

37 Peter Street / Freetrade Exchange Manchester

Heritage Statement: Significance Appraisal & Impact Assessment

Prepared by

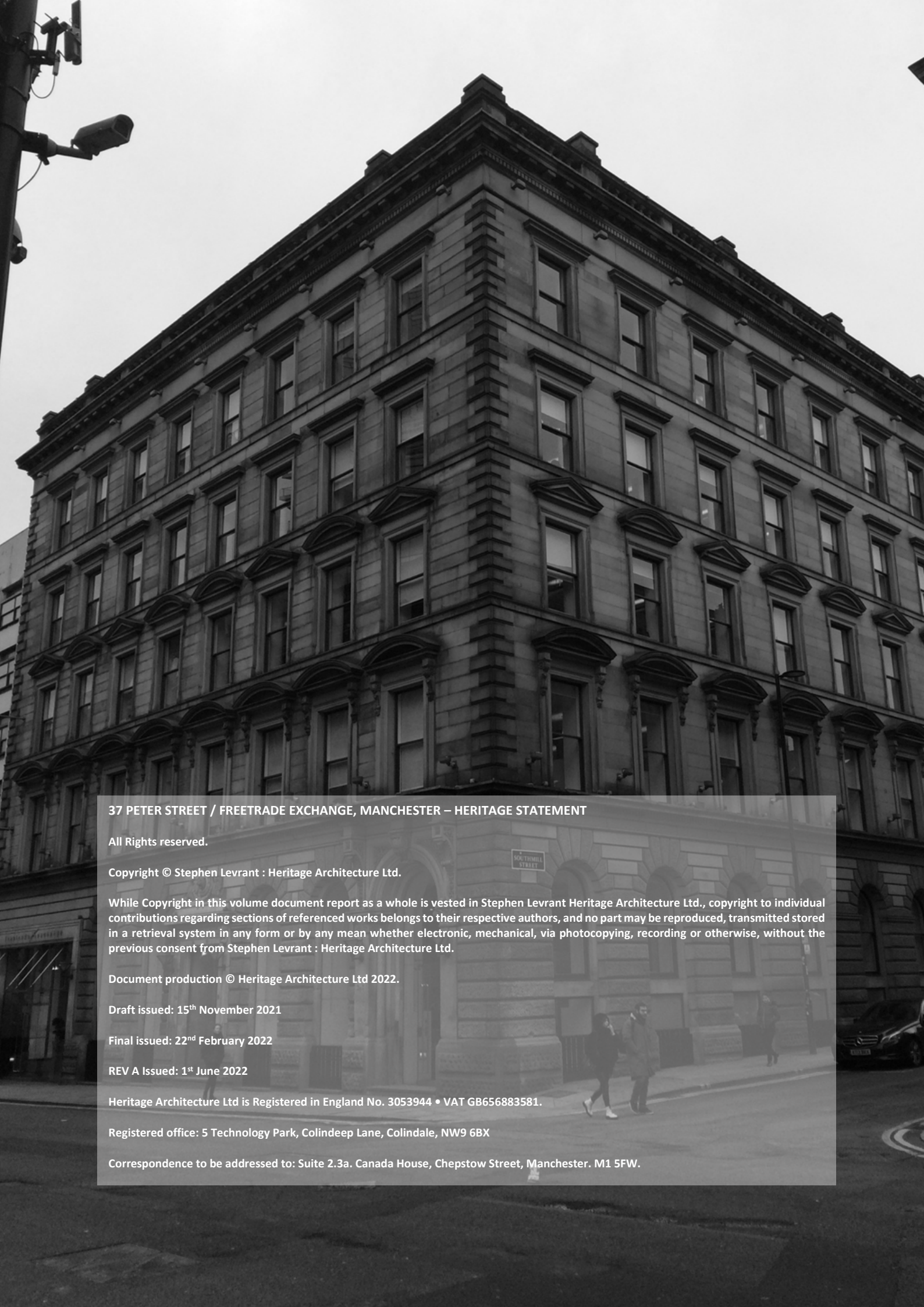


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2022
REV A



37 PETER STREET / FREETRADE EXCHANGE, MANCHESTER – HERITAGE STATEMENT

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EXECUTIVE SUMMARY

- i) In October 2021, Heritage Architecture Ltd (SLHA) were commissioned by Clearbell Capital LLP to evaluate the relative heritage significance and to assess the impact of the scheme of the Grade II listed building situated at 37 Peter Street, Manchester. The Site is situated within the Deansgate / Peter Street Conservation Area and is within the setting of a number of Listed Buildings. Subsequently, SLHA advised the design team on the proposals and completed this Heritage Statement to supplement the planning permission and listed building consent applications.
- ii) The Site is formed of a single building known as 37 Peter Street / Freetrade Exchange, which was originally built as a 19th century packing warehouse called “Harvester House”, subsequently being converted to office use in the 20th – 21st century. The building was designed by Clegg and Knowles in an Italian Palazzo style, utilising a buff sandstone to the primary elevations and red brick to the secondary. The largely retains it’s original plan form but has lost many of its original internal finishes and features.
- iii) In line with Historic England’s recent Guidance Note on “*Statements of Heritage Significance*” (October 2019), the Significance Appraisal provides the first part of the Heritage Statement. The Appraisal provides a detailed evaluation of the relative architectural and historic interest of the Site and heritage assets in the surrounding area. The Significance Appraisal will help inform the design development of the proposed refurbishment of the building in Winter 2021-22.
- iv) Non-intrusive Site surveys (undertaken in October 2021) have established those parts of the Site which convey special architectural and historic interest. The Significance Appraisal provides baseline understanding of the building in order to assess the impact of the proposed refurbishment and minor alteration works as proposed by the clients appointed team in Autumn 2021.
- v) The Heritage Impact Assessment that forms the second part of this report, provides an itemised assessment of the proposals in order to understand the individual and collective impact of the proposed redevelopment on the special interest of the Grade II listed building.
- vi) The Assessment concluded that the proposals will have:
 - a. A neutral direct impact on the setting of the heritage asset and;
 - b. A neutral visual impact upon the Deansgate / Peter Street Conservation Area and setting of a designated heritage assets in the vicinity of the Site.

1. INTRODUCTION

1.1 Purpose of the Heritage Statement.

- i) This **Heritage Statement** has been prepared on behalf of Clearbell Capital LLP by Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.
- ii) The focus of the following report is to assess the significance of the existing building and subsequent impact of the proposed scheme to 37 Peter Street / Freetrade Exchange, Manchester (henceforth referred to as ‘the Site’) in line with national and local planning policy and provide an objective assessment of the Site’s historic interest, contribution to the surrounding built historic environment and potential for impact.
- iii) The Site comprises a former packing warehouse from 1868 that was later converted to office accommodation, of which this use remains. The building underwent a comprehensive refurbishment programme in 2007. The building was listed Grade II in 1982 with no description of the internal finishes, fixtures or fittings provided.



Figure 1: Principal elevation to 37 Peter Street / Freetrade Exchange from Peter Street.

- iv) The Site is located within the Deansgate / Peter Street Conservation Area, it is also within the setting of a number of Listed Buildings and on the boundary of the Albert Square and St Peter’s Square Conservation Areas. The relative significance and sensitivity of the Site must therefore

be considered in order to objectively evaluate the potential impact of the proposed development upon the historic environment.

- v) The following **Significance Appraisal** comprises a significance appraisal of both the building and the character and setting of the Site within the Conservation Area, and setting of surrounding listed buildings (**Part 1**). The content and level of detail of the document accords with the NPPF (2021) requirements, as well as Historic England's October 2019 guidance on the structure and form of Significance Appraisals / Heritage Statements.
- vi) The subsequent **Heritage Impact Assessment** encompasses an itemised assessment of potential impact to the building, the conservation area and the setting of identified heritage assets (where applicable) of both direct and indirect heritage impacts (**Part 2**).
- vii) The NPPF emphasises that the level of detail submitted in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision and should be proportionate to the significance of the heritage asset(s) affected and the impact on that significance (NPPF, paragraphs 43-44 and 194).

1.2 General Methodology – focus on proportionality.

- i) This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 199**.
- ii) The LPAs assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a Conservation Area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset.
- iii) Thus, '*less-than-substantial*' harm should not be afforded the same weight as that defined as being '*substantial*'. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement.
- iv) The analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the **paragraphs 194 and 199** of the NPPF and Historic England's October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, "*to reach an informed decision*". The conclusions of this Heritage Statement are thus based on the, "*need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets*".

- v) The Heritage Statement assessment is based on the definition of **'heritage assets'** defined in the NPPF:

"a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".

- vi) It is important to distinguish **'designated heritage assets'** from **'non-designated heritage assets'** as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined as:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".

- vii) The Heritage Impact Assessment (Part 2) comprises an assessment of both the **direct and indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the proposed development. They result in a degree of change to the Site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).
- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

- viii) The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.3 Research sources

- i) This Significance Appraisal is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, Site analysis, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, and reports.
- ii) Visual surveys of the Site were conducted in October and November 2021, in order to identify the relative architectural and historic interest of the Site and its contribution to the character and appearance of the Deansgate / Peter Street Conservation Area.

- iii) Consideration has also been given to the historical development of the area and key views to the designated heritage assets within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.4 Authorship

- i) This report has been prepared by Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic cultural environment. The authors were:
 - Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] Historic Building Surveyor
 - Stephen Levrant [RIBA, AA Dipl, IHBC, Dip Cons (AA), ACArch, FRSA] Principal Architect

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and Site description

- i) The Site is situated in Manchester City Centre and bounded by Peter Street to the South, Southmill Street to the west, Bootle Street to the North and the adjoining property to the west. 37 Peter Street was built as a packing warehouse in 1868, subsequently being converted for office accommodation in 20th Century, with a major refurbishment being implemented in 2007.
- ii) The building's original construction comprises of basement, lower ground floor, ground floor and 4 storied above, an additional fifth floor was added in 20th century resulting in the removal of the original the pitched slate roof and addition of a fifth-floor level of office accommodation.
- iii) The building was originally called 'Harvester House' with its primary elevations in an Italian Palazzo style to Peter Street and Southmill street, that responded to the style of the existing Free Trade Hall and Theatre Royal opposite.
- iv) Peter Street is categorised by its decorative Victorian buildings, that lead down to form a key intersection with Deansgate to the west and to St. Peter's Square to the east.



Figure 2: Aerial view of the Site (shaded green) orientated south and surrounding area, note the linear character of Peter Street with buildings facing north or south running west towards the primary intersection of the conservation area on Deansgate. **Source:** Google Maps (2021).

2.2 Area of Analysis

- i) Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. A 100m radius around the Site has provided the baseline for assessment. Due to the high level of built form around the Site, and the minor nature of the proposed external works, it is considered this radius is proportionate for the purposes of this assessment, and thus potential for impact.
- ii) For the purpose of this report, the area of analysis is limited to the Albert Memorial Hall to the west, Lloyds House to the North, the Quaker Meeting House to the east and the Theatre Royal to the south (**Figure 3, below**).
- iii) The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area will be considered where relevant.

2.3 Statutory Designations

2.3.1 Listed Buildings

- i) Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of Listed Buildings reflects their architectural and historic interest; grade I buildings are of exceptional interest; grade II* buildings are particularly important buildings of more than special interest; and grade II buildings are of special interest.
- ii) Freetrade Exchange is Grade II listed, being described as Harvester House under Historic England listing reference 1246664, the full listing description is included in appendix A.

- iii) The building also sits adjacent to the listed 47 Peter Street (Lancashire House, Grade II listed), Royale Theatre (Royale Club, Grade II listed) and former Free Trade Hall (Grade II* listed). Interestingly the list description for 47 Peter Street states “Forms group with No. 37 (Harvester House) on opposite corner of Southmill Street”. This highlights the need to look at the context and impact to the adjacent buildings when designing any alterations as they also have group value.

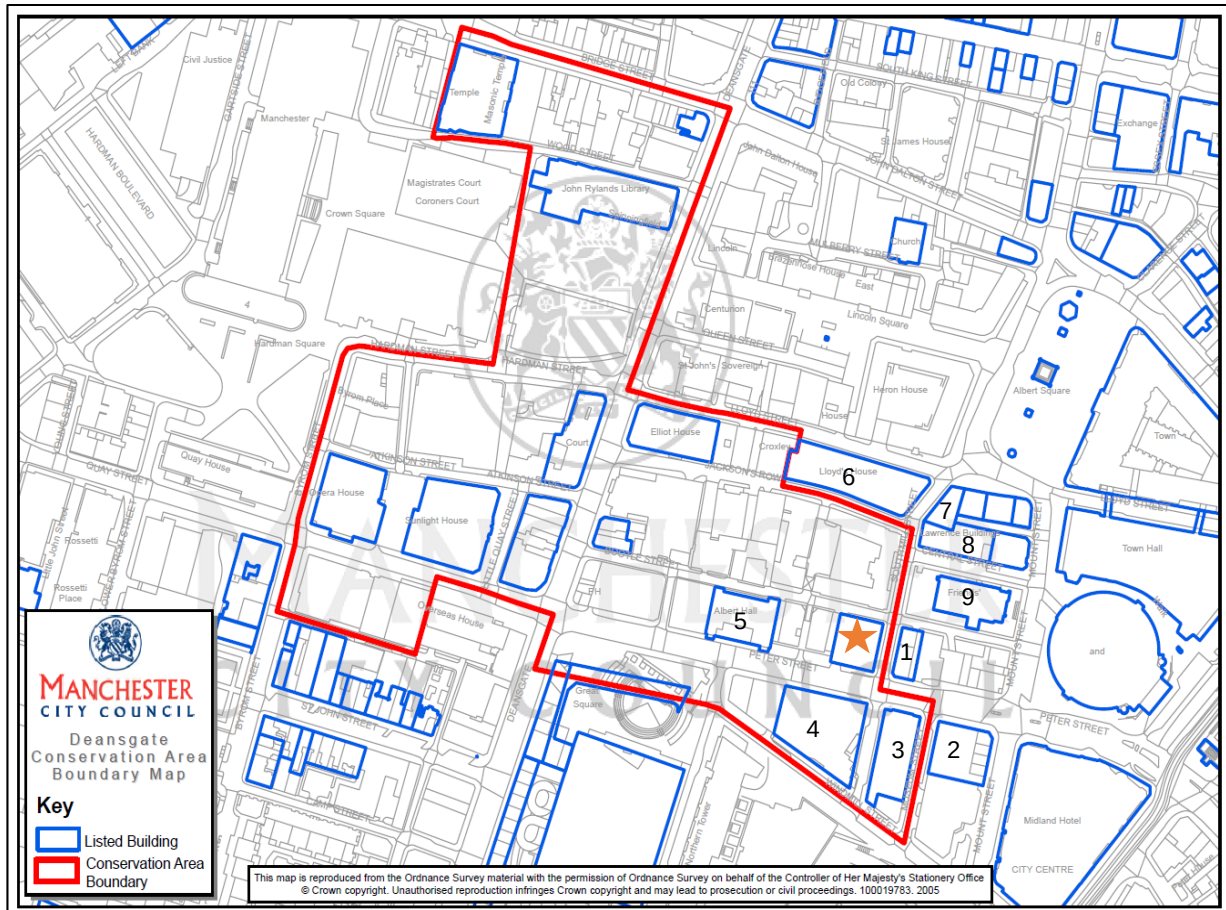


Figure 3: The Deansgate / Peter Street Conservation Area Boundary map with 37 Peter Street / Freetrade Exchange demarcated with an orange star. The map indicates the high level of listed buildings that surround the Site but doesn't highlight the adjacent St Peter's Conservation Area and Albert Square Conservation Area (Source: Manchester City Council webSite; https://secure.manchester.gov.uk/downloads/file/12617/deansgate_conservation_area_map).

2.3.2 Conservation Areas Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

- ii) The building is located within the Deansgate / Peter Street Conservation Area (see Figure 3). The Conservation Area was designated in 1985. The areas major historical associations is

Deansgate, which is an early carriageway and the Site that the Raddison Hotel / Free Trade Hall which now occupies the Site of the Peterloo Massacre in 1819.

- iii) The Conservation Area forms part of a large area of conservation areas that cover the Victorian city centre of Manchester. The crossing of Deansgate, Peter Street and its continuation into Quay Street is the most important junction in the area.
- iv) The traditional buildings of the Conservation Area are constructed from stone, red-orange brick, terracotta and faience. The finely carved stone buildings are fenestrated predominantly with vertically proportioned openings and sliding sash windows. There are a number of former warehouse buildings within the area that include the Freetrade Exchange.
- v) Buildings vary in height from fourteen storeys to three storeys and have architectural emphasis to the street wall frontage and corners.
- vi) The Freetrade Exchange reflects the typical building in this area of a tripartite subdivision of the elevation, consisting of an over large ground floor, a less highly modelled middle section and a varied top level seen against the sky.
- vii) Manchester City Council state *“Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles but retain a positive relationship with one another. Where redevelopment proposals are put forward, the City Council will seek designs which are consistent with the character of surrounding buildings”*. Any proposals should seek to retain this positive relationship and not detract from the streetscape.
- viii) The building is on the boundary of the St Peter’s Square Conservation Area to the east and the Albert Square Conservation Area to the north.
- ix) Due to the nature of the proposed works at 37 Peter Street / Freetrade Exchange, only the Deansgate / Peter Street Conservation Area has been scoped in for assessment.
- x) **Figure 3** illustrates the location of the Listed Buildings surrounding the building (outlined blue) with Freetrade Exchange demarcated by an orange star. The red outline is the boundary of the Deansgate / Peter Street Conservation Area. Table 1 below identifies all of the designated heritage assets within a 100m radius and therefore have potential for impact from any proposals.

Table 1: Listed Buildings within a 100m study area which have the potential to be impacted by the Proposed Development

Number, Figure 3 (above)	Designated Heritage Asset	Grade
1	Lancashire House (9 Southmill Street / 47 Peter Street)	II
2	56 – 58 Peter Street	II
3	Royale Club	II
4	Free Trade Hall	II*
5	Albert Memorial Hall	II
6	Lloyds House	II
7	Memorial Hall	II*
8	1 – 5 Central Steet	II
9	Manchester Quaker Meeting House, boundary walls and steps	II

2.4 Archaeological potential

- i) Due to the nature of the proposed works, a desk based archaeological assessment will not be required, however if the proposed works change to include excavation works, the requirements for this will change.

3. POLICY CONTEXT

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

- i) **The Planning (Listed Buildings and Conservation Areas) Act 1990** is of relevance to the proposals as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.
- ii) As the Site is a Grade II listed building and is within the setting of a number of listed buildings, Section 66 of the Act is of relevance, as it requires the LPA to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,” when considering whether to grant planning permission.
- iii) Section 72 of the Act must also be recognised in line with the proposals, as it embodies the “general duty as respects conservation areas in exercise of planning functions.” As the Site is situated within the Deansgate / Peter Street Conservation Area, any proposed alteration or demolition of the existing buildings will have an impact, therefore this part of the legislation is considered to be of relevance.
- iv) A key phrase in this regard within Section 72 states that local authorities should ensure while carrying out their planning function that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.” This duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework (NPPF) 2021

- i) The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (**NPPF paragraph 8**).
- ii) The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 189**).
- iii) The NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting. Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.
- iv) The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance. Consequently, development

works are required to be justified by clear and convincing evidence of the impact as presented in a Heritage Statement.

3.3 Planning Practice Guidance (PPG) (2019 and as subsequently amended)

- i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *“conserving and enhancing the historic environment”* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.
- ii) Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 7**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”* This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the proposals.
- iii) Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...”*.
- iv) It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.

3.4 Local Planning Policy

Manchester City Council (MCC)

- i) The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council’s heritage policies focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*. The following policies from Manchester’s Core Strategy (2012) are of importance to the heritage assets considered within this statement.
- ii) **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii) **Policy EN3 (Heritage)** states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts

and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

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

3.5 Historic England's guidance.

- i) The Significance Appraisal accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets'** (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.
- ii) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.
- iii) **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

4. HISTORY AND DEVELOPMENT

4.1 Introduction

- i) In order to understand the level of heritage significance of 37 Peter Street / Freetrade Exchange as a designated heritage asset and component of the Conservation Area, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.
- ii) This section of the report briefly analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the building in the context of the development of Manchester's city centre.

4.2 Brief history and development of the area

- i) The Site and the surrounding area were originally open fields until Manchester began to develop and expand during the later 18th century and beginning of 19th century. Primarily through the development of the major road from the south of Deansgate.
- ii) Peter Street began to be laid out at the beginning of 19th century as to connect Deansgate and Oxford Road further east. The road takes its name from the now demolished St. Peter's Church, originally located further east, in the centre of what is now known as St. Peter's Square.
- iii) During the first half of 19th century the Site was laid out as three plots that housed commercial warehouses and places of business.
- iv) However, by 1860's the plots were unified, and plans drawn up for a substantial packing warehouse by Architects Clegg and Knowles.

4.3 Development of 37 Peter Street / Freetrade Exchange

- i) 37 Peter Street is located opposite the grand facades of the Freetrade Hall and Royal Theatre on the southern side of Peter Street. The building was designed by the architectural practice Clegg and Knowles in 1868, and was originally located adjacent to another similar packing warehouse, also attributed to Clegg and Knowles, and built in the same year, thus unifying the island Site with two buildings.
- ii) The building at 37 was constructed as a packing warehouse in an Italian Palazzzo style to the Peter Street and Southmill Street elevations. This design decision highlights how Southmill Street was not intended to be a secondary elevation and is confirmed by the opposing 47 Peter Street that also has a more decorative elevation than the subsidiary Bootle Street.
- iii) The building's history is somewhat unclear, but it was predominantly known as Harvester House until it's rebranding in 2007.
- iv) The packing warehouse had a ground floor loading bay that ran the full depth of the building from north to south along the western side and would have largely been utilised for storage.

However, there would have been public facing elements of the building, which can be deciphered from the more ornate internal columns. Largely, the floor plates were open plan spaces with minimal subdivision.

- v) Throughout the 20th century the building was subject to alterations and changes, including the replacement of the pitched slate roof with a rooftop extension, believed to have been first introduced in 1920's and confirmed in an image of the building from 1930's. In the 1955 photograph of Peter Street (see Figure 9, below), you can just see the rooftop extension peaking above the parapet. The building's conversion to primarily office use is believed to have taken place in 1970's.
- vi) The building was refurbished and redeveloped as office accommodation in 2007 by AEW Architects Designed Ltd. The conversion was undertaken in a semi-sympathetic manner and was the winner in 2007 of the British Council for Offices Regional Winner for the North of England, North Wales and Northern Ireland Refurbished / Recycled Workplace category.
- vii) The building was fully occupied until 2020 when tenants began to vacate during the Covid-19 pandemic and resultant sale of the building in 2021.

4.4 Map Regression

- i) In order to understand further how the area around the Site has developed, historic maps and photographs are interrogated.

Table 2: Historic maps and images

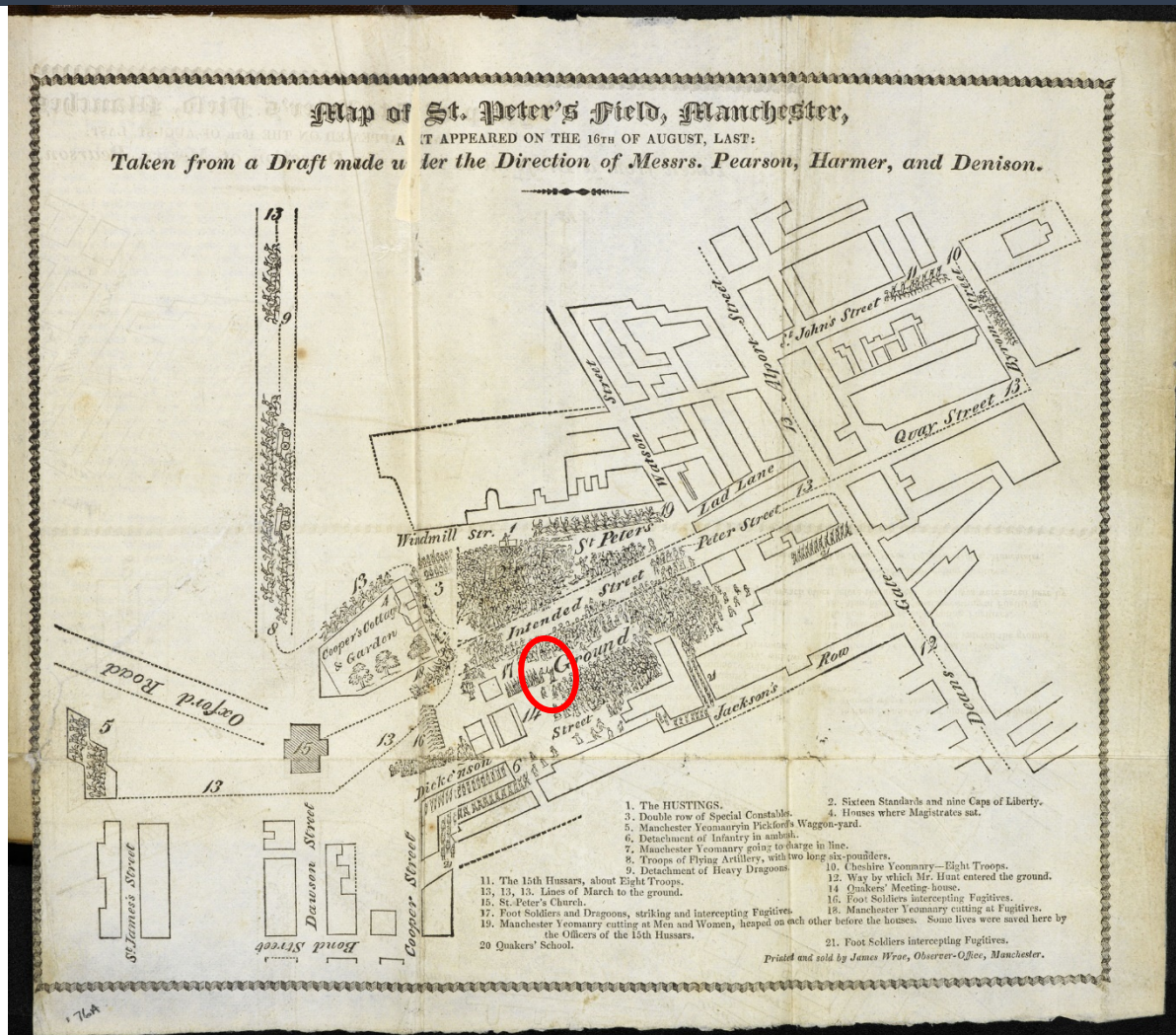


Figure 4: 1819 – Messrs Pearson, Harmer and Denison. This plan of St. Peter's Field shows the area of the Site at the time of the Peterloo Massacre in August 1819 and prior to 19th century development took hold within the area. The plan is orientated south (top of image) to north. The approximate location of 37 Peter Street is indicated by the red oval.

Image Source: British Library

Table 2: Historic maps and images



Figure 5: 1850-51 – Adshead's Map. This mid-19th century map illustrates the early street pattern and associated buildings which originally occupied the Site area. Peter Street is already an established street running west from Deansgate with commercial and public buildings dominating the primary street and residential dwellings being concentrated to the secondary streets.

Southmill Street is known as South Street and terminates at the Tanyard to the north. The dark hatched buildings are all commercial buildings, whilst the light grey buildings are residential. Buildings without colouration are public houses and solid coloured buildings are public/ civic buildings.

The Site is shown at this time as being occupied by a number of smaller commercial buildings prior to the construction of Harvester House (outlined in red).

Image Source: University of Manchester

Table 2: Historic maps and images



Figure 6: 1894 Ordnance Survey Map. The map shows the area as we would recognise it today, with the streetscape fully established, Southmill street is known as South Street at this time and 37 Peter Street is identified as a block of buildings with the adjacent 35.

Image Source: National Library of Scotland.

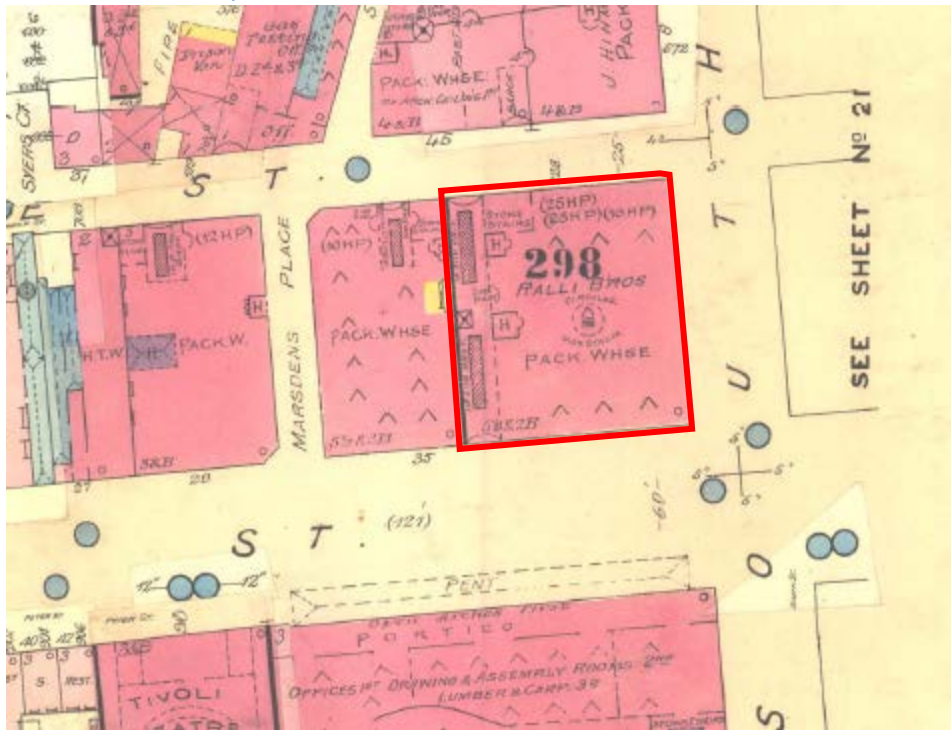


Figure 7: 1901 Goad map is the first detailed map and plan we have of the Site. The plan of 37 Peter Street indicates that the building was brick and stone construction with a slate pitched roof with 6no. skylights. The plan indicates that there was a loading bay running the full depth of the building with two hoists with iron doors adjacent. There was a circular central staircase to the building and the rear stone stairs that survive today. Additionally, the building had three steam engines presumably to drive hoists.

Image Source: University of Manchester

Table 2: Historic maps and images



Figure 8: 1938 Ordnance Survey Map . Through the beginning of 20th century the area to the south of the Site continued to develop as the central station and goods station expanded west. The most notable change however is the construction of the central library and the demolition of St. Peter's Church to the east.

Image Source: National Library of Scotland.

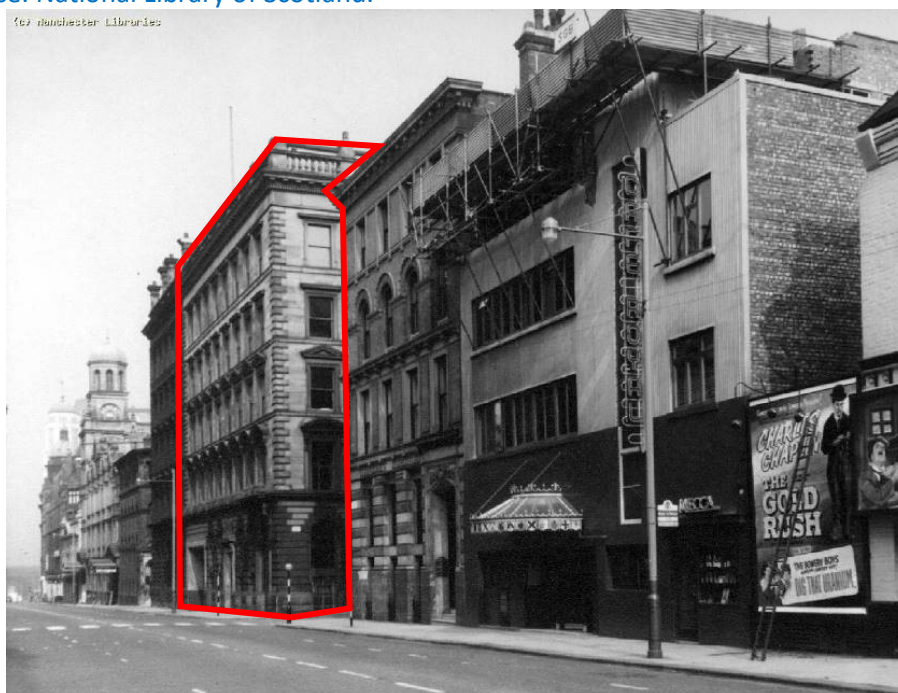


Figure 9: 1955 Image of Peter Street showing the view down the north side of the street with 37 Peter Street / Freetrade Exchange and the adjoining 35 Peter Street prior to its demolition in the 1960's (current building built 1967). The roof of the fifth-floor extension can just be made out behind the stone balustrade. The Albert Memorial Hall can be seen further west (building with tower) as well as Sunlight House which can be seen in the distance. 47 Peter Street is the building to the east of 37 on the opposite side of Southmill Street.

Image Source: Manchester Archives

Table 2: Historic maps and images



Figure 10: 1956 Ordnance Survey Map. This map illustrates how the Site directly to the north of 37 Peter Street has been developed to become a police station, as well as the full development of the Town Hall and Extension further to the northeast.

Image Source: Manchester University

Table 2: Historic maps and images



Figure 11: 1974 Historic Image. This image partially shows the Peter Street and Southmill street elevations of 37 Peter Street looking north up Southmill Street. The image shows how the eastern entrance has been altered to install a window to match the other windows along the elevation.

Image Source: Manchester Archives



Figure 12: 2021 – Image of the Site as known as ‘Freetrade Exchange’, looking north from the south side of Peter Street. The adjacent 35 Peter Street now demolished and replaced in the 1960s with the office building that survives today. The building underwent a comprehensive refurbishment in 2007 following the grant of planning permission in 2004. The development re-branded the building from Harvester House to Freetrade Exchange.

5. BUILDING DESCRIPTION

5.1 Introduction

- i) The following section provides an objective description of 37 Peter Street / Freetrade Exchange as existing, using relevant images from the non-intrusive visual survey undertaken in October - November 2021. The aim of the following section is to demonstrate the relative extent of historic fabric which remains, which in turn will inform the significance appraisal (**Section 6**).

5.2 37 Peter Street / Freetrade Exchange

- i) Originally five stories, an additional storey was added in the 20th century and altered in 2007 to make six, as well as there being two basement levels. Fronted with sandstone to the Peter Street and Southmill Street elevations, the Bootle Street elevation is formed of brick with sandstone cills and cornice. The western elevation is partly enclosed by the neighbouring building but there are areas of exposed brickwork.
- ii) The principal elevation of the building is towards Peter Street and the relationship to the surviving frontage of the Free Trade Hall (now a hotel), a note is made in Pevsner's *Lancashire: Manchester and South-West* regarding the similarity in height of the two buildings. This elevation is of eight bays, with tall ground floor level and cornice over.
- iii) The sandstone elevations of the building include rusticated quoins, moulded cill bands, plain frieze, modillioned cornice and balustraded parapet. The Bootle Street elevation is much simpler with painted render at ground floor and brickwork above, windows are capped with a shallow brick arches.
- iv) The windows to Peter Street and Southmill Street are one over one sash and case windows, whilst the windows to the Bootle Street elevation were replaced in the 2007 refurbishment from two over two sash and case windows to a fixed window of one over one. New ventilation grills puncture the elevations, as well as modern building lighting and signage having been installed
- v) The main entrance to the building is now through what was a 20th century garage entrance and was originally the southern loading bay entrance, however two other original entrances further along Peter Street survive, with the central entrance currently not in use, and the eastern entrance being utilised for access to the lower ground floor unit. The loading bay entrance originally had an arched opening and continued through the full depth of the building to where the current car port is located. To the north the original form of the loading bay entrance can still be appreciated.
- vi) The main entrance is expressed by a high-quality glazed canopy and entrance. The eastern entrance to the lower ground accommodation was added and altered internally during the 2007 refurbishment. To the north an existing entrance on Bootle Street provides access to the sandstone staircase that runs the full height of the building. A car lift was installed during the 2007 refurbishment and currently occupies the loading bay on Bootle Street.

- vii) The 2007 refurbishment project replaced all of the windows (and enlarged) at ground floor level on Peter Street with simple single pane glazing, as well as the windows to the lower basement on Southmill Street and Bootle Street. New window railings were also added to these openings to protect the windows from damage.
- viii) The rooftop extension was heavily altered / replaced in the 2007 refurbishment, setting itself back from the parapet on to Peter Street and Southmill Street to ensure that it was obscured from view. The extension is clad in rainscreen cladding and respects the original form of the building through being set back from the street frontage and largely not visible from street level.
- ix) The building was constructed with cast iron columns and timber beams, presumed to be largely still surviving. The cast iron columns are functional as well as decorative, with more ornate columns surviving to the southeast corner of the first floor.
- x) However, much of the internal fabric has either been lost or heavily altered. Some original brick walls can be seen at the lower basement level and a brick core to the current stair and lift core was retained during the 2007 refurbishment. The office conversion used high quality materials within the entrance lobby and reception, however these soon make way to lesser quality office finishes to the stair / lift core and office accommodation. An original stone stair remains to the northwest corner of the building.
- xi) All services come from the lower basement plant room or roof, through a riser adjacent to the lift core and feed the office space through raised floor voids. It is presumed that original ceiling finishes / floor structures weren't wanted to be disturbed and as to why this method of servicing was chosen, but further investigation would be needed to confirm this.
- xii) Warehouse buildings should largely be read as open plan accommodation, and the 2007 refurbishment has tried to respect this but has inevitably led to subdivision of the office space to enable services and WC's to be introduced.

Table 3: External and internal images of 37 Peter Street / Freetrade Exchange

**External: South and east elevations.**

Rectangular plan form with eight window bays to each elevation, separated into a tripartite elevation treatment. The vermiculated plinth and pronounced rustication of the ground floor masonry is finished with a cornice before two stories of pedimented windows give way to a further simpler two stories of windows. Medallioned cornice with balustraded parapet. Chimney pots now removed and capped.

Constructed in a buff sandstone with pink granite columns to the eastern entrance. The ground floor doors and windows are all modern high quality unframed glazing, one over one sash and case windows survive above. The original central entrance is no longer utilised and the elaborate eastern entrance provides access to the lower ground floor unit only. Modern railings have been installed to protect the ground floor and lower ground floor windows.

Altered loading bay entrance has had buff sandstone surround installed with modern glazed screen and doorway with canopy over, modern building signage has also been installed.

External: South Elevation, eastern entrance.

Close up view of the eastern entrance with pink granite columns. The view also provides a better understanding of the highly decorated masonry to the ground floor and the simple glazed entranceway as to provide a contrast between the original and new interventions.

Also note the modern external lighting that does not detract from the building's appearance.





External: North elevation. The subsidiary north elevation is more utilitarian in its character but follows a similar repetitive articulation of the window arrangement; this is slightly broken above the loading bay entrance with the first, third and fourth floors having two windows above rather than one. The elevation is of brick construction with buff sandstone cornice and string course continued round from the eastern elevation.

The original two over two sash and case windows were replaced in the 2007 refurbishment to fixed one over one windows.

The ground floor brickwork has been rendered and painted over. Prior to 2007 the brickwork had been painted over up to the ground floor door head height.

The external door to the rear sandstone staircase is a modern fire door and the loading bay has a roller shutter providing access to the car lift.



External: West elevation. The brick wall was originally a party wall with the adjoining 35 Peter Street and is now partially exposed.

A brick chimney can be seen at roof level, as well as the modern fifth floor extension that was renewed under the 2007 redevelopment.

	Internal: Basement level storage unit: A typical view of the basement accommodation that is primarily storage units. Original cast iron columns survive supporting timber beams above. The painted concrete floor is non-original and a section of stone slabs survive to the stone staircase. Some original brick walls survive, with newer walls being of brick, concrete blockwork, or stud partitioning. Ceilings have been plaster boarded to provide fire rating and all painted. Some of the walls have been left unpainted and other ancillary facilities such as a shower room and WC have been installed.
	Internal: Lower ground floor office accommodation: A typical view of the lower ground floor accommodation with exposed cast iron columns supporting exposed primary beams, however the secondary beams have been plaster boarded over. The raised access floor provides M&E services throughout the accommodation. Modern stud partitions, doors, light fittings, WC's and internal wall, ceiling and floor finishes throughout.
	Internal: Lower ground floor column detail: One of the basement columns with additional bracket detail from an additional beam / support within the south east corner of the floor plate. Even within this lower ground floor space the cast iron columns and beams are decorated and not purely functional.

	Internal: Entrance reception: View of the entrance lobby following the 2007 redevelopment of the building. The ground floor slab has been partially removed to enable level access and a staircase to be inserted to the primary lobby and stair core. The finishes are predominantly modern with timber cladding and glazed partitioning. The original loading bay opening is lost following entrance to the building.
	Internal: Ground floor lobby: Typical view of the ground floor lobby and stair / lift core. The 2007 refurbishment retained an earlier brick core and introduced a new lift shaft and stair core. It is not known if the stair structure is modern or earlier. It is also believed that this stair core represents the original location of the circular stair identified on the Goad plan of the building (see Figure 7). The stair core however largely utilises modern finishes such as carpet, tongue and groove timber boards and painted plaster wall and ceiling finishes.
	Internal: Ground floor office accommodation: Typical view of the office accommodation on the ground floor, this area of office accommodation is within the newly constructed floorspace that occupies the original loading bay. The primary structure of the building, columns and beams are retained exposed. The internal office accommodation utilises raised access floors that are finished with a carpet. Walls are either painted plaster or

	glazed as to provide transparency. Ceilings are painted plaster.
	Internal Ground floor rear stone staircase: The original cantilevered stone staircase to the north side of the building survives, with landings having been carpeted over. The staircase runs from basement level through to the fourth floor. Walls are of exposed brick and the original balusters survive with a non-original timber handrail. Note a blocked in opening between the loading bay and stair core now blocked up.
	Internal: First to fifth floor stair core landing: Typical view of the stair core landing with modern plasterboard finishes to the walls and timber tongue and groove flooring. Glazed partitions and doors have also been utilised between the stair core and office accommodation. The 2004 listed building consent package identifies that existing brick walls are to be retained and plastered. It is presumed that these walls are original and indicate the location of the original circular stair core as identified on the Goad Map (see Figure 7). This however needs to be confirmed once modern finishes have been removed.
	Internal: First floor decorative column detail: Within the southeast corner of the floor plate there are a number of decorative cast iron columns that differentiate from the rest of the columns, this may reflect a different function for this part of the building.



Internal: First to fourth floor office accommodation: The office accommodation from the first floor to fourth floor of the building is largely repetitive, with the floors largely being open plan and glazed partitioning utilised to maximise sightlines through the full depth of the floor.

Raised access floors, with carpet over are again used to provide services throughout and ceilings have been plaster boarded which hides the secondary structural beams.



Internal: First to fourth floor WC amenity: The WC services are again modern and repetitive through the first to fourth floor plates. Being located in the north east corner above the loading bay / car lift.

The WC's utilise modern tile floor finishes, plastered or panelled wall coverings, ceiling tiles, cubicles, fixtures and fittings.



Internal: Fifth floor office accommodation: The fifth floor office accommodation is housed within a lightweight steel extension.

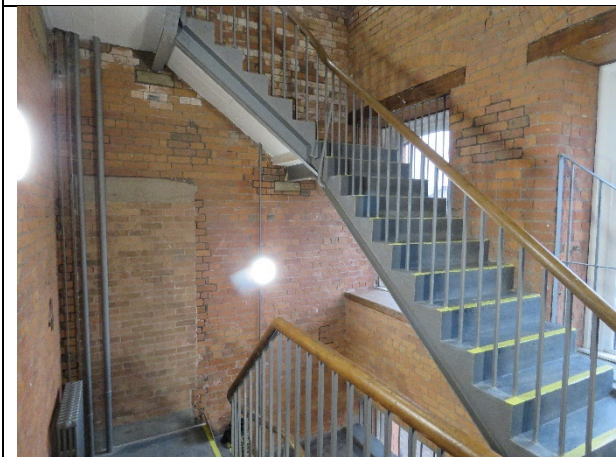
The office accommodation again has a carpeted raised access floor and either stud or glazed partitions. External walls are predominantly glazed. Ceilings have a ceiling tile with some services running through them

There are three rooflights within the modern roof structure.



External: Fifth floor terrace: The fifth-floor terrace wraps around the perimeter of the fifth floor between the modern extension and stone balustrade.

The steel structure of the extension is expressed externally and a timber decking is utilised.



Internal: Fifth floor rear staircase extension: A steel and concrete staircase was inserted to extend the rear stone staircase up to the fifth floor.

Another blocked doorway can be seen to the half landing, presumably that would have previously lead to an intermediate floor area above the loading bay of the building.

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

- i) The purpose of the significance appraisal is to use recognised criteria to assess the heritage significance and interest of 37 Peter Street / Freetrade Exchange; the character and appearance of the CA and of the settings of the identified heritage assets which could be affected by any proposed redevelopment.
- ii) The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the effects of the proposals in heritage terms upon the significance of the physical fabric and settings of the identified heritage assets.
- iii) This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following visual impact assessment.

6.2 Methodology

- i) Criteria have been established to appraise a building’s significance. Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.
- ii) The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2019 document, “*Statements of Heritage Significance*”. Historic England’s “*Conservation Principles Policies and Guidance*” 2008 and the revised guidance on “*Setting of Heritage Assets*” (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.
- iii) Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- iv) The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 6, Appendix B** for full definitions of heritage significance as defined in this present report).

6.3 Significance Appraisal - The Site

- i) With the wholesale clearance of the Site prior to construction, the building does not hold any architectural or historic interest of pre-1868 construction. However, it is not known whether there is any archaeological interest beneath the Site, however with the deeply excavated basement it is unlikely that any items of archaeological interest remain.
- ii) Built in 1868 and designed by architects Clegg and Knowles, the building survives as a distinctive example of the decorated Victorian packing warehouse of mid-19th century, which is recognised by its Grade II listed status. The building retains a large proportion of its original structural and only a few decorative elements that means it retains a high level of architectural and historic interest.
- iii) The primary elevations to Peter Street and Southmill Street have architectural and historic interest as an example of Italian influence on British architecture during 19th century, as well as retaining historic interest as an example of the wealthy industrial merchants of Manchester during this period. In designing the building's primary elevations in an Italian Palazzo style, the building is a statement of the original owner's wealth and prestige, whilst also responding to the adjacent buildings. The design doesn't compromise the primary function as a packing warehouse, which can be read from the internal plan form.
- iv) The secondary elevation to the north on Bootle Street has historic interest as to the form and function of 19th century warehouse buildings.
- v) The internal plan form and structure have architectural interest in the use of decorative ironwork within industrial buildings and historic interest in evidencing the functional form of a packing warehouse.
- vi) Through the building's refurbishment the internal finishes have largely been overlayed or replaced. Although all the modern internal finishes provide a good example of how industrial buildings can be sensitively converted, they do not hold any architectural or historic interest. Any underlying finishes that may be exposed would have historic interest and the potential for architectural interest, especially where original finishes survive is high.

6.4 Listed Buildings – Contribution of setting to significance

- i) The heritage assets which have the potential to be impacted by proposed external alterations to the Site have been identified in Section 2.3.2. The contribution of setting to the significance of these heritage assets will be explored in Table 4, below.
- ii) The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either high, medium, low, negligible or neutral (refer to ICOMOS 2011 guide to Heritage Impact Assessments for complete definitions).

Number given on Figure 3	Building Summary of Architectural and Historic Interest	Grade	Contribution of setting to significance	Relationship to existing Site	Potential for impact during minor refurbishment works
1	Lancashire House (9 Southmill Street / 47 Peter Street)	II	Built also in 1868 the buildings contribute to the appreciation of each others mid-19 th century industrial warehouses.	Survives as one of few contemporary buildings with 37 Peter Street and therefore enables the building to be appreciated in its original context.	High
2	56 – 58 Peter Street	II	The Peter Street setting contributes to the building’s significance and context along the streetscape that is a major element of the conservation area.	The buildings are related in their setting along Peter Street.	Low
3	Theatre Royal	II	The Peter Street setting contributes to the building significance and context along the streetscape that is a major element of the conservation area.	The buildings have a strong relationship in their use of materials and context on Peter Street.	High
4	Free Trade Hall	II*	The Peter Street setting contributes to the building	The buildings have a strong relationship in	High

			significance and context along the streetscape that is a major element of the conservation area.	their use of materials and context on Peter Street.	
5	Albert Memorial Hall	II	The Peter Street setting contributes to the building significance and context along the streetscape that is a major element of the conservation area.	The buildings related in their setting along Peter Street as a mid-19 th century commercial street in Manchester City Centre that.	High
6	Lloyds House	II	The buildings are experienced on Southmill Street and have group value as part of the contiguous Victorian heart of Manchester.	The buildings have a weak relationship although their proximity and views along Southmill Street mean that the buildings are experienced as part of the surviving Victorian streetscape.	Medium
7	Memorial hall	II*	The buildings as Italianate Victorian building means that they contribute to each others setting within the Victorian heart of Manchester.	The buildings have a weak relationship in regard to viewpoints, but their proximity and similarity of architectural styles means that the buildings are experienced as part of the surviving decorative Victorian streetscape.	Medium
8	1 – 5 Central Steet	II	The buildings are experienced on Southmill Street and have group value as part of the contiguous Victorian	The buildings have a weak relationship although their proximity and views along Southmill Street mean that the	Medium

			heart of Manchester.	buildings are experienced as part of the surviving Victorian streetscape.	
9	Manchester Quaker Meeting House, boundary walls and steps	II	The buildings setting is largely surrounded by Victorian buildings, which are therefore an important group of buildings that contribute to each others setting, 37 Peter Street is on the edge of this group setting.	With only the secondary elevations and boundary treatments in direct view from 37 Peter Street, the buildings do form a relationship as a group of 19 th century buildings that survive within this pocket of Manchester.	Medium

6.5 Deansgate / Peter Street Conservation Area

- i) The Deansgate/Peter Street Conservation Area lies within the city center of Manchester and is contiguous with other designated areas covering a substantial part of the Victorian city center. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street (see figure 3).
- ii) *Architectural interest* **high**
 - Buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail.
 - The completeness of the 'street wall' with individual buildings of architectural quality, e.g. Peter Street, creates a memorable piece of urban design.
- iii) *Historic interest*
 - Peter Street, and its continuation into Quay Street, is the most important junction in the area and contains the Grade II* listed Free Trade Hall, the presence of which is reminiscent of the area's historical associations with St. Peter's Fields (Site of the Peterloo Massacre).
 - Deansgate is the longest and straightest street in the city center and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side.

- Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles, but retain a positive relationship with one another.
- iv) 37 Peter Street / Freetrade Exchange forms a key building within the Peter Street streetscape and as such makes a positive contribution to the setting of the Deansgate / Peter Street Conservation Area. The building meets many of the characteristics identified in the conservation area appraisal. The building is within the setting of a number of listed and positive contributors to the conservation area as outlined above in table 4.
- v) The building has a strong positive relationship with these buildings, in particular those in the immediate proximity such as the Free Trade Hall, Albert Memorial Hall and Royale Theatre.

6.6 Statement of Significance

- i) The statement of significance provides further details and a summary of the Site's relative architectural and historic interest. Outlining the significant features of the building, summarising the relative significance of individual components of historic fabric and the significance of the building on the wider built environment.
- ii) 37 Peter Street / Freetrade Exchange's primary elevations are of **high significance** to the building as an architectural statement of a Victorian packing warehouse.
- iii) The subsidiary northern elevation is of **medium significance** to the buildings historical interest as a packing warehouse.
- iv) The components of the buildings original structure and plan form are of **high significance** to understanding the buildings historic and architectural interest.
- v) Below we have listed the components of the building and their relative significance, based on our current understanding of the building following a non-intrusive visual survey in October 2021. The below is supplemented by significance plans in appendix E but should not be seen as a comprehensive list. As the buildings soft strip exercise is undertaken and more information on the surviving historic fabric comes to light, we will review and update the below.
- vi) The surviving components of the building determined to be of **high significance** include:
- a. Buff sandstone masonry units from the building's original construction
 - b. Original timber sash and case windows
 - c. Iron bollards and decorative brickwork to the northern elevation
 - d. The brick party wall to the now demolished 35 Peter Street
 - e. Cast iron columns, beams and original floor structure

- f. Internal brick walls that are original to the buildings construction
 - g. Stone paving slabs at basement level
 - h. Stone staircase and balusters
 - i. External and internal iron grilles
 - j. Internal glazed brickwork at lower ground floor level
 - k. Internal joinery to the central entrance
- vii) The surviving components that are determined to be of **medium significance** include:
 - a. Original external non-decorative brickwork to the Bootle Street Elevation
- viii) The surviving components that are determined to be of **low significance** include:
 - a. Non-original but early brick walls
 - b. The flat roof structure to the perimeter of the 4th floor, that also now forms the floor structure of the fifth floor has the potential for significance and therefore is listed as low at this stage
 - c. Non-original lead flashings over the external masonry
 - d. Non-original sash and case windows
- ix) The components of the building that are either of **no significance or detrimental** to the buildings understanding as a heritage asset include:
 - a. Modern double glazed window and door units
 - b. Modern steel railings to basement windows
 - c. External lighting units
 - d. Building signage
 - e. Modern ventilation grilles
 - f. External fire escape door and car lift shutter
 - g. Paint and render to the Bootle Street elevation

- h. Modern rooftop extension including all structure, roof coverings, external wall treatments
 - i. Chimney capping's
 - j. Internal timber cladding to the reception and lobby areas
 - k. Internal floor structures that include modern steel beams / concrete, raised access structure, modern timber floor joists
 - l. Internal floor finishes including floor paint, carpets, vinyl, tile and timber boards
 - m. Internal partitions of blockwork, non-original brick and glazed
 - n. Internal wall finishes including plasterboard, paint and wallpaper
 - o. Modern polished steel handrails
 - p. Timber or metal framing to ceiling
 - q. Ceiling finishes including, plasterboard, paint and ceiling tiles
 - r. All mechanical and electrical plant and equipment
 - s. All modern fixtures and fittings
 - t. Concrete and metal stairs
- x) 37 Peter Street is a key building to the Deansgate / Peter Street conservation area and thus makes a positive contribution.
- xi) The building's location on the edge of the adjacent St. Peter's Square conservation area makes a positive contribution to the Conservation Area's wider setting.
- xii) The building makes a positive contribution to the setting of all of the identified heritage assets within a 100m vicinity, in particular to those along Peter Street and Southmill Street.

7. HERITAGE IMPACT ASSESSMENT

7.1 Measuring heritage impact

- i) This assessment of the potential heritage impact principally concerns the direct (physical and any change to the buildings appearance) impact of the proposals upon the Grade II listed Freetrade Exchange / 37 Peter Street, and the indirect (to the conservation area and surrounding identified heritage assets) impact of the proposals. The contribution of the setting to significance in each case has thus been established in the significance assessment above, in preparation for the following impact assessment.
- ii) The magnitude of impact is a product of the extent of change which is likely to result from the proposed refurbishment on the buildings and the settings of the adjacent listed buildings and conservation area. Where the proposed changes are considered to enhance the building and setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse.
- iii) Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Tables 6 and 7, Appendices B and C for relative significance / values used in this Heritage Statement.**
- iv) The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. In terms of the context, where this exists, historical relationships between heritage assets and their surroundings, and other assets in the vicinity, are considered. In some instances, these relationships may be understood in the light of historic research but may not be, immediately, visually apparent.
- v) Due to the minor nature of the external proposals, only the conservation area and heritage assets directly adjacent to the Site will be assessed for potential indirect impacts.
- vi) The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.
- vii) The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 6 and 7 (Appendix B and C)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 7 (Appendix C)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic Environment Scotland in the 2019 policies HEP2, HEP3 and HEP4.
- viii) As the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true 'significance' of impact, the following impact assessment is formed of a non-technical narrative argument that sets out 'what matters and why' in terms of the heritage

significance and setting of the assets affected, together with the effects of the development upon them.

7.2 Determining the overall impact

- i) The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.
- ii) The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals.
- iii) Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole.

7.3 The Proposals and other documentation

- i) The proposed development comprises the refurbishment of the buildings in its entirety. Externally, the proposals include minor external alterations to the Peter Street entrances, external lighting, new ventilation extracts and minor alterations to the Bootle Street elevation and minor alterations to the rooftop extension and plant. Internally the proposals will re-work the primary and secondary building entrances, re-development of the basement space as well as general refurbishment of the office floor plates.
- ii) The proposals are fully detailed in the following document packages:
 - a. MLA Architects – Stage 3 Planning and LBC drawing package. 10th February 2022.
 - b. MLA Architects – Design and Access Statement
 - c. Hannan Associates – Planning Stage Drawing Package

7.4 Direct Heritage Impact Assessment

- i) Direct Heritage Impacts are those that result as a primary consequence of the proposed development or change of use. They will comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

Table 6: Direct Impact Assessment		
Freetrade Exchange / 37 Peter Street - Front (south) elevation with western return		
Building element	Proposal/intervention	Impact/mitigation
Ground floor entrances	Replacement of the 2007 glazed curtain walling and doors to the loading bay opening, central and eastern entrances with a new aluminium framed curtain walling and doors.	The proposals will have a neutral impact on the building with modern fabric being replaced by a similar framed curtain walling system.
Modern external lights	Replacement of modern external lights to their current locations.	The proposal will have a neutral impact on the buildings character.
Modern 2007 roof plant	See roof level section below.	
Modern rendered panel at street level of west elevation	Redecoration and installation of new signage to the street level rendered panel.	The proposal will have a neutral impact on the buildings appearance.
Freetrade Exchange / 37 Peter Street - Side (east) elevation		
Modern external lights	Replacement of modern external lights to their current locations.	The proposal will have a neutral impact on the buildings character.
Modern 2007 roof plant	See roof level section below.	
Freetrade Exchange / 37 Peter Street - Rear (north) elevation		
Car port roller shutter and frame	Removal of car port roller shutter to loading bay entrance, introduction of new curtain walling and doors, including new lighting.	The proposal will have a negligible beneficial impact on the building with the original loading bay entrance being able to be better appreciated.
Modern ventilation grill to lower ground floor window	Removal of 1no. ventilation grille to window opening and replacement with a new ventilation grille.	The proposal will result in a neutral impact as the replacement will not detract or improve the buildings character.
Ventilation openings and grilles	Removal of 4no. modern ventilation grilles that service the WC's on the upper floor levels and blocking in with red brick. Forming of 11no. new	The proposal will have a negligible adverse impact on the building through the removal of a minor

	openings and installation of 11no. ventilation grilles to historic brickwork.	area of historic fabric and a negligible change to the buildings appearance.
Modern 2007 roof plant	See roof level section below.	
Freetrade Exchange / 37 Peter Street - - Roof level		
Modern 2007 roof plant	Removal of modern rooftop plant and replacement with new more compact plant.	The removal will have a neutral impact on the building.
Modern lift overrun	Removal of modern lift overrun.	The proposal will have a negligible beneficial impact on the building through removing a non-original visible component from the roofline.
New plant screen	Introduction of new plant screen	The proposed plant screen will have a negligible beneficial impact on the building through masking the rooftop plant from street level view.
New Photovoltaic installation	Installation of photovoltaic panels to flat roof.	PV panels to be set back from the roof edge as to not be seen from street level The PV's will only be seen from taller adjacent buildings and will therefore have a neutral impact on the building.
Freetrade Exchange / 37 Peter Street - Basement Level		
Modern Doors	Removal of non-original c. 2007 doors and replacement with new fire rated doors.	The proposal will have a neutral impact on the building.
Modern blockwork and stud partitions.	Remove modern partitions that partially returns the basement plan form. Replacement of some with new glazed partitions and doors.	The proposal will have a negligible beneficial impact on the building through partially restoring the open plan form.
External walls	Introduction of tanking and dry lining system to external walls	The requirement will have a minor adverse impact on the building through covering original walls.
New facilities	Introduction of new WC, showers and other facilities	The proposals will have a negligible adverse impact in introducing the new facilities, whilst bringing the basement level of the building into wider use.

Replacement and new M&E	Introduction of new M&E throughout.	The proposed introduction of new M&E throughout the basement to provide occupier services will have a negligible adverse impact .
Freetrade Exchange / 37 Peter Street -Lower Ground Floor Level		
Modern partitions to risers	Replacement of modern partitions and doors to 2no. riser cupboards, north stair core lobby and introduction of a new riser adjacent to the central core.	The proposal will have a negligible adverse impact on the buildings plan form legibility.
Door, door opening and new wall openings.	Removal of door and enlarging door opening into the glazed brick space. Forming of 2no. new openings through glazed brick and into lift.	The proposals will have a negligible adverse impact on the buildings plan form, with the loss of glazed bricks to the openings formed within the new bin store.
Concrete soffit	Removal of the modern concrete soffit within the glazed brick area / new bin store.	The removal of this non-original floor slab will have a neutral impact on the building.
Internal partitioning and door	Introduction of new internal stud partition and door to area of lowered ceiling height due to the removal of the concrete slab at ground floor level reception.	The proposal will have a negligible adverse impact on the building.
Platform lift	Introduction of new platform lift to the southeast entrance.	The proposal will have a neutral impact due to the location of the platform lift going to a modern floor slab.
Replacement and new M&E	Introduction of new M&E throughout.	The proposed replacement of M&E throughout the floor level to provide occupier services will have a neutral impact .
Freetrade Exchange / 37 Peter Street - Ground Floor Level		
External components to north and south elevations	Covered in elevations above	
Concrete floor slab	Removal of a minor section of concrete floor slab to the raised ground floor and reinstatement of floor to a section of the reception (former loading bay).	The proposed removal will have a negligible beneficial impact on the buildings plan form.

Modern staircase, handrails, balustrades and fixtures to the reception and lobby	Removal of 2007 staircase, handrails, balustrades etc. to the reception and lobby area and introduction of new reception access and lobby facilities.	The proposed removal works will have a neutral impact on the buildings plan form.
Glazed partitions and doors	Removal of 2007 glazed partitions and doors.	The proposal will have a minor beneficial impact on the building by reinstating the open plan form of the ground floor and enabling legibility of the original plan form.
New partitions and WC's	Introduction of partitions and WC's to the north west of the floor plate.	The proposal will have a negligible adverse impact on the buildings floor plan.
Modern partitions to risers	Replacement of modern partitions and doors to 2no. riser cupboards, north stair core lobby and introduction of a new riser adjacent to the central core.	The proposal will have a negligible adverse impact on the buildings plan form and removal of fabric to form the new riser.
Openings to north stairwell.	Unblocking and widening of 1no. doorway between the north entrance and stairwell, forming of 1no. new opening to the lift shaft.	The proposed reinstatement / alteration and removal works will have a negligible adverse impact in the removal of a minor quantity of historic fabric.
Loading bay floor	Reinstatement of the loading bay floor to the northwest and finishes to provide access.	The proposal will have a minor beneficial impact in enabling the original loading bay entrance and floor level to be read again.
Replacement and new M&E	Renewal of the M&E throughout.	The proposed replacement of M&E throughout the floor level to provide occupier services will have a neutral impact .
Freetrade Exchange / 37 Peter Street - First Floor Level		
Modern partitions to office space	Removal of the modern partitioning to the office space and refurbishment of the space for new occupation.	The proposed opening up of the floorplate and renewal of finished will have a minor beneficial impact on the appreciation of the open plan warehouse floor plan.
Modern partitions to risers	Replacement of modern partitions and doors to 2no. riser cupboards, north stair core lobby and introduction of a new riser adjacent to the central core.	The proposal will have a negligible adverse impact on the buildings plan form and removal of fabric to the floor / ceiling.

Floor to northwest corner.	Reinstatement of the floor to the northwest corner that had been heightened to allow for the car port to be introduced in 2007.	The proposed lowering of the floor will have a negligible beneficial impact in reinstating the floor in this area to be flush with the rest of the floor plate.
Northwest corner WC facilities	Renewal and modification of the WC's facilities to replace the existing 2007 facilities.	The proposals will have a neutral impact on the building.
Replacement and new M&E	Renewal of the M&E throughout.	The proposed replacement of M&E throughout the floor level to provide occupier services will have a neutral impact .
Freetrade Exchange / 37 Peter Street - Second Floor Level		
Modern partitions to office space	Removal of the modern partitioning to the office space and refurbishment of the space for new occupation.	The proposed opening up of the floorplate and renewal of finished will have a negligible beneficial impact on the appreciation of the open plan warehouse floor plan.
Modern partitions to risers	Replacement of modern partitions and doors to 2no. riser cupboards, north stair core lobby and introduction of a new riser adjacent to the central core.	The proposal will have a negligible adverse impact on the buildings plan form and removal of fabric to the floor / ceiling.
Northwest corner WC facilities	Renewal and modification of the WC's facilities to replace the existing 2007 facilities.	The proposals will have a neutral impact on the building.
Replacement and new M&E	Renewal of the M&E throughout.	The proposed replacement of M&E throughout the floor level to provide occupier services will have a neutral impact .
Freetrade Exchange / 37 Peter Street – Third Floor Level		
Modern partitions to office space	Removal of the modern partitioning to the office space and refurbishment of the space for new occupation.	The proposed opening up of the floorplate and renewal of finished will have a negligible beneficial impact on the appreciation of the open plan warehouse floor plan.
Modern partitions to risers	Replacement of modern partitions and doors to 2no. riser cupboards, north stair core lobby and introduction of a new riser adjacent to the central core.	The proposal will have a negligible adverse impact on the buildings plan form and removal of fabric to the floor / ceiling.

Northwest corner WC facilities	Renewal and modification of the WC's facilities to replace the existing 2007 facilities.	The proposals will have a neutral impact on the building.
Replacement and new M&E	Renewal of the M&E throughout.	The proposed replacement of M&E throughout the floor level to provide occupier services will have a neutral impact .
Freetrade Exchange / 37 Peter Street - Fourth Floor Level		
Modern partitions to office space	Removal of the modern partitioning to the office space and refurbishment of the space for new occupation.	The proposed opening up of the floorplate and renewal of finished will have a negligible beneficial impact on the appreciation of the open plan warehouse floor plan.
Modern partitions to risers	Replacement of modern partitions and doors to 2no. riser cupboards, north stair core lobby and introduction of a new riser adjacent to the central core.	The proposal will have a negligible adverse impact on the buildings plan form and removal of fabric to the floor / ceiling.
Northwest corner WC facilities	Renewal and modification of the WC's facilities to replace the existing 2007 facilities.	The proposals will have a neutral impact on the building.
Replacement and new M&E	Renewal of the M&E throughout.	The proposed replacement of M&E throughout the floor level to provide occupier services will have a neutral impact .
Freetrade Exchange / 37 Peter Street - Fifth Floor Level		
Modern partitions to risers and stairwell lobby	Replacement of modern partitions to 2no. riser cupboards.	The proposal will have a neutral impact on the buildings plan form legibility.
Modern external wall and external plant	Removal a section of 2007 external wall and plant, extension of flat roof and construction of new external wall to the west.	The proposal will have a neutral impact on the building.
Modern steel ladder	Removal of roof access ladder	The proposal will have a neutral impact on the building.

Floor penetration for riser	Introduction of a new riser adjacent to the central core.	The proposal will have a negligible adverse impact on the buildings plan form and removal of fabric to the original roof level.
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7.5 Direct Impact Assessment Summary

- i) The direct impact assessment above has demonstrated that the proposals will result in:
 - a. **1** instance of **minor adverse** direct impact
 - b. **14** instances of **negligible adverse** direct impact
 - c. **24** instances of **neutral impact** direct impact
 - d. **10** instances of **negligible beneficial** direct impact
 - e. **3** instances of **minor beneficial** direct impact.
- ii) Whilst elements of adverse direct impact arising from the proposals have been identified, the proposals to restore the open plan floor plates of the building, in particular the ground floor along with the replacement of the car port with a new entrance help to balance the impacts of the refurbishment proposals.
- iii) Overall, the proposals will have a **neutral direct impact** on the buildings special interest.

7.6 Visual Impact Assessment

- i) **Figure 13**, below, provides a baseline map with the relative locations of key heritage viewpoints. Due to the minor nature of the proposals that impact the external appearance of the building, the potential for impact is limited to the conservation area and the immediate adjacent heritage assets. After consideration of the building's significant external components, the potential for impact from the proposed external alterations and proximity of adjacent heritage assets, a total of **3 heritage views** were chosen to be assessed for potential heritage impact.



Figure 13 - Map indicating the key views of 37 Peter Street and the adjacent identified Heritage Assets. The numbers indicated the views and correlate to the below discussion, with the arrows giving the general direction of the views.

View 1 – Peter Street from the west of 37 Peter Street looking east.

Figure 14 – View along Peter Street towards the east with 37 Peter Street / Freetrade Exchange on the left and the Freetrade Hall to the left. Additionally, no. 47 Peter Street and the Theatre Royal are opposite.

- ii) The view is along one of the primary roads through the conservation area towards its eastern boundary, as well as a well-established view of the cluster of listed buildings on the crossroads of Peter Street and Southmill Street.
- iii) The proposed alterations to the building's south elevation, as well as at roof level will have a **neutral impact** on the viewpoint and the setting of the adjacent heritage assets.

View 2 – Peter Street from the east of 37 Peter Street looking west.

Figure 15 – View along Peter Street looking west with 37 on the right hand side and the Freetrade Hall on the left, opposite on the intersection also sits 47 Peter Street and the Theatre Royal.

- iv) The view is again along Peter Street from the east of the Site and looking west from the eastern boundary of the conservation area looking into the conservation areas. Again, the view looks across the cluster of heritage assets at the intersection with Southmill Street.
- v) The proposed alterations to the building resulting in a minor change at ground level of modern entrances, to external lighting and no change to the roof level, will have a **neutral impact** on the viewpoint and the setting of the adjacent heritage assets.

View 3 –Southmill Street from the north of 37 Peter Street looking south.

Figure 15 – View along Southmill Street looking south with 37 on the right-hand side and the Freetrade Hall in the background, opposite to the left sits 47 Peter Street and the Theatre Royal.

- vi) The view is a secondary view within the conservation area being on a subsidiary and not primary thoroughfare, however the view looks towards the Freetrade Hall and is important in that the four heritage assets have group value.
- vii) The proposed insignificant alterations to the east elevation (replacement light fittings) and replacement of the rooftop plant from the buildings north elevation (cannot be seen in view and won't become visible) means that this view will have a **neutral impact** as a result of the proposals.

- i) As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the identified heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii) These values have been established within the following table (**Table 9, below**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.
- iii) Whilst the table follows standardised guidance (with regards to scale of impact and significance of effect), it should be stressed that **a number of detailed design mitigations have reduced the overall impact in select instances**. This is reflected in the table below and is discussed further within the following summary section.

Table 9 – Predicted impacts of proposed development upon significance of setting to Heritage Assets

Heritage asset	Designation	Relative Significance / Value (inc. contribution of setting)	Scale of impact (setting)	Significance of the effect of change, or overall impact
Lancashire House (9 Southmill Street / 47 Peter Street)	II	High	None	Neutral
56 – 58 Peter Street	II	High	None	Neutral
Royale Club	II	High	None	Neutral
Free Trade Hall	II*	High	None	Neutral

- iv) Concludingly, the proposals will have a **neutral visual impact** on the identified heritage assets and Deansgate / Peter Street Conservation Area.

7.7 Heritage Impact Assessment – Summary

- i) The heritage impact assessment above has identified that the proposals would result in:
 - A **neutral direct impact** on the setting of the heritage asset and;
 - A **neutral visual impact** upon the setting of a designated heritage assets in the vicinity of the Site. And the conservation area.

8. CONCLUSIONS

8.1 Overview of significance and impact

- i) This significance appraisal provides a proportionate appraisal of the building in anticipation of the minor refurbishment and alteration works currently envisaged by the project team. The appraisal is sufficient to inform the design process to sensitively refurbish and alter 37 Peter Street as to ensure the buildings significance and special interest as a designated heritage asset and component of the Deansgate / Peter Street Conservation area are mitigated.
- ii) The original 1868 packing warehouse can still be appreciated, with the primary elevations surviving with minimum alterations and the plan form still being legible. The surviving components of the building that contribute to the buildings special interest as a Grade II listed building, demonstrably yield **high heritage significance**. Whilst the original fabric that has been subject to alteration or erosion, such as the Bootle Street elevation, are of **medium heritage significance**.
- iii) The 2007 refurbishment and redevelopment of the building undertook a sensitive conservation-led approach to enable the building to become a successful office development. This work utilised high quality materials and many best-practice conservation principles that enable the buildings historic fabric to be celebrated. Although of high quality, these attributes are considered to yield **no heritage significance**.
- iv) 37 Peter Street / Freetrade Exchange is a primary component of the Deansgate / Peter Street Conservation area and subsequently makes a **positive contribution** to the character and appearance of the designated area as outlined in Manchester City Councils appraisal.
- v) The building is also in close proximity to a number of listed buildings and makes a **positive contribution** to their setting.
- vi) The proposals have been designed to ensure that the building continues to be utilised as well as bringing the basement into wider use. Designing around historic fabric, whilst opening up the floorplates back to their open plan form, has helped to ensure that the impact on the buildings special interest has been minimised.
- vii) The heritage impact assessment therefore concluded that the proposals will have a **neutral direct impact** on the building special interest as a Grade II listed building.
- viii) Additionally, the heritage impact assessment has made a proportionate assessment of the potential impact on the adjacent heritage assets and Deansgate / Peter Street Conservation area, concluding that there will be **neutral indirect impact**.

REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2021). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2017). The Setting of heritage assets.
7. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
8. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
9. Historic England (2019). Statements of Heritage Significance.
10. Architects of Greater Manchester, 1800-1940. Online Resource.
11. AEW Architects Designers Ltd. Report in Support of Planning Applications for alterations to existing building listed building consent for Harvester House, 37 Peter Street, Manchester. 9th March 2004.

APPENDICES

Appendix A: Historic England Listing Description, Harvester House

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1246664

Date first listed: 30-Apr-1982

Statutory Address: HARVESTER HOUSE, 37, PETER STREET

Location

Statutory Address: HARVESTER HOUSE, 37, PETER STREET

The building or Site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83715 97966

Details

MANCHESTER

SJ8397NE PETER STREET 698-1/31/274 (North side) 03/10/74 No.37 Harvester House

GV II

Probably merchant's warehouse, now office. 1868, by Clegg and Knowles; altered. Sandstone ashlar (roof concealed but probably slate). Square plan on corner Site. Italian palazzo style. Five storeys and basement, 8 bays, with vermiculated plinth, channelled rustication to ground floor and cornice over this, rusticated quoins, moulded sill-bands to all floors, plain frieze, modillioned cornice and balustraded parapet. The ground floor has a round-headed doorway to the right (altered as window), with enrichment including shafts and a cornice on elaborate consoles, an inserted C20 garage entrance to the left, and between these 2 pairs of round-headed windows with stepped voussoirs flanking a square-headed doorway (perhaps inserted) with moulded architrave and cornice. The fenestration of the upper floors is very regular, all the windows having moulded architraves, those at 1st floor with segmental pediments on consoles, those at 2nd floor with shouldered architraves and alternately triangular and segmental pediments, and those to the top 2 floors with cornices, and all these windows sashed without glazing bars. The 8-bay return to Southmill Street has a continuous arcade of round-headed windows at ground floor with linking impost bands, and is otherwise in matching style. Interior not inspected.

Listing NGR: SJ8371597966

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 455645

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix B: Definition of Significance Terms used in this Heritage Statement

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular Site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular Site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological Sites and landscapes of potential national interest where the fabric and character of the Site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to Sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/Sites where the potential importance interest requires determination</i>	This heritage grading relates to Sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix C: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 7: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (<i>physical alteration or change to character</i>)	Indirect heritage impact (<i>visual change to the experience or setting of the building and its context</i>).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.

Neutral <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the Site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the Site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

Appendix D: Assessing the Significance of Impact

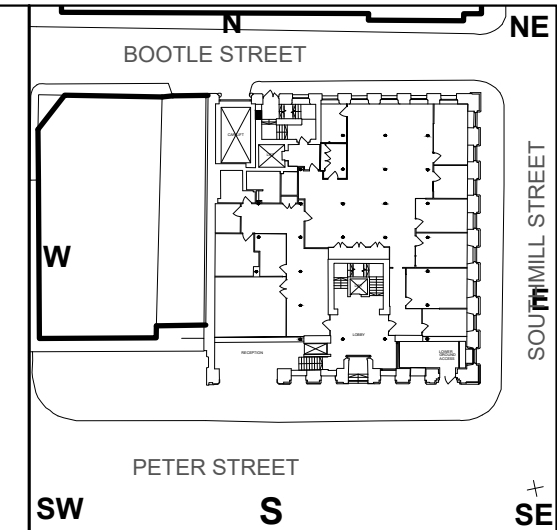
The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 8: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Appendix E: 37 Peter Street Significance Plans



- Coutyard - Key Map**
- Significance Plan Key**
- = High significance
 - = Medium significance
 - = Low significance
 - = No significance / Detrimental

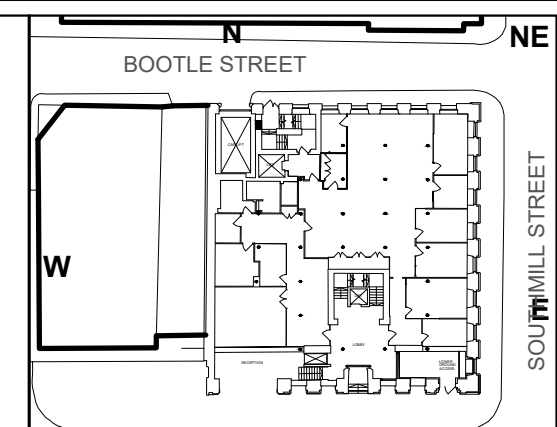
Please do not scale from the drawings. All dimensions should be verified on site. Any inconsistencies should be reported to the project architect.

The significance plans are indicative to supplement the Stephen Levrant Heritage Architecture Significance Appraisal November 2021. Due to the low level of detail of the existing plans received, it is advised that surviving fabric and its relative significance should be verified on site. If in doubt, consult the projects heritage consultant prior to commencing works.

Job Title 37 Peter Street, Manchester Significance Appraisal	Drawing Title South Elevation (Peter Street) - Significance											
	Drawing Number	001	Date	Nov 2021	Scale	1:100	Size	A3	Rev.			



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PETER STREET
SW S SE

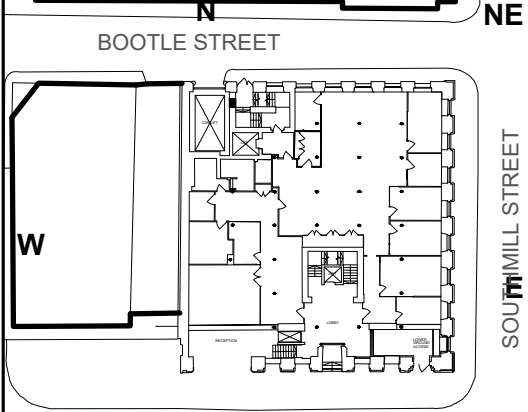
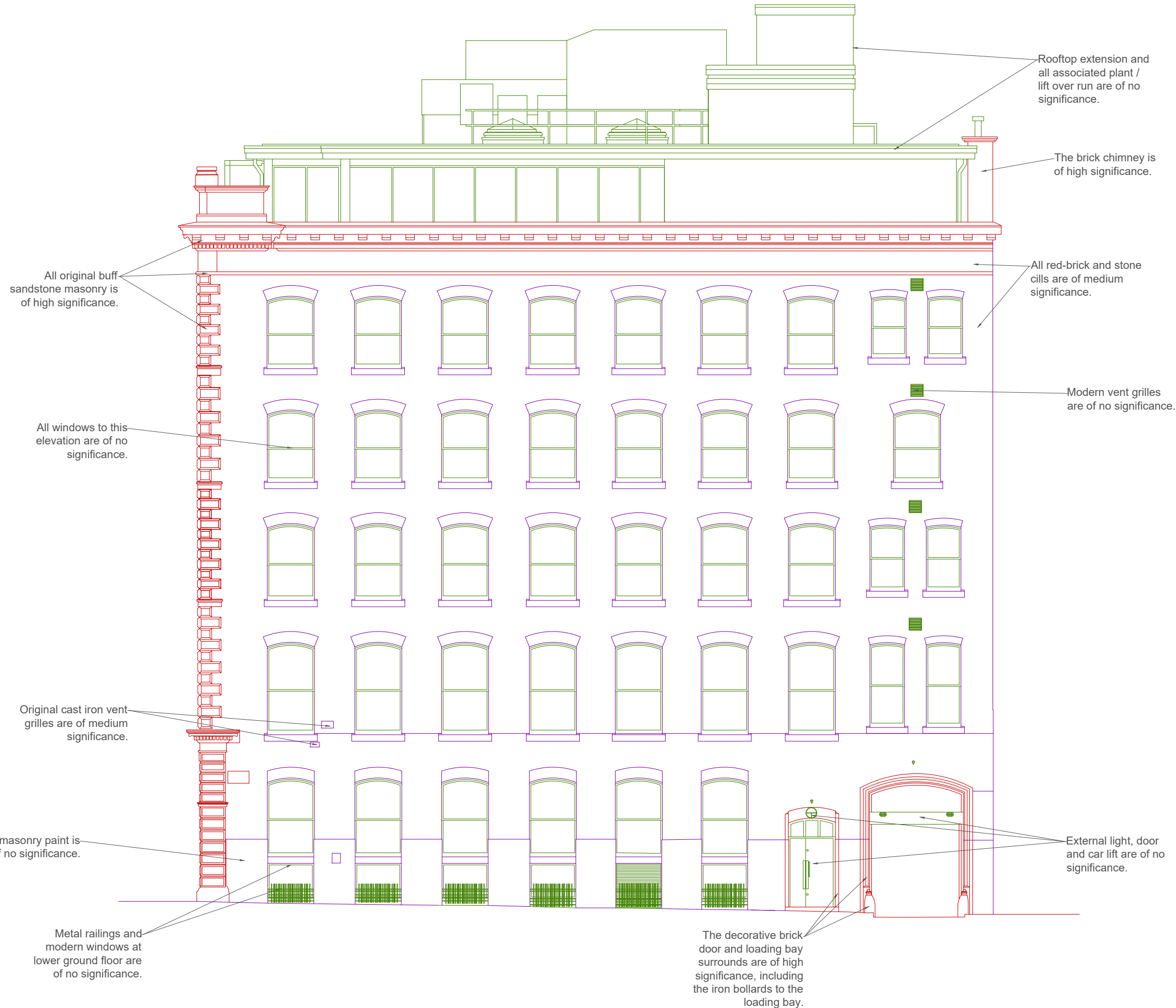
Coutyard - Key Map

- Significance Plan Key**
- = High significance
 - = Medium significance
 - = Low significance
 - = No significance / Detrimental

Please do not scale from the drawings. All dimensions should be verified on site. Any inconsistencies should be reported to the project architect.

The significance plans are indicative to supplement the Stephen Levrant Heritage Architecture Significance Appraisal November 2021. Due to the low level of detail of the existing plans received, it is advised that surviving fabric and its relative significance should be verified on site. If in doubt, consult the projects heritage consultant prior to commencing works.

Job Title 37 Peter Street, Manchester Significance Appraisal	Drawing Title	East Elevation (Southmill Street) - Significance					0 1m 2m 3m 4m 5m 10m				
	Drawing Number	002	Date	Nov 2021	Scale	1:100	Size	A3	Rev.		 STEPHEN LEVRANT HERITAGE ARCHITECTURE Canada House, Chepstow Street, Manchester, M1 5FW E-mail: info@heritagearchitecture.co.uk T: 020 8748 5501



PETER STREET
SW S SE

Coutyard - Key Map

- Significance Plan Key**
- = High significance
 - = Medium significance
 - = Low significance
 - = No significance / Detrimental

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Job Title
37 Peter Street, Manchester
Significance Appraisal

Drawing Title

Drawing Number

North Elevation (Bootle Street) - Significance

003

Date

Nov 2021

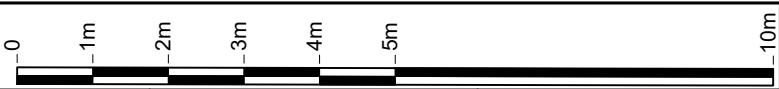
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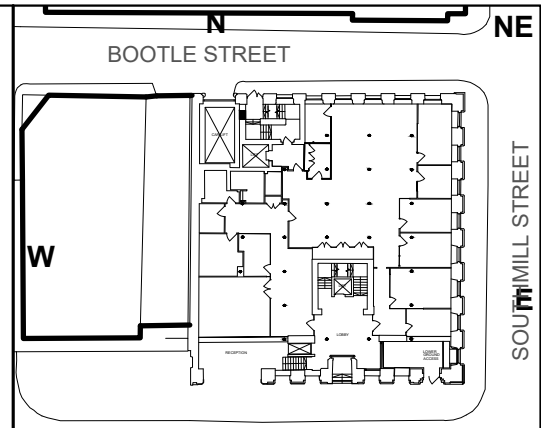
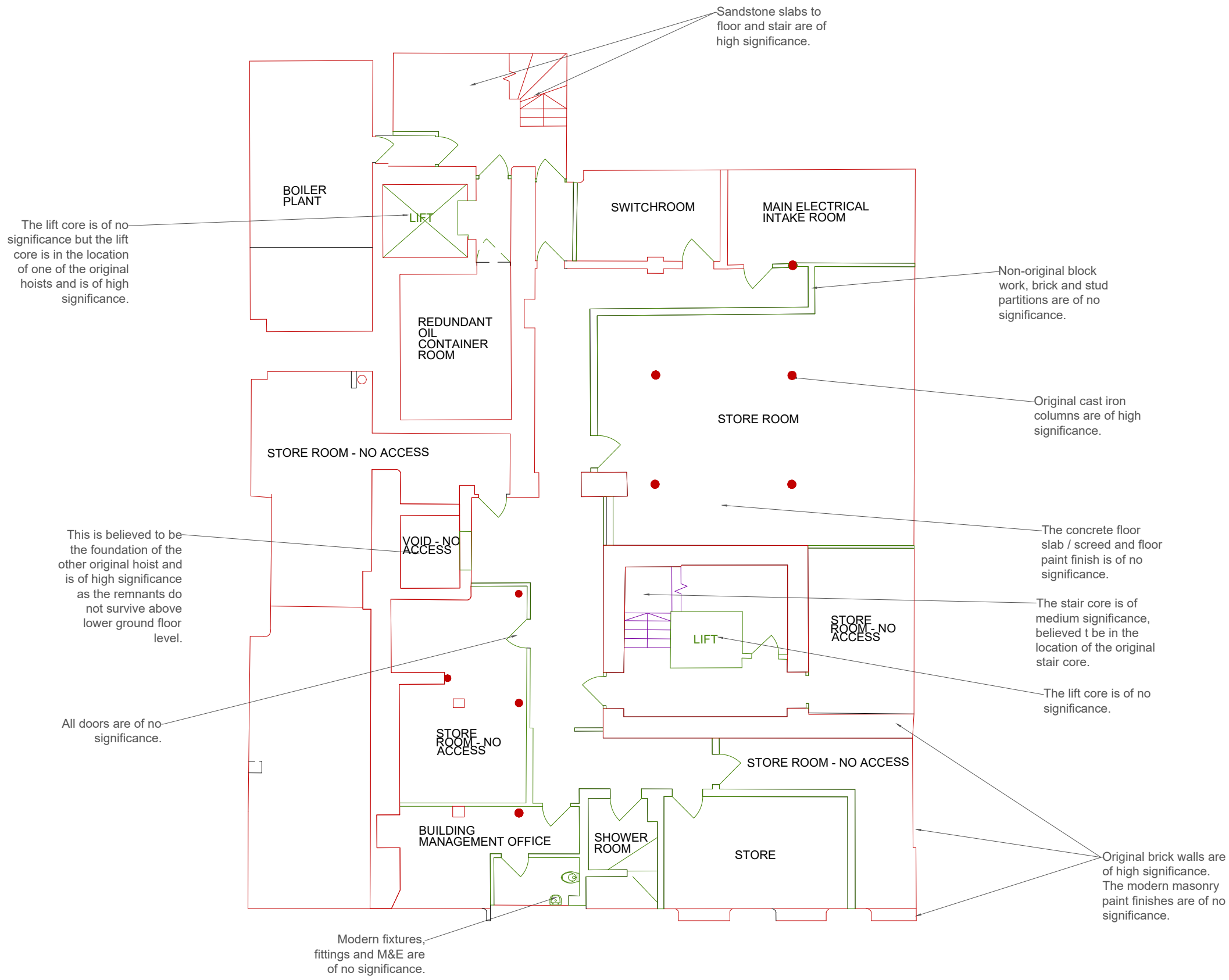
Size

A3

Rev.



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SW S SE

Coutyard - Key Map

- Significance Plan Key**
- = High significance
 - = Medium significance
 - = Low significance
 - = No significance / Detrimental

Please do not scale from the drawings. All dimensions should be verified on site. Any inconsistencies should be reported to the project architect.

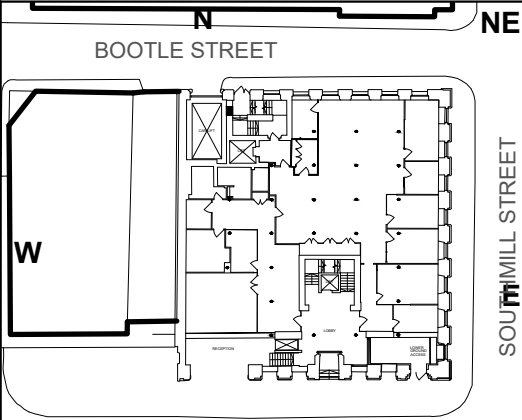
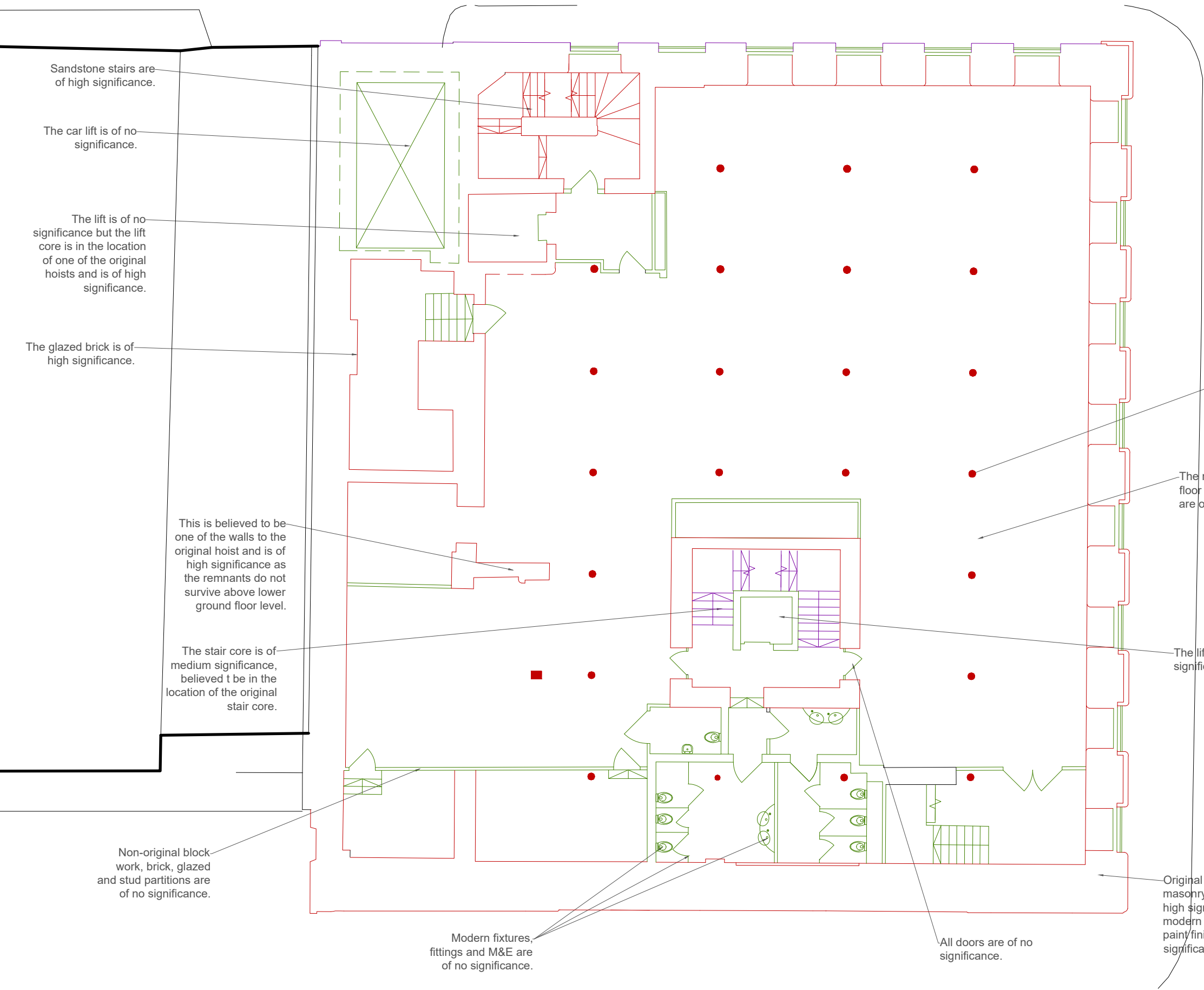
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Job Title 37 Peter Street, Manchester Significance Appraisal	Drawing Title	Basement Level - Significance									
	Drawing Number	004	Date	Noc 2021	Scale	1:100	Size	A3	Rev.		



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SW S SE

Coutyard - Key Map

Significance Plan Key

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- = Low significance
- = No significance / Detrimental

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Job Title
37 Peter Street, Manchester
Significance Appraisal

Drawing Title

Drawing Number

Lower Ground Floor Level - Significance

005

Date

Nov 2021

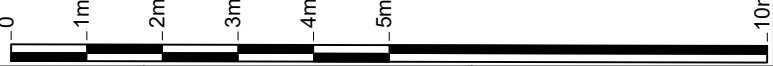
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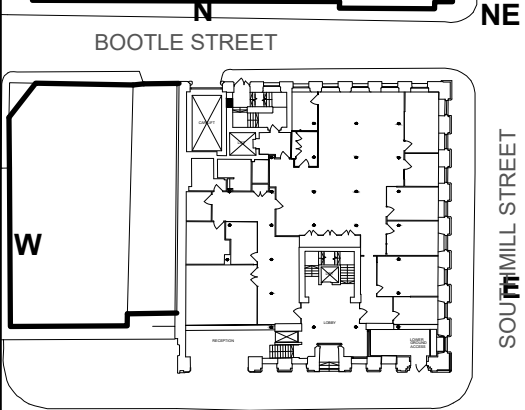
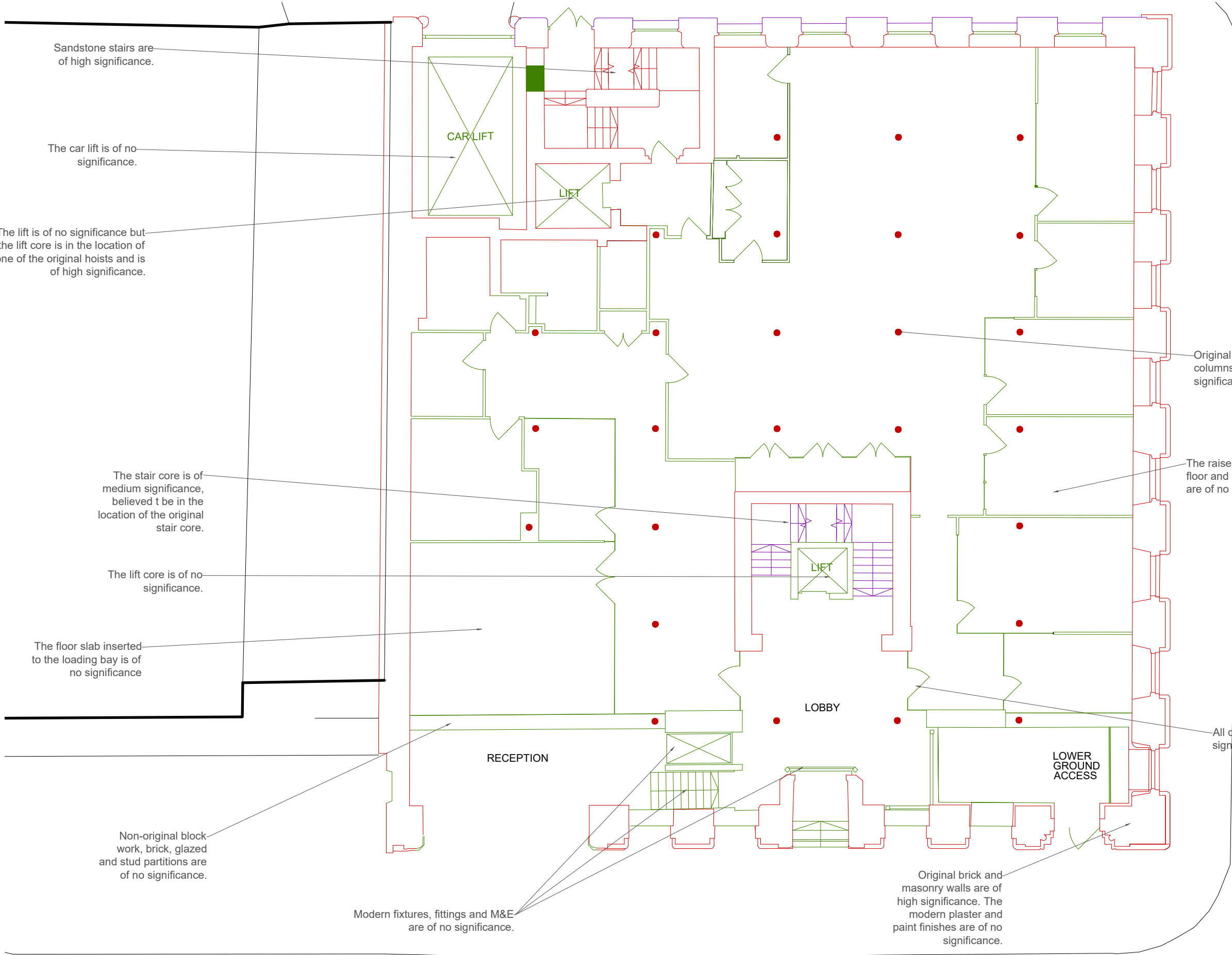
Size

A3

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PETER STREET
SW S SE

Coutyard - Key Map

Significance Plan Key

- = High significance
- = Medium significance
- = Low significance
- = No significance / Detrimental

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Job Title
37 Peter Street, Manchester
Significance Appraisal

Drawing Title

Drawing Number

Ground Floor Level - Significance

006

Date

Nov 2021

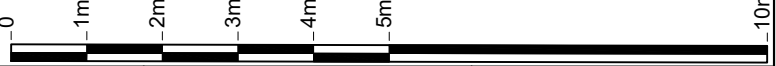
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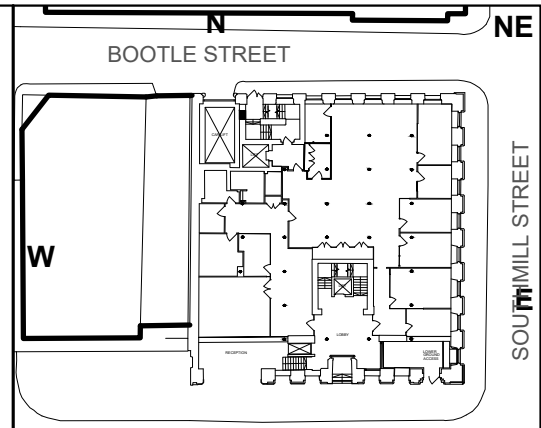
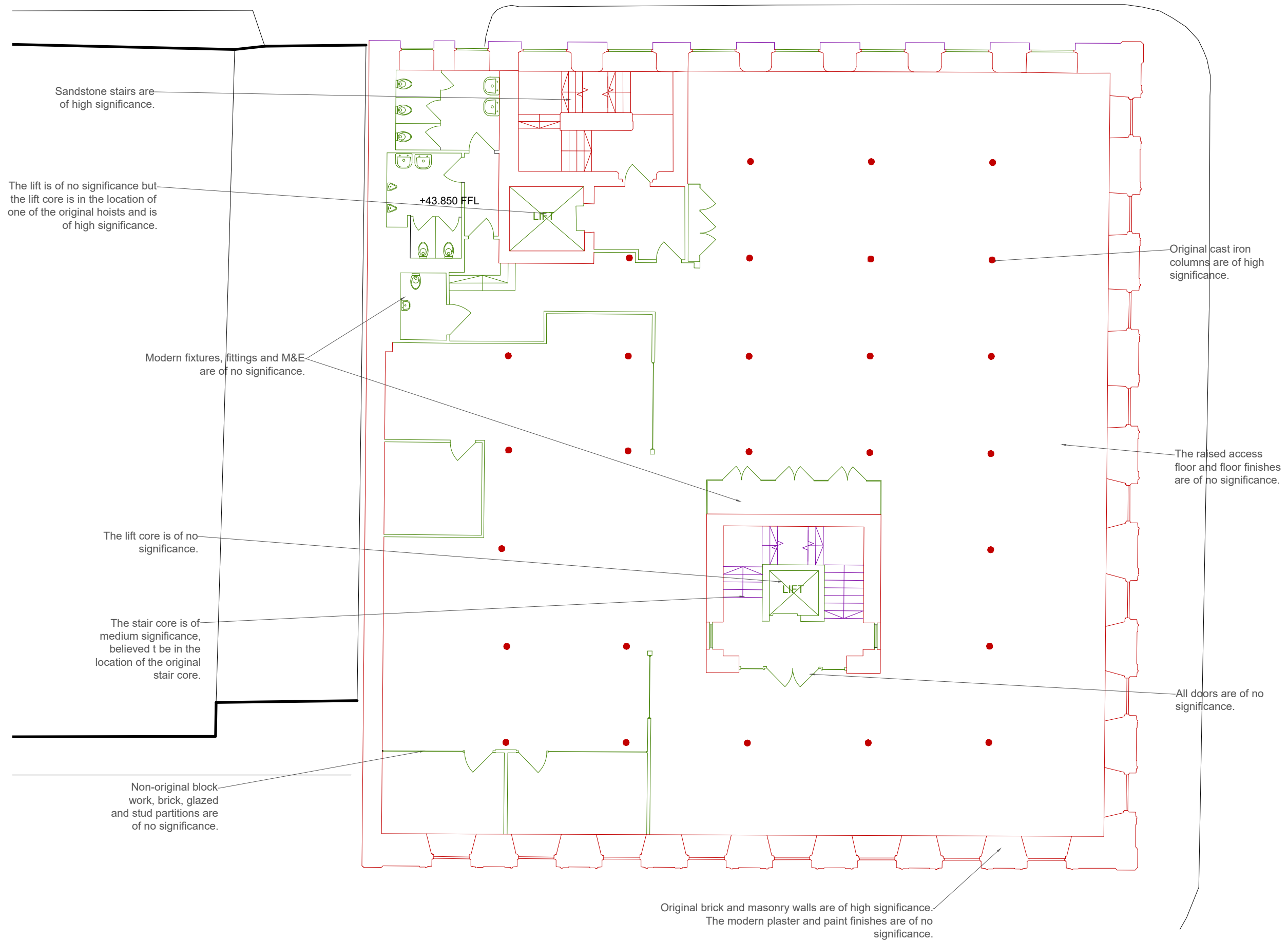
Size

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SW S SE

Coutyard - Key Map

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Job Title
37 Peter Street, Manchester
Significance Appraisal

Drawing Title
Drawing Number

First Floor Level - Significance

007

Date
Nov 2021

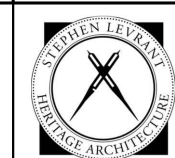
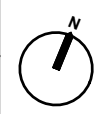
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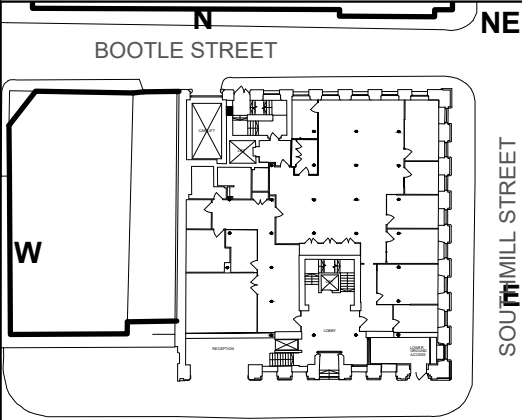
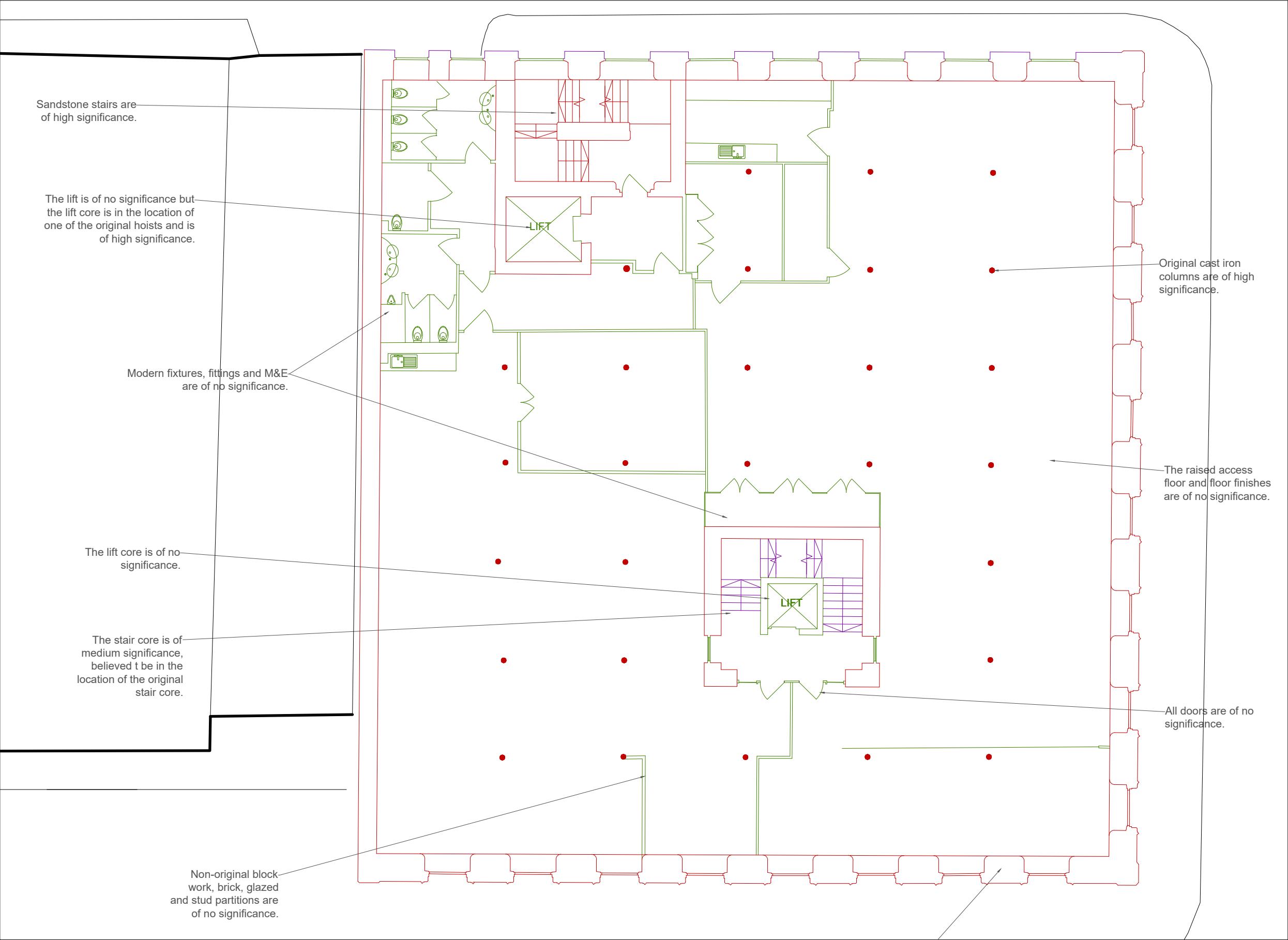
Size

A3

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SW S SE

Coutyard - Key Map

Significance Plan Key

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- = Low significance
- = No significance / Detrimental

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Job Title
37 Peter Street, Manchester
Significance Appraisal

Drawing Title

Drawing Number

Second Floor Level - Significance

008

Date

Nov 2021

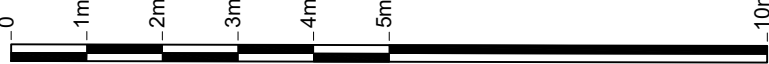
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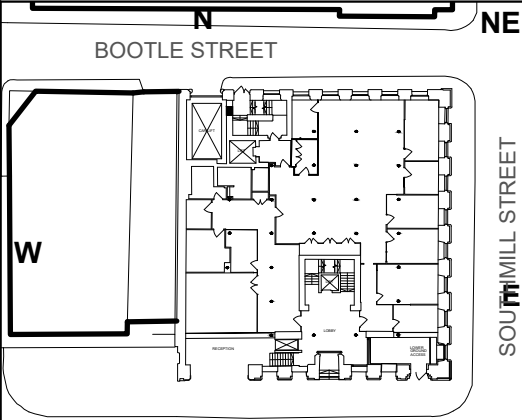
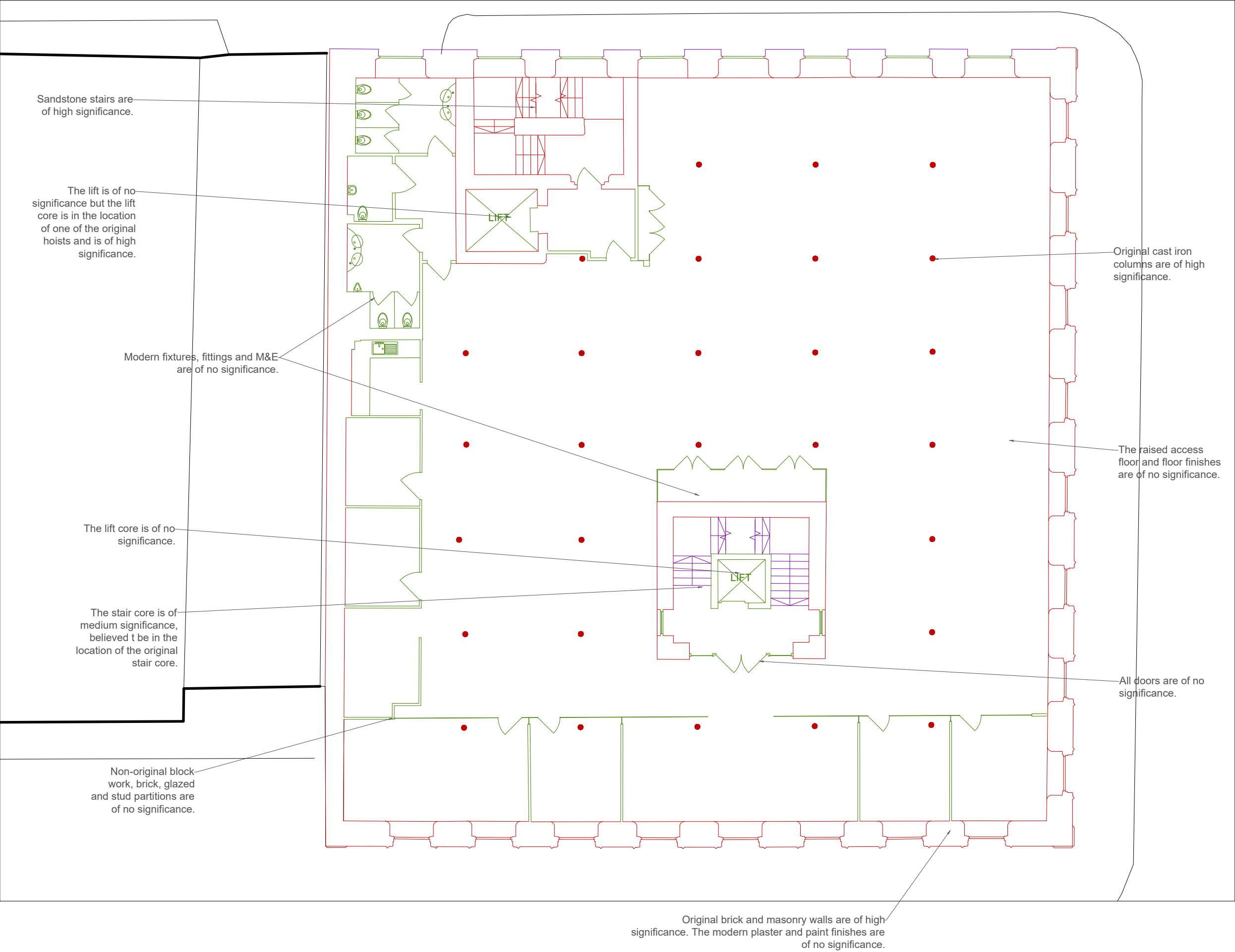
Size

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SW S SE

Coutyard - Key Map

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Job Title
37 Peter Street, Manchester
Significance Appraisal

Drawing Title

Drawing Number

Third Floor Level - Significance

009

Date

Nov 2021

Scale

1:100

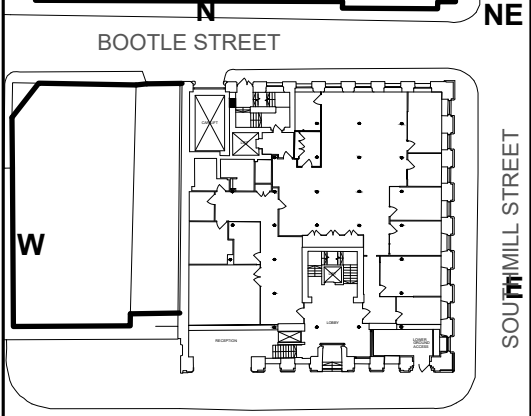
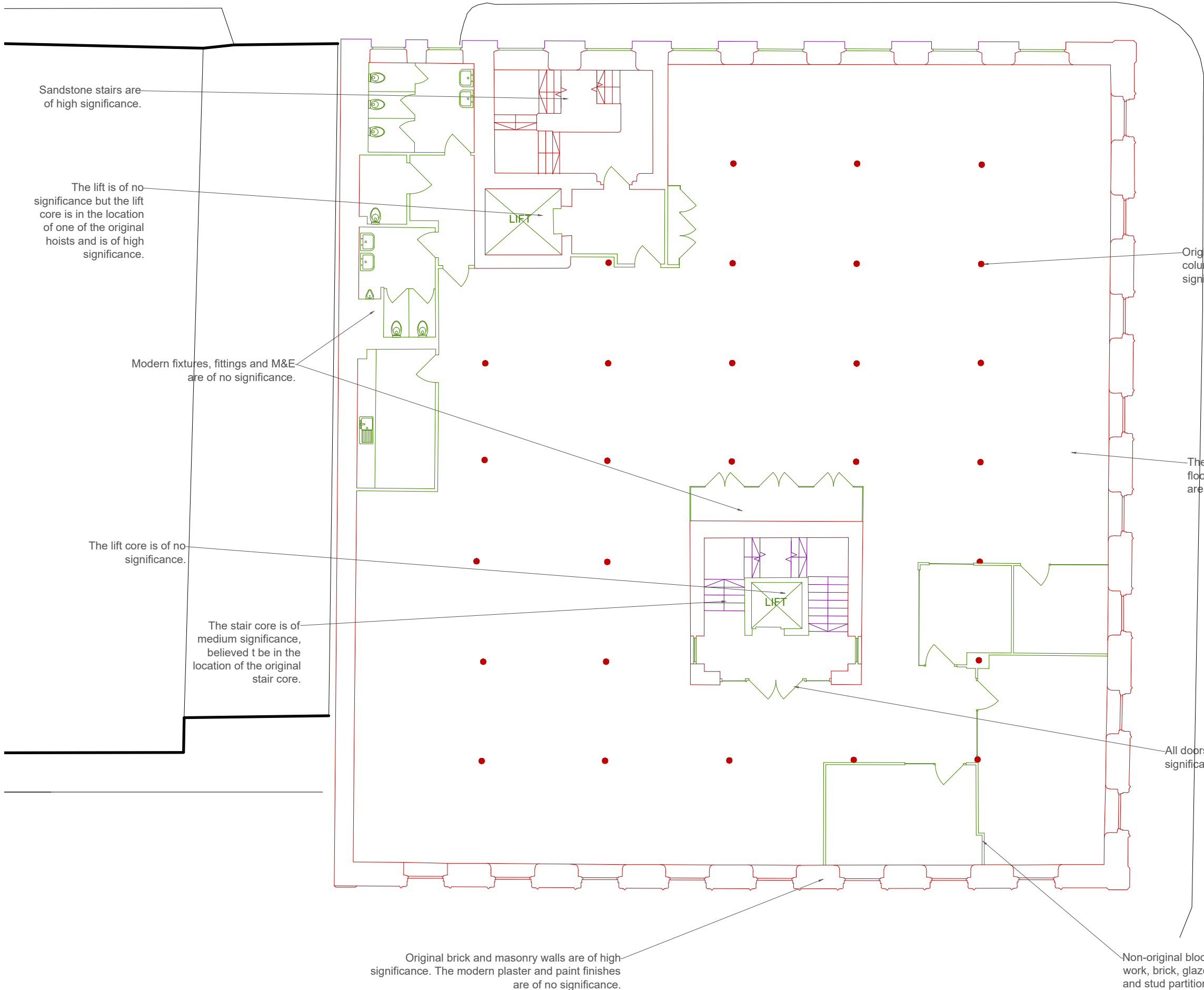
Size

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SW S SE

Coutyard - Key Map

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Job Title
37 Peter Street, Manchester
Significance Appraisal

Drawing Title
Drawing Number

Fourth Floor Level - Significance

010

Date

Nov 2021

Scale

1:100

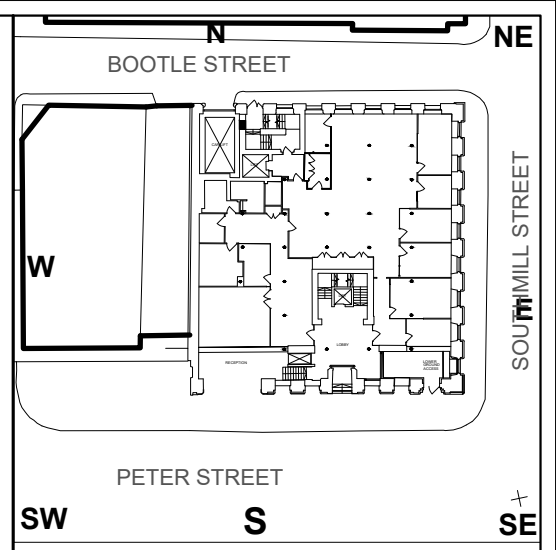
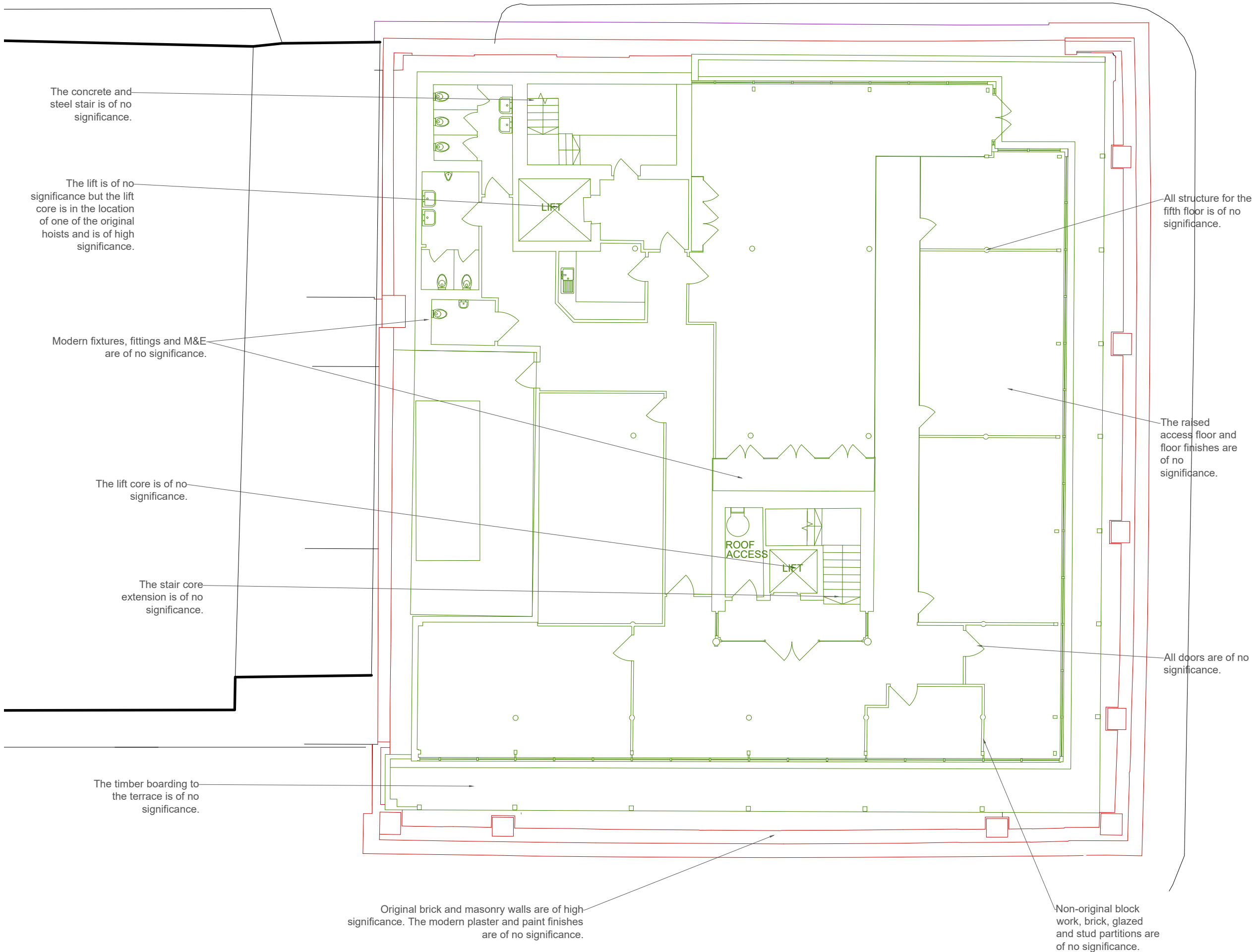
Size

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Job Title 37 Peter Street, Manchester Significance Appraisal	Drawing Title	Fifth Floor Level - Significance									
	Drawing Number	011	Date	Nov 2021	Scale	1:100	Size	A3	Rev.		



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