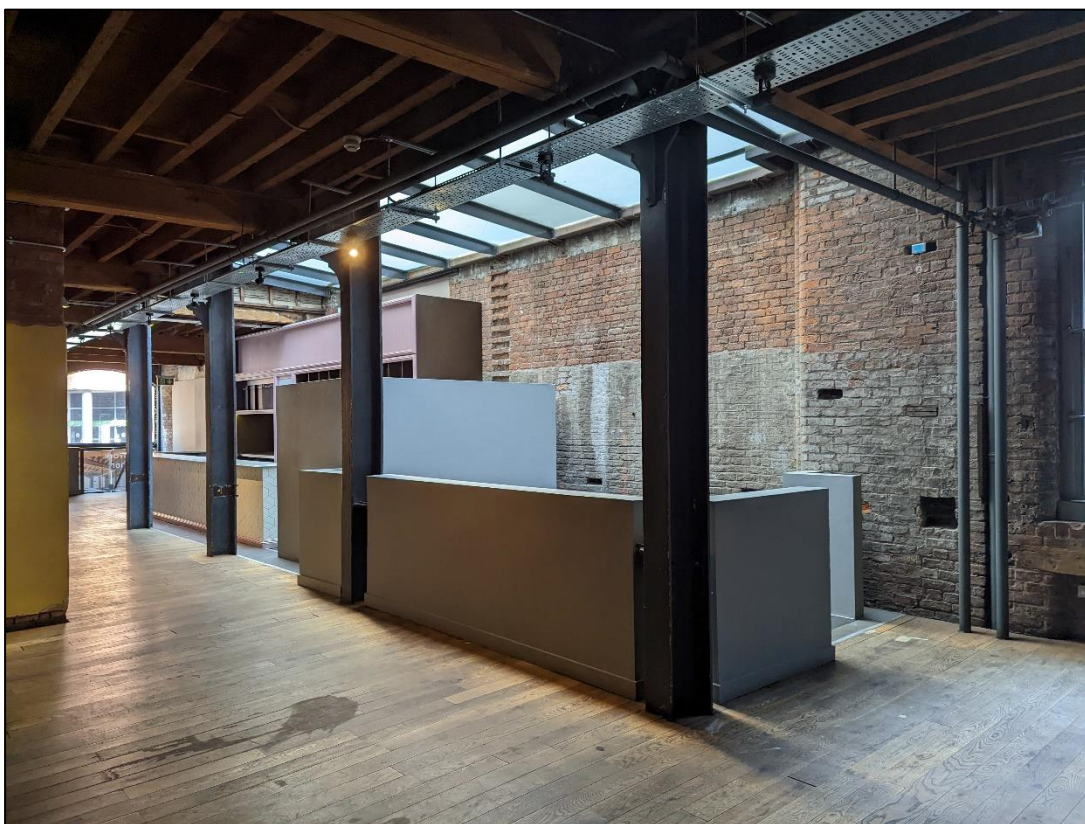


Plate 18: Eastern end of building showing location of inserted staircase



Plate 19: Windows in south end of east wall



Plate 20: Bare brick eastern wall showing scar



Plate 21: Detail of scar shown above



Plate 22: General shot towards north



Plate 23: Cast iron sprinkler system



Plate 24: Modern kitchen in southern of eastern side



Plate 25: Windows in kitchen with original glazing

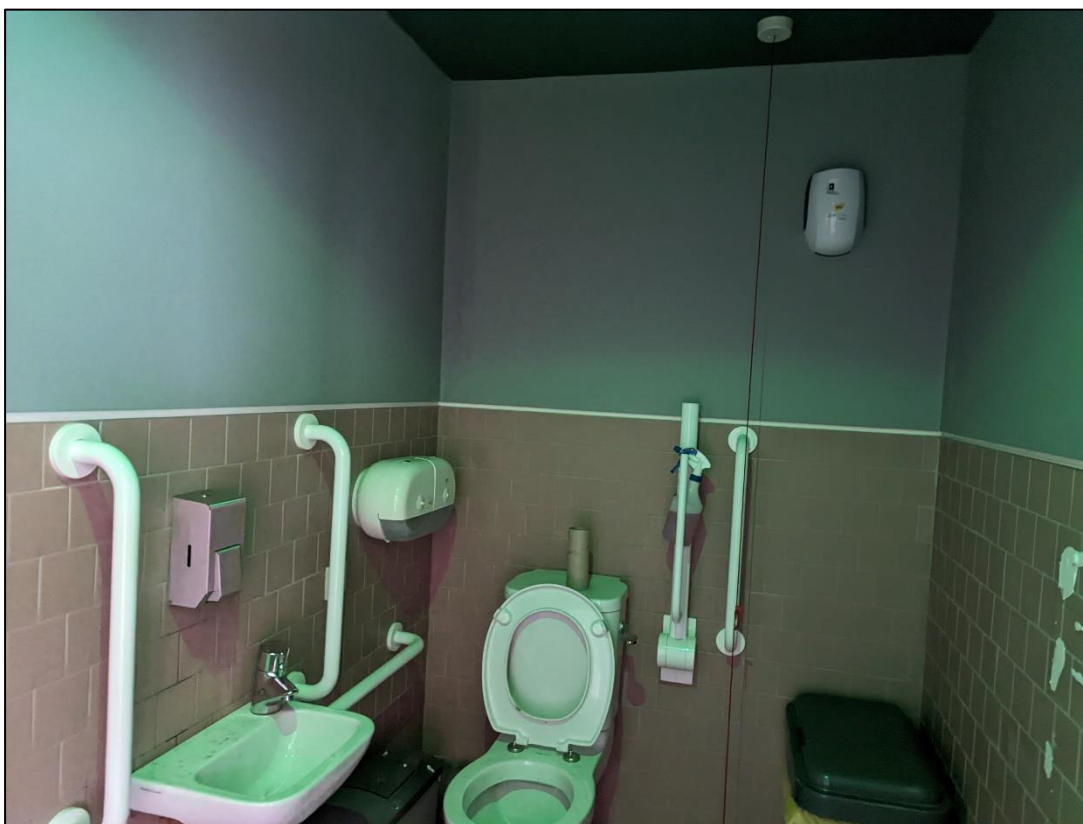


Plate 26: Inserted modern toilets



Plate 27: Original hoist shaft

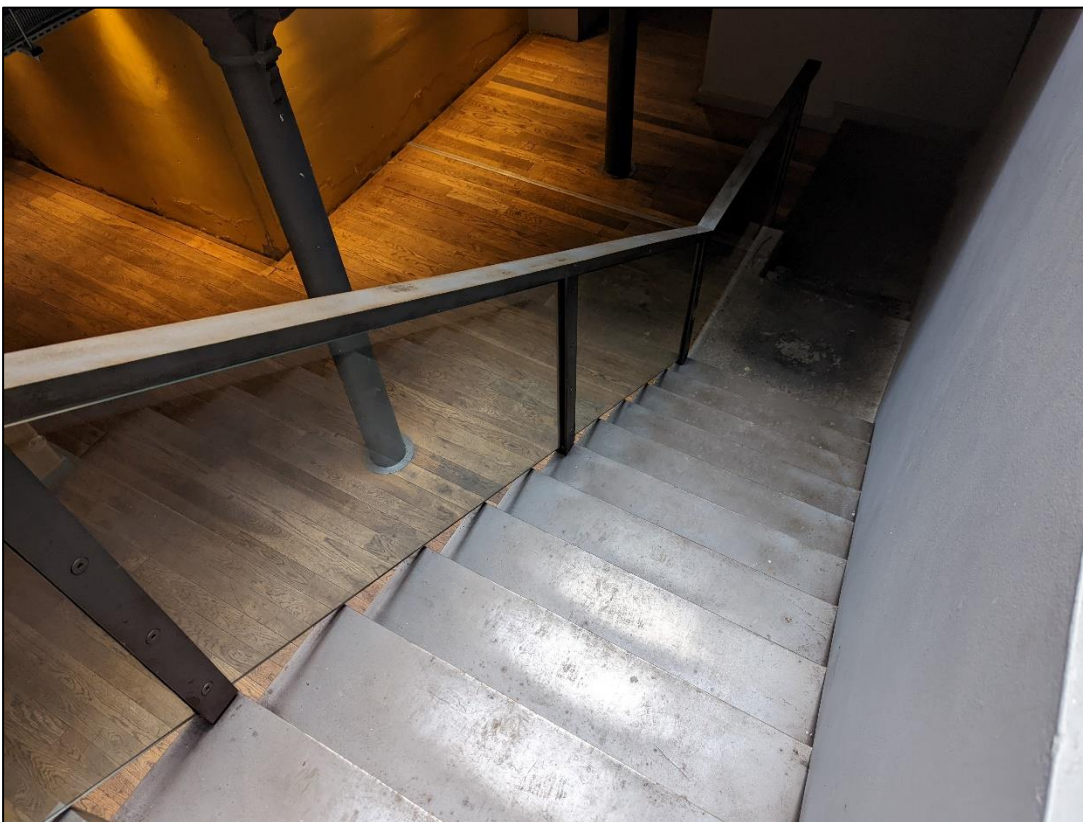


Plate 28: Inserted staircase to basement



Plate 29: Detail of cut off beam for staircase insertion

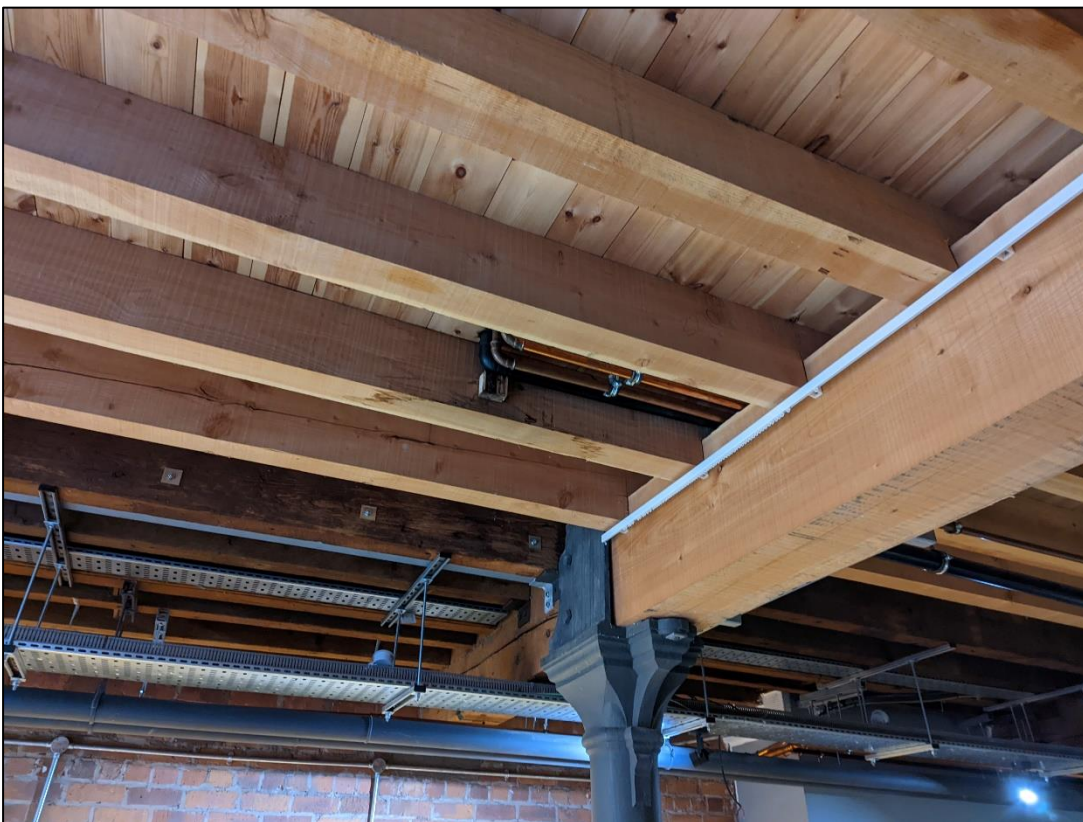


Plate 30: Modern ceiling joists and beams in east end of lower ground floor



Plate 31: Inserted toilets to basement



Plate 32: Inserted kitchen in basement



Plate 33: Rear fire escape staircase



Plate 34: Western end of basement showing lightwell

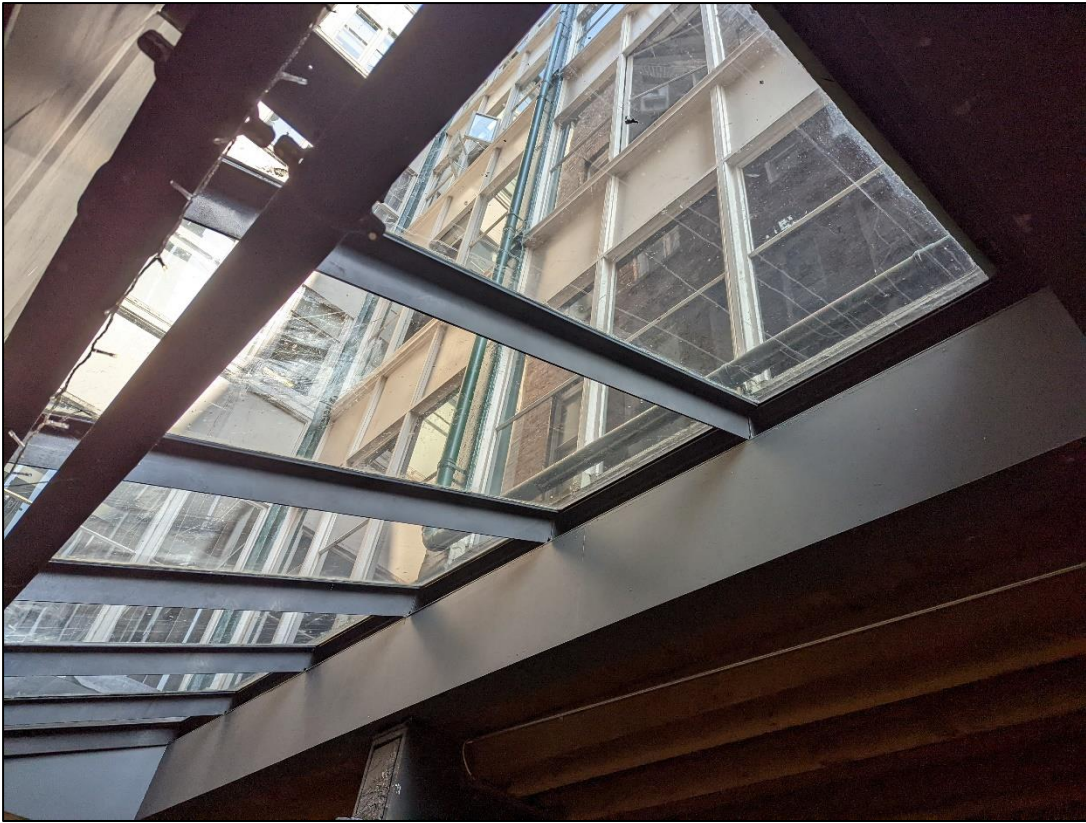


Plate 35: Detail of modern lightwell windows



Plate 36: Cut off beam across light well



Plate 37: Area of inserted timber supporting joists

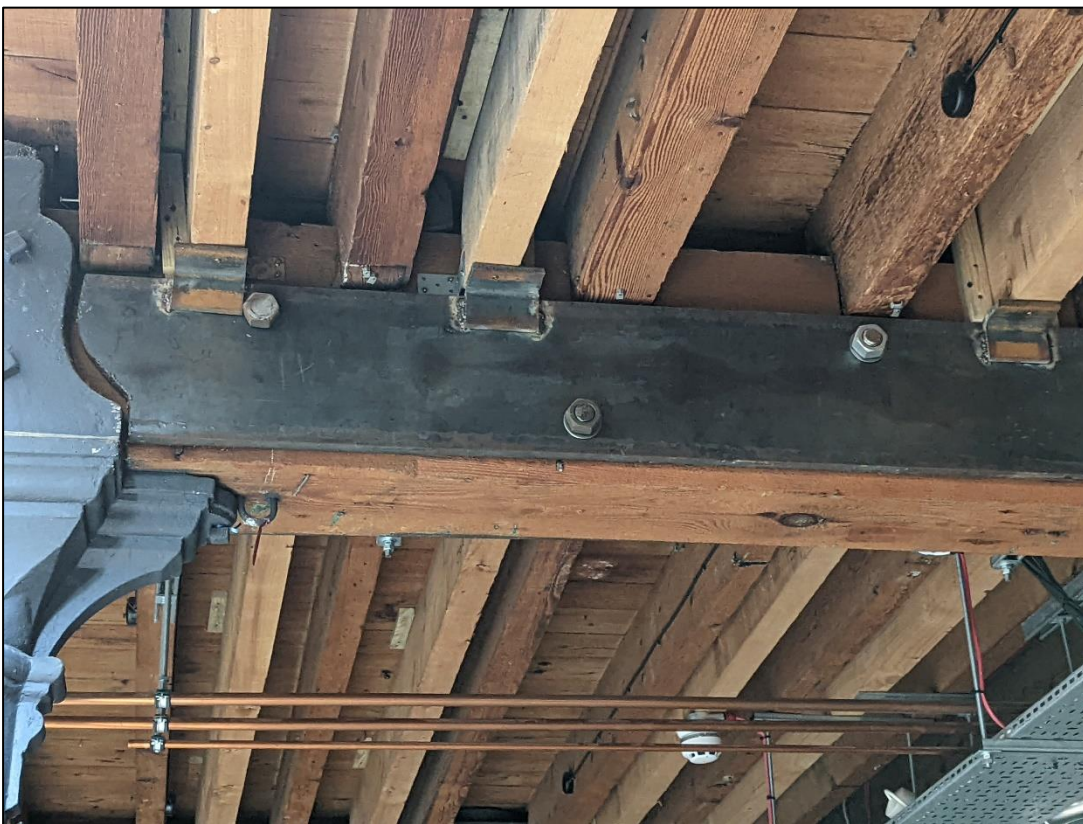


Plate 38: Detail of above



Plate 39: Blocked doorway in east wall

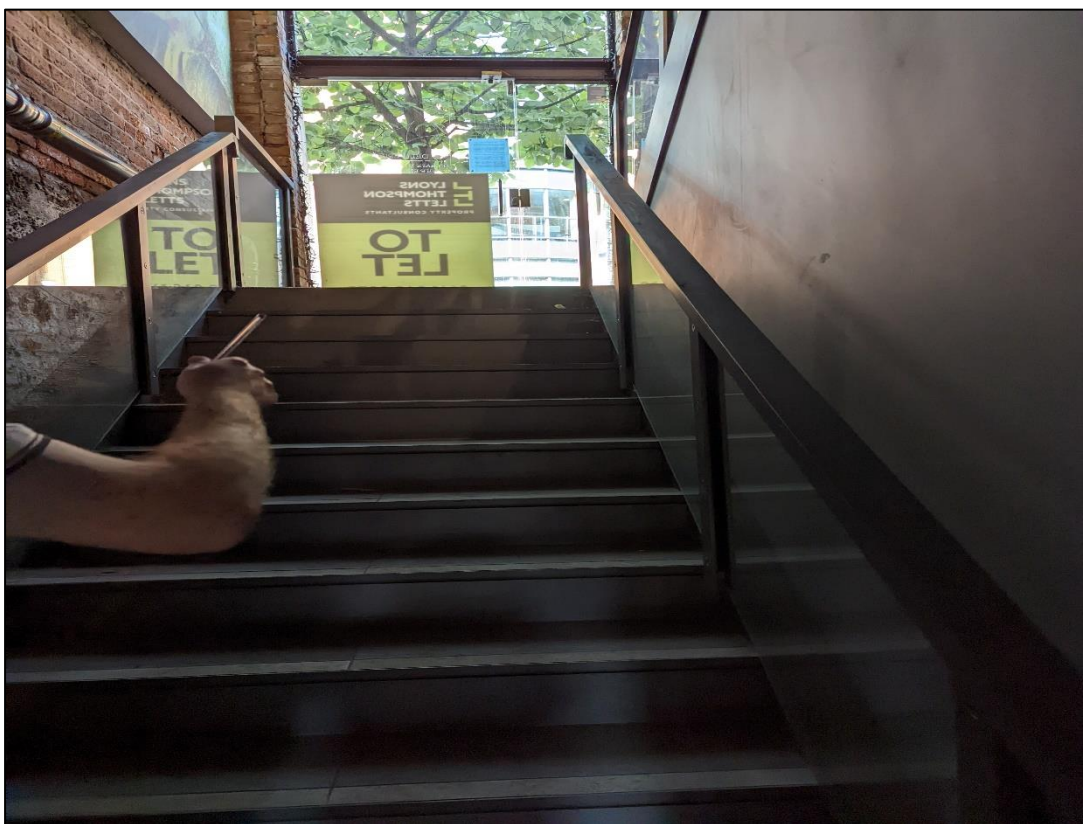


Plate 40: Inserted staircase to bay 6



Plate 41: Removed joists for staircase insertion