

Heritage Assessment.

Orient House, Granby Row, Manchester.

On behalf of Clarke Telecom.

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Contents.

1. Introduction.....	1
2. Site Description and Planning History.....	3
3. Proposed Development.....	9
4. Methodology.....	11
5. Planning Policy Framework.....	18
6. Consideration of the Historic Environment.	28
7. Conclusions.....	48

Appendices contents.

Appendix 1- Listing Descriptions	49
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1. Introduction.

- 1.1. Pegasus Group have been commissioned by ClarkTelecom to prepare a Heritage Assessment in relation to the proposed telecommunications equipment at Orient House, Granby Row, Manchester as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan.

- 1.2. Orient House is Grade II Listed and located within the Whitworth Street Conservation Area. There are also a number of additional Listed Buildings within the vicinity of the Site.
- 1.3. Listed Building Consent and Planning Permission is sought for the installation of telecommunications equipment on the roof of Orient House, split across three separate locations.
- 1.4. This Heritage Assessment provides information with regards to the significance of the built historic environment to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

¹ NPPF, DLUHC, 2021

- 1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts to the built historic environment, following paragraphs 193 to 197 of the NPPF, any harm to the built historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.
- 1.6. As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be "*proportionate to the asset's importance*".

Pre-Application Advice

- 1.7. Pre-Application advice regarding the proposed works was sought from Manchester City Council in March 2022.
- 1.8. The response received on 18th March 2022 (via email) set out that due to designation of Orient House, the location of the Site within the Whitworth Street Conservation Area and the proximity to Granby House (also Grade II Listed), that the *proposals "would not be supported and is inappropriate"*. The response did not, however, provide any further assessment as to how the proposals had the potential to impact upon the overall heritage significance of these assets, either physically or via a change in setting.
- 1.9. **Section 6** of this Heritage Assessment provides an assessment of potential impacts arising from the proposed development on the designated heritage assets identified by Manchester City Council at Pre-Application stage, and other elements of the built historic environment, as applicable.

2. Site Description and Planning History.

- 2.1. The Site comprises the built form of the Grade II Listed Orient House, an early 20th century former warehouse building located in the southern part of the Manchester city centre. The building is now in residential use following conversion in the late 20th century.
- 2.2. As will be discussed further in **Section 6**, the immediate surrounds of the Site along Granby Row are characterised by a mix of early and late 20th century buildings, associated with the redevelopment of the area during these periods. The majority of the earlier buildings (principally former warehouse or commercial buildings) have now been converted for residential use, with the later 20th century development seeking to emulate the architectural style of these earlier properties.

Site Development

- 2.3. Orient House was constructed in 1914 as a textile packing warehouse to designs by G.H Goldsmith. Prior to this date, as demonstrated by 18th and 19th century cartographic sources (Plates 2-4) the Site principally comprised an area of undeveloped land situated amongst the growing urban townscape of south Manchester. Some limited development may have been present within the western part of the Site during the latter part of the 19th century, as indicated by the 1896 Goad Plan (Plate 4).

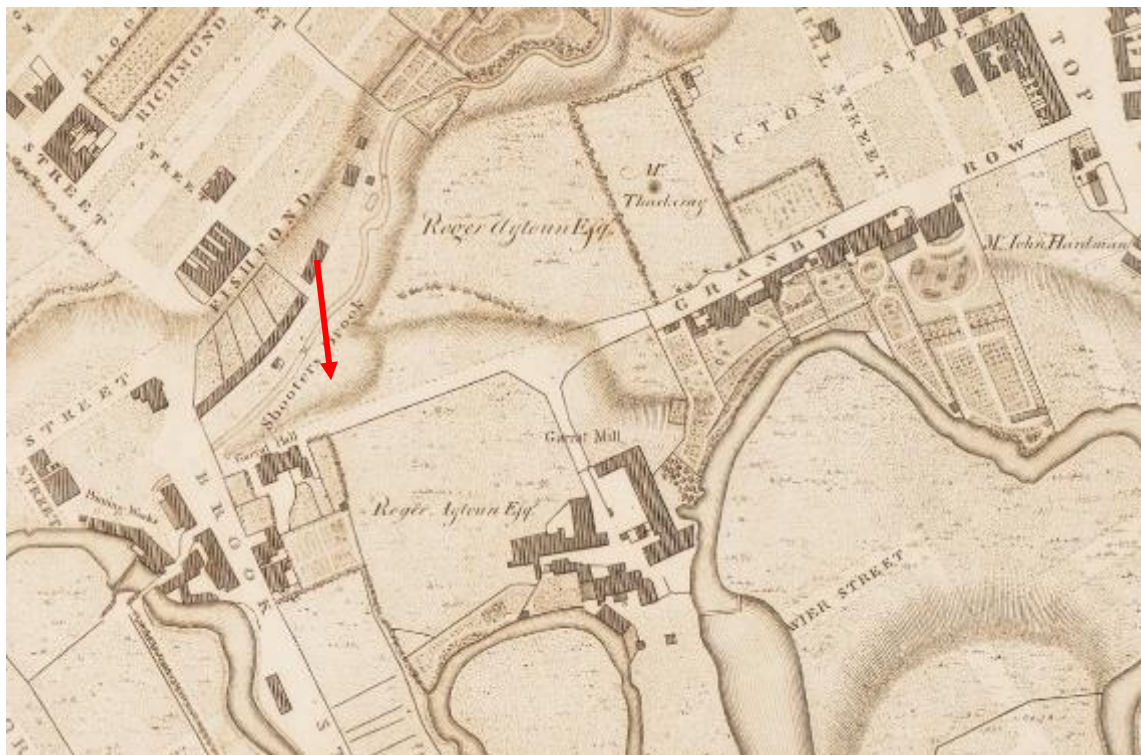


Plate 2: Extract from William Green's 1794 Map of Manchester.

The arrow indicates the approximate location of the Site.



Plate 3: Extract from the Ordnance Survey Map of 1848.

Approximate location of the Site highlighted in red.



Plate 4: Extract from the 1896 Goad Map.

Approximate location of the Site highlighted in red.

- 2.4. Notably change occurred along Granby Row and within its immediate vicinity in the late 19th and early 20th century, including the construction of the railway viaduct to the south, alterations to the street pattern and the construction of various warehouse and commercial buildings (including Orient House).
- 2.5. The first identified sources to depict Orient House is the Ordnance Survey Map of 1922 (Plate 5), with this source appearing to suggest the presence of additional development to the rear of the building which is no longer included within the existing footprint – this may have been a low level structure, perhaps some form of covered area as opposed to a fully enclosed structure based upon its depiction on the map. The source also depicts the extant covered ground floor underpass to the rear of the Site.
- 2.6. Further detail on the relationship with Granby House (another early 20th century warehouse building constructed by Goldsmith) is provided by the Ordnance Survey Map of 1923 (Plate 6).

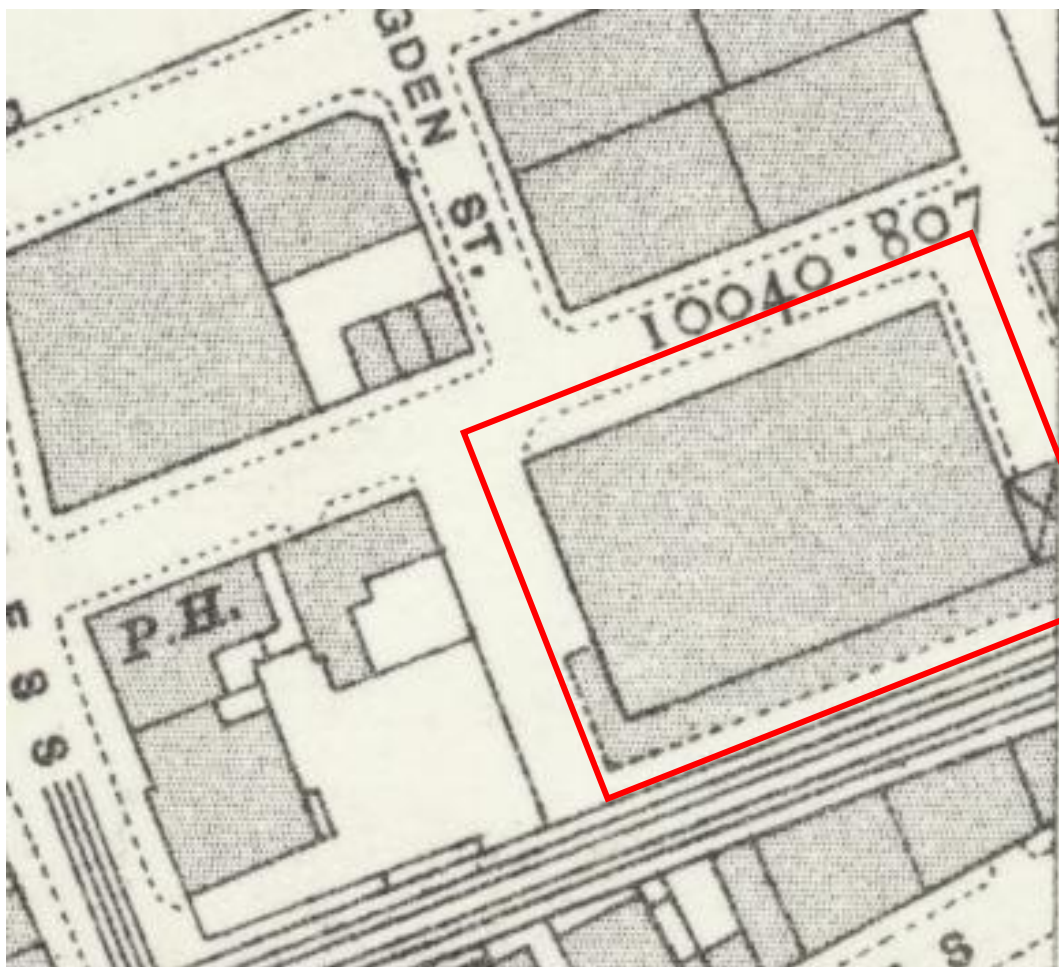


Plate 5: Extract from the Ordnance Survey Map of 1922 OS Map with the Site highlighted in red.

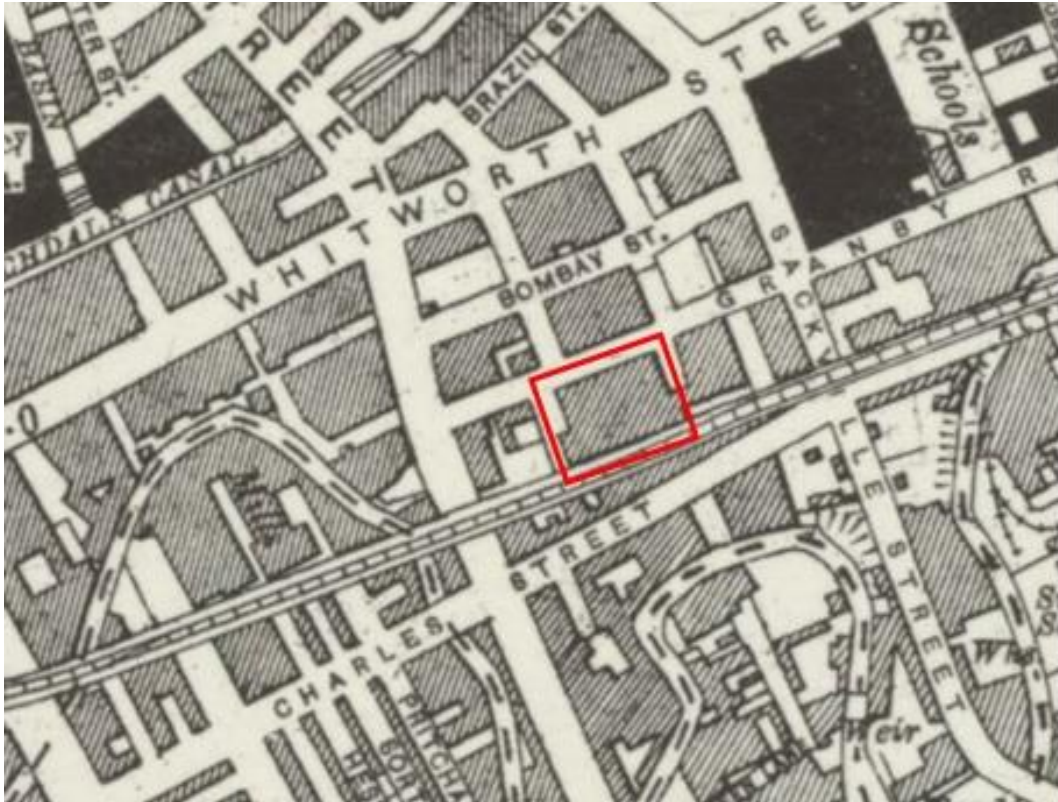


Plate 6: Extract from the Ordnance Survey Map of 1923 OS Map with the Site highlighted in red.

- 2.7. An aerial photograph from 1927 (Plate 7) details Orient House as seen from the southwest, with focus on the rear element of the building. As will be discussed further below and in **Section 6**, this rear element (which is of a contrasting style to the principal elevation) has been subject to change during the latter part of the 20th century and this source provides a useful indication as to the original appearance. A range of contemporary warehouse and commercial buildings along Granby Row and Princess Street to the west are also visible in the photograph, as is the railway to the south.

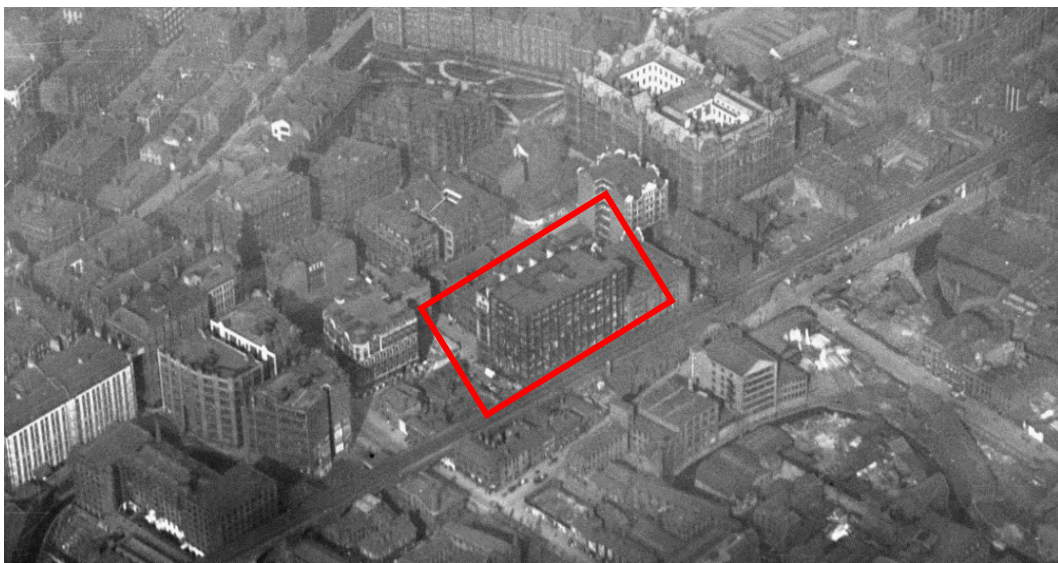


Plate 7: Aerial photograph of 1927 detailing Orient House and its surrounds from the southwest.

- 2.8. The Ordnance Survey Map of 1946 (Plate 8) shows little change within the Site and the surrounding area aside from the form of the buildings immediately to the west which appear to have been demolished and rebuilt.



Plate 8: Extract from the Ordnance Survey Map of 1946 OS Map with the Site highlighted in red.

- 2.9. A historic photograph of the Granby Row elevation of Orient House dating to 1965 details the appearance of the principal façade during the mid-20th century, with this depicting the original windows of the elevation (Plate 9). These were replaced during the late 20th or early 21st century as part of the conversion of the building.



Plate 9: 1965 Photograph of Orient House.

- 2.10. In 1980, change of use was granted part of the building from warehouse to office use (LPA ref: F14743) with this marking the start of successive change to the building during the late 20th and early 21st century. Prior to this date, it is understood that the building remained in use as a warehouse, with some periods of vacancy.
- 2.11. Orient House was added to the National List in 1988. Following the designation of the building, Planning Permission and Listed Building Consent was granted for the change of use of the building for residential use (LPA Ref: 033306 and 033307). Under these applications, and a number of successive applications dating to the early 1990s (see further below), change to the interior and exterior of the property were granted, including changes to the fenestration. Further changes have been made to the property during the early 21st century, with the planning history, analysis of the existing external elevations and comparison with historic photographs (see above) all detailing the extent of change which has occurred to the external appearance of the building since its original construction.

Planning History

- 2.12. The following provides an overview of planning applications dating to the late 20th and early 21st century which have resulted in change to the external appearance of the building.
- F14743 – Change of use from warehouse to offices in connection with the sale of mini-computers, including instruction area for computer trainees – Approved December 1980.
 - 033306 & 033307 – Change of use from office/warehouse to 96 self contained flats including elevational alterations and car parking – Approved March 1989.
 - 038134 – Change of use from office/warehouse to offices with basement car parking – Approved December 1990.
 - 038509 – Elevational alterations to vacant building and removal of 2no.staircases, 2no.lifts and sloping soffits, in connection with proposed conversion to self-contained flats – Approved February 1991.
 - 038506 Conversion of vacant office/warehouse building into 170no.self-contained flats, 1no.caretakers flat and parking for 87 vehicles at basement and lower basement levels – Approved February 1991.
- 2.13. A review of the planning history records held online by Manchester City Council has demonstrated that there are a number of additional applications which pertain to internal changes to the building, ongoing maintenance and external signage. These are not considered to be of specific relevance to this application and thus are not transcribed above.

3. Proposed Development.

- 3.1. Planning Permission and Listed Building Consent is sought for the installation of telecommunications equipment on the roof of Orient House. The equipment comprises 12 antennas, 2 dishes, 36 ERS units, mounted onto steel frames and divided across three locations on the roof top – in the southeast corner, southwest corner, and slightly to the east of the northwest corner (see Plate 11).
- 3.2. The proposals are detailed on the following plans which form the application package and which this assessment considers:
- Site Location Maps A- 100
 - Existing Site Plan A- 200
 - Proposed Site Plan B- 201
 - Existing NW Site Elevation A- 300
 - Proposed Site Elevation B- 301
 - Existing SE Site Elevation A- 302
 - Proposed SE Site Elevation A- 303
 - Existing SW Site Elevation A- 304
 - Proposed SW Site Elevation A- 305
 - Existing NE Site Elevation A- 306
 - Proposed NE Site Elevation A- 307
- 3.3. Section 6 of this Report presents an analysis of the harm or benefits of the proposed development on relevant aspects of the built historic environment.

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10

4. Methodology.

- 4.1. The aims of this Heritage Assessment are to assess the heritage significance of Orient House and the contribution which it makes to the significance of the surrounding historic environment, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

Site Visit

- 4.2. A site visit was undertaken by Pegasus Group on 19th April 2022, during which the Site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

Sources

- 4.3. The following key sources have been consulted as part of this assessment:
- The National Heritage List for England for information on designated heritage assets;
 - Online tithe maps and other cartographic sources;
 - Online archival sources; and
 - Aerial photographs and satellite imagery.

Assessment of significance

- 4.4. In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²

- 4.5. Historic England’s *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*³ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

² DLUHC, NPPF, p. 71.

³ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

- 4.6. In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁴ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁵ and the online Planning Practice Guidance on the Historic Environment⁶ (hereafter 'PPG') which are **archaeological, architectural and artistic** and **historic**.
- 4.7. The PPG provides further information on the interests it identifies:
- Archaeological interest: *"As defined in the Glossary to the National Planning Policy Framework, 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."*⁷
- 4.8. Significance results from a combination of any, some or all of the interests described above.
- 4.9. The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12,⁸ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.
- 4.10. Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest.

⁴ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

⁵ DLUHC, *NPPF*, p. 71.

⁶ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

⁷ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

⁸ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

Setting and significance

- 4.11. As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁹

- 4.12. Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹⁰

- 4.13. Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 4.14. How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹¹ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.¹²
- 4.15. In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.
- 4.16. Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.
- 4.17. A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ

⁹ DLUHC, *NPPF*, p. 71.

¹⁰ DLUHC, *NPPF*, p. 71.

¹¹ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹² Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹³:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

4.18. In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 194 of the NPPF comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets**. Non-designated heritage assets are defined within the Government’s Planning Practice Guidance as “*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets*”¹⁴.

¹³ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

¹⁴ dluhc, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20190723 Revision date: 23.07.2019)

- 4.19. Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

- 4.20. Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.
- 4.21. In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:
- **Substantial harm** or total loss. It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,¹⁵ and
 - **Less than substantial harm**. Harm of a lesser level than that defined above.
- 4.22. With regards to these two categories, the PPG states:
- "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*¹⁶
- 4.23. Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.
- 4.24. It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.¹⁷
- 4.25. Preservation does not mean no change; it specifically means no harm. GPA 2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.¹⁸ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.
- 4.26. As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is

¹⁵ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

¹⁶ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

¹⁷ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

¹⁸ Historic England, GPA 2, p. 9.

stating “what matters and why”. Of particular relevance is the checklist given on page 13 of GPA 3.

4.27. It should be noted that this key document also states that:

“Setting is not itself a heritage asset, nor a heritage designation...”¹⁹

4.28. Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.²⁰

4.29. Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²¹

Benefits

4.30. Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

4.31. The NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.

4.32. Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.

4.33. The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

¹⁹ Historic England, GPA 3, p. 4.

²⁰ Historic England, GPA 3., p. 8.

²¹ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation."*

4.34. Any 'heritage benefits' arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

5. Planning Policy Framework

- 5.1. This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application Site, with a focus on those policies relating to the protection of the historic environment.

Legislation

- 5.2. Legislation relating to the Built Historic Environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990* which provides statutory protection for Listed Buildings and Conservation Areas.

- 5.3. Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states with regards to Listed Building Consent that:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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."

- 5.4. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states with regard to Planning Permission that:

"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall 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."

- 5.5. In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case²², Sullivan LJ held that:

"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."

- 5.6. A judgement in the Court of Appeal²³ ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, NPPF, see below), this is in keeping with the requirements of the 1990 Act.

²² East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

²³ Jones v Mordue Anor (2015) EWCA Civ 1243

- 5.7. With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

- 5.8. Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservation Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guidance

The National Planning Policy Framework (July 2021)

- 5.9. National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous National Planning Policy Framework 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 5.10. The NPPF sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.
- 5.11. The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 5.12. The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three “objectives” to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF.

5.13. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

“Plans and decisions should apply a presumption in favour of sustainable development.

...

For decision-taking this means:

- a) approving development proposals that accord with an up-to-date development plan without delay; or*
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

5.14. However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, and Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”
(our emphasis)

5.15. The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

5.16. Heritage Assets are defined in Annex 2 of the NPPF as:

“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).”

5.17. The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”²⁴ (our emphasis)

5.18. As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁵

5.19. Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

5.20. Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness”*

5.21. With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

“199 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

²⁴ NPPF Annex 2, DLUHC, 2019

²⁵ Ibid.

“200 – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

5.22. In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use”*

5.23. Paragraph 202 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”

5.24. The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

5.25. Paragraph 207 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole” (our emphasis)

National Planning Practice Guidance

- 5.26. The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities)) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 5.27. This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 5.28. The PPG has a discrete section on the subject of the ‘*Historic Environment*’ which confirms that the consideration of ‘significance’ in decision taking is important and states:
- “Heritage assets may be affected by direct physical change or by change in their setting. 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 proposals²⁶”*
- 5.29. In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:
- “In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting²⁷.”*
- 5.30. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no

²⁶ DLUHC, Planning Practice Guidance, paragraph 007 (ID: 18a-007-20190723 revision date 23.07.2019)

²⁷ DLUHC, Planning Practice Guidance, paragraph 018 (ID: 18a-018-20190723 revision date 23.07.2019)

harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)

Local Planning Policy

- 5.31. Planning applications within Manchester City are currently considered against the policy and guidance set out within the Manchester Local Plan. This is formed of the Core Strategy 2012–2027, Extant Unitary Development Plan policies (1995), Greater Manchester Joint Waste DPD and the Greater Manchester Joint Minerals DPD.
- 5.32. Policies CC 9 ‘Design and Heritage’ and EN 3 ‘Heritage’ of the Core Strategy relate to the historic environment in general. These policies read as follows:

CC 9 Design and Heritage

“Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

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 Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.”

EN 3 Heritage

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

- 5.33. Policies 18 ‘Conservation Areas’, 19 ‘Listed Buildings’ and RC20 ‘Area 18 Whitworth Street/Princess Street/Portland Street/Oxford Street’ from the extant UDP policies are also considered to be of relevance and read as follows:

18 Conservation Areas

"The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements; v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas."

19 Listed Buildings

"In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity,

control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.”

RC20 Area 18 Whitworth Street/Princess Street/Portland Street/ Oxford Street

“This area is one of very considerable architectural character, with a substantial proportion of the finer Victorian and Edwardian buildings in the Princess Street/Whitworth Street Conservation Area. The Princess Street and Whitworth Street frontages are particular fine, whilst the Oxford Street and Portland Street frontages also have significant architectural merit. All these streets also have important traffic functions and Oxford Street acts also as the major pedestrian route to Oxford Road Station. The Rochdale Canal and River Medlock both pass through the area.

South of the Rochdale Canal the importance of key elements of Manchester's Victorian Heritage and the general aim to seek improvements along the Medlock will guide future action. The refurbishment of the Palace Theatre has brought a major regional centre activity back to this area of otherwise evident underuse and acts as a key pointer to the potential for new activity. The overriding importance of the majority of the existing buildings gives a presumption for their retention so strong as to imply acceptance of virtually any use compatible with the broad aims of conservation. Although substantial office uses would not be appropriate in redevelopments so far from the core areas, these uses need not be precluded here in existing buildings where their contribution to conserving built form would override general use considerations. However some of the existing buildings offer particular potential for housing as a preferred use. The existing surface level car park south of the Medlock is a major asset to be brought into play together with encouraging new activity. This site is well located to offer parking with associated substantial landscaping works to improve the immediate riverside area and the rear aspect from listed buildings including the Refuge Assurance building and India House.

Canalside improvements and the creation of incidental open space along the Rochdale Canal would make a positive environmental contribution, but the opportunities to do this are limited. The substantial buildings north of the canal show a higher level of commercial use than those to the south, but despite some recent refurbishment, underuse of upper floors is a common problem and it is clear that not all of the specialised older buildings are suited to present day commerce. There is also a marked shortage of short stay local car parking relative to the substantial floorspace. Here too, whilst aiming to sustain existing activity, it is clearly necessary to encourage a wide range of uses compatible with the broad aims to raise activity levels and to conserve the Victorian Heritage and enhance the important frontages to the major streets. On Oxford Street in particular lively ground floor uses will be appropriate alongside this important pedestrian route.”

Local Plan Policies with regards to the NPPF and the 1990 Act.

5.34. With regard to Local Plan policies, paragraph 219 of NPPF states that:

“existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

5.35. In this context, where local plan policy was adopted well before the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 202 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF paragraph 203) then local planning policies would be considered to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

5.36. In this case, although they Local Plan policies are of relevance, the UDP policies were adopted prior to, and the Core Strategy policies were adopted in the same year as the inception of the NPPF, with no indication that the NPPF was reviewed beforehand, and as so the weight which can be attributed to them will be determined by their consistency with the policy guidance set out within the NPPF. Since the above policies do not allow for a balanced judgement to be undertaken by the decision maker, the policies are not considered to reflect the guidance within the NPPF and therefore considered to be out of date. Thus, the weight which can be attached to them in the decision-making process is limited.

6. Consideration of the Historic Environment.

- 6.1. As set out in Section 1, Orient House is a Grade II Listed Building located within the bounds of the Whitworth Conservation Area. Accordingly, both of these assets are discussed further below.
- 6.2. With regard to heritage assets within the surrounds of the Site, Step 1 of the methodology recommended by the Historic England guidance *GPA 3* (see Methodology above) is to identify which heritage assets might be affected by a proposed development.
- 6.3. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.4. Consideration, based upon on site analysis and professional judgment, was therefore given as to whether any additional built heritage assets present within the surrounding area may include the Site as part of their setting which contributes to their overall heritage significance, and thus whether they may potentially be affected by the proposed scheme. The 100m study area was deemed to be appropriate based upon the surrounding urban environment and the scale of the proposals.
- 6.5. In addition to Orient House, there are four Listed Buildings (one Grade II* and three Grade II) within the 100m study area,.
- 6.6. When taking into account visual connections, spatial relationships and historic connections, assessment has concluded that only the Grade II Listed Granby House and the Grade II Listed Manchester House have the potential to be sensitive to the development proposals. These assets are discussed further below.
- 6.7. The Planning and Compulsory Purchase Act (2004) requires that planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.
- 6.8. The statutory requirement set out within the Planning (Listed Buildings and Conservations Areas) Act 1990, at Sections 66(1) confirms that special regard should be given to the desirability of preserving the historic and architectural interest of Listed Buildings and their settings. Section 72(1) confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset.
- 6.9. In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Listed Buildings and Conservation Areas, and this needs to be the primary consideration when determining the application proposals.
- 6.10. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to designated heritage assets, in the context of Paragraphs 201 and 202 of the NPPF.

- 6.11. The PPG clarifies that within each category of harm ('less than substantial' or 'substantial'), the extent of the harm may vary and should be clearly articulated.²⁸
- 6.12. The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. The PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed.²⁹ In addition, High Court Judgement of 2013³⁰ that substantial harm would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*.
- 6.13. When considering potential impacts to Conservation Area, it is important to note that the Site forms only one part of the asset. Paragraph 207 of the NPPF sets out that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?
- 6.14. This position, and how this responds to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, is supported in Case Law with a 2020 High Court Judgement confirming that:
- "Section 72 requires an overall assessment of the likely impact of a proposed development on the conservation area, and not just that part of it where the development site is located".³¹ (our emphasis)*
- 6.15. The NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.

Orient House

- 6.16. Orient House was added to the National List on 20th June 1988 with the following List Entry:

"Shipping or packing warehouse. 1914, by G.H.Goldsmith. Steel frame with facade of white matt-glazed terracotta and sides of rectilinear glass curtain walling, roof concealed. Large rectangular plan parallel to street. Classical style facade to otherwise strictly functional building. Nine storeys over basement, but the facade of 6 storeys with attics, a symmetrical composition of 1:7:1 bays, the ends breaking forwards slightly, the ground and 1st floors treated as a rustic, with channelled rustication and cornices to both levels, the next 3 storeys as a 7-bay giant colonnade, with fluted Ionic columns and pilastered end bays, an enriched frieze over the colonnade and a low 5th floor with very prominent modillioned cornice and various forms of enrichment; full attic storeys to the ends, set-back attics over the centre, and tall chimneys. Entrances in the 3rd and 7th bays, both with projected doorcases which have shallow pediments on consoles, and acroteria on the pediments; 3-light windows to all floors, those in the end bays mostly

²⁸ DLUHC, Planning Practice Guidance, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

²⁹ Ibid

³⁰ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

³¹ Spitfire Bespoke Homes Ltd v Secretary of State for Housing Communities And Local Government [2020] EWHC 958 (Admin).

with mullions and cornices, and those in the colonnade steel framed, and canted in the first 2 levels. Interior not inspected."

- 6.17. A full copy of the List Entry is included at **Appendix 1**.
- 6.18. As discussed in **Section 2**, the building has been subject to change since it was first Listed, including conversion for residential use and alterations to the interior and exterior.
- 6.19. Orient House was designed by the architectural practice G.H. Goldsmith as a packing warehouse for Barlows Ltd., a makers-up firm and packing company.³² Whilst the List Entry dates the construction of the building to 1914, other sources indicate that the structure was constructed between 1912 and 1916.³³ There is also the suggestion that the building was designed by Goldsmith a number of years prior to construction, with this placing the date of design closer to that of Granby House to the east, another warehouse building constructed by Goldsmith.
- 6.20. The principal elevation of the building faces northwards onto Granby Row and comprises a grand and imposing Neo-Classical façade. The simpler rusticated detailing of the lower floors is topped by a grand colonnade of Ionic columns (extending across three floors) within which are projecting bay windows. A more subservient floor is situated atop of the colonnade, above which are two set back 'attic floors' located within a mansard style roof. The bay divisions provided by the colonnade are expressed on these upper elements by a row of faux chimneys.
- 6.21. Pevsner describes the Granby Row façade as '*one of the most extravagant, six storeys with attics, of white faience with a giant Ionic colonnade.*'³⁴
- 6.22. The grand Neo-Classical detailing of the building however stops with this principal facade, with the rear elements of the building constructed of a steel frame with glass curtain walling. As previously discussed, the external appearance of this element of the building, and its fenestration in particular, has been subject to change during the latter part of the 20th century and the early 21st century.
- 6.23. This element of the building is more 'moderne' in its character, in particular when taking into account the date of construction. Despite the lack of detailing, the structural form of the rear elements is unlikely to have represented the 'cheap option', and utilise new methods of design and construction.
- 6.24. Accordingly, the differing characteristics at Orient House is a clear articulation of attitudes towards the design and appearance of commercial buildings during the 20th century. The design of the main warehouse utilises a modern and practical approach, yet the confidence to express such modern detailing in the 'client facing' aspects of the building has yet to be realised, with a classical design considered to be more fitting for a commercial building and a better representation of wealth and prestige.

³² English Heritage (2002) *Manchester The Warehouse Legacy: An Introduction and Guide*. p.6

³³ Ibid.

³⁴ Hartwell, C., (2001) *Manchester Pevsner City Guide*, p. 159.



Plate 12: Principal, Granby Row, elevation of Orient House.



Plate 13: West elevation of Orient House demonstrating the style of the rear elements of the building.

- 6.25. This composition, and differing characters on the principal facades and rear elements, can be seen on a number of the early 20th century commercial buildings within the vicinity of the Site, but is particularly pronounced at Orient House.
- 6.26. Within this context, it is not considered that the ability to experience and appreciate the rear elements of the building formed part of the design intent of Orient House, with emphasis placed upon the Granby Row façade. Indeed, the railway viaduct offers a degree of screening which would have been present at the time of design and construction.
- 6.27. The List Entry identifies that the roof of the building is 'concealed', and with the exception of the mansard style element on the north elevation, the roof structure comprises a flat roof with a series of lift overruns and access hatches to the centre. As indicated by the List Entry, these elements are not readily visible from the wider townscape.
- 6.28. The area within which Orient House is located comprises a dense urban environment, with built form (contemporary and later) located to the north, east and west of the building. To the south is the 19th-century railway viaduct, with this forming part of the pre-20th-century townscape.
- 6.29. Pevsner describes Granby Row, upon which Orient House is located as *"An area of imposing Edwardian warehouse and the centre of Granby Village designed by Halliday Meecham, 1989. Existing buildings were converted into flats and new blocks of flats added in imitation Edwardian warehouse style. This was the first large-scale experience in warehouse conversion and purpose-built apartment blocks in the city centre."*³⁵
- 6.30. Views of Orient House are influenced and confined by the surrounding built form. Where views are obtainable, there are rarely of the building in its entirety nor confined to experiencing the building solely in association with contemporary buildings.

Summary of the Significance of Orient House

- 6.31. The heritage significance of Orient House is principally derived from the architectural and historic interest of its physical fabric, in particular:
- Historic Interest: Orient House comprises a fine example of a textile trade building constructed as part of the industrial and commercial development of the area in the late 19th and early 20th centuries. The connection with Goldsmith also contributes to the historic interest of the asset.
 - Architectural Interest: This relates to its historic interest and the manner to which the building was designed in a way to encompass industrial practicality with a face of opulence.
- 6.32. When considered within the context of the assets as a whole, the flat roof structure of the building is considered to make a neutral contribution to the overall architectural and historic interest.

³⁵ Ibid.

- 6.33. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- Relationship of the built form of Orient House with Granby Row.
 - The physical and visual relationship between Orient House and Granby House.
 - The experience and appreciation of Orient House from Granby Row, in particular the principal façade, both individually and along the contemporary building form. With regard to the latter, the co-visibility with Granby House is of particular relevance due to the shared architect.
 - The experience and appreciation of the principal façade from the channelled view south along Samuel Ogden Street.
- 6.34. Oblique views of Orient House from the junction of Granby Row and Princess Street to the west of the Site are also considered to contribute to the overall significance of the asset. It is from this location that the contrast between the decorative façade and utilitarian rear can be best understood (Plate 15). It should, however, be noted that this view is principally focused on the utilitarian rear of the building, and is unlikely to have formed part of the design intent. This reduces the level of contribution made by this view to the overall heritage significance of the asset. It is also highlighted that the external appearance of the rear element has been subject to change in late 20th and early 21st century.
- 6.35. Views of the rear of the building are obtainable from the south, southeast and southwest. However, when taking into account the design intent, and the degree of screening provided by the railway viaduct, such views are considered to make a neutral contribution to the overall heritage significance of the asset.

Assessment of Impact of the Proposals on the Significance of Orient House.

- 6.36. With regard to the physical impacts associated with the installation of the proposed equipment, the fixings will be limited in nature and will not result in a physical impact that that would alter the overall architectural or historic interest in the fabric of the building.
- 6.37. The proposed telecommunications equipment will be visible in conjunction with the built form of Orient House from elements of the surrounding urban environment. Within this context, it is important to take into account that the visual change resulting from development does not necessarily equate to harm. The key consideration from a heritage perspective is whether the change alters the heritage significance of the asset.
- 6.38. When viewed from the west end of Granby Row, at the junction with Princess Street, the proposed equipment in the northwest will be visible projecting above the roofline of the flat roof rear element of Orient House. The proposals would be viewed within the context of the adjacent modern building, which from certain locations will also screen the proposals. As demonstrated at Plate 15, whilst introducing a new projecting element, the resulting change will not alter the overall understanding or experience of the building in this view, nor the manner to which this view contributes to the overall significance of the asset.

- 6.39. As demonstrated at Plate 16, due to the surrounding built form, the proposals will not be visible from Granby Row to the east.
- 6.40. The proposed equipment in the southeast and southwest will be visible in conjunction with the rear elements of the building from the south, southeast and southwest (Plates 17 and 18). The proposals will not however be seen within the context of a designed view of the building and will be associated with views of the secondary, utilitarian element of the building, only. The resulting change, when taking into account the level of contribution which these views make to the significance of the asset and the level of change that has already occurred, will not impact upon the overall understanding of the architectural and historic interest of Orient House.
- 6.41. It is anticipated that the proposed equipment will only be readily visible in conjunction with detailed views of the principal façade in views south along Samiel Ogden Street. As demonstrated at Plate 19, the introduction of the proposed equipment in the vicinity of the northwest corner of the building would introduce a projecting feature that would disrupt the rhythm of the principal elevation, and the appreciation of the design. This change is, however, isolated to this one view and will be understood as a later introduction.
- 6.42. Overall, when taking into account all of the above, it concluded that the proposals would result in less than substantial harm, at the lower end of the spectrum, to the heritage significance of Orient House. This is principally associated with the visual change and experience of the building from Samuel Ogden Street.



Plate 14: Existing (top) and proposed (bottom) view from the junction of Granby Row and Princess Street.



Plate 15: Existing (left) and proposed (right) view from the junction of Granby Row and Sackville Street.



Plate 16: Existing (top) and proposed (bottom) view from Princess Street to the southwest of the Site.



Plate 17: Existing (top) and proposed (bottom) view from Altrincham Street to the southeast of the Site.



Plate 18: Existing (top) and proposed (bottom) view south along Samuel Ogden Street.

The Whitworth Street Conservation Area.

- 6.43. The Whitworth Street Conservation Area (Plate 19) was originally designated in September 1974 and at that date bound by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street, and the Piccadilly to Oxford Road railway viaduct. It was then extended in June 1985 to include an area bound by Whitworth Street to the north.

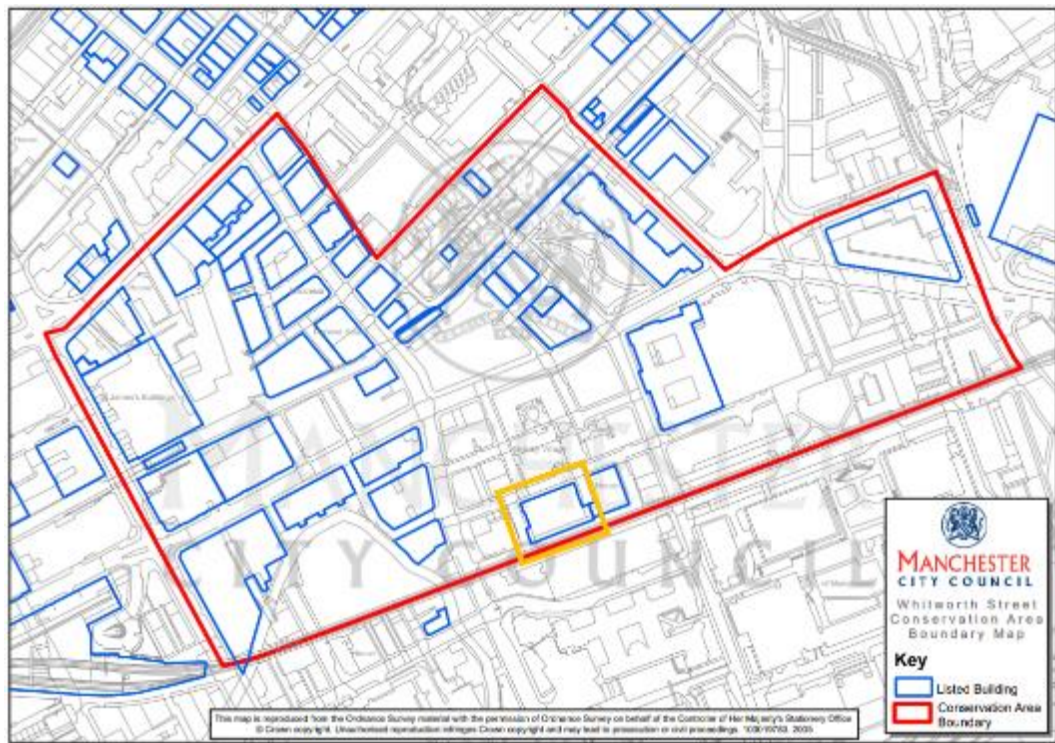


Plate 19: The Whitworth Street Conservation Area Map with Orient House highlighted in yellow.

- 6.44. A formal Conservation Area Appraisal has not been prepared; however, a summary of the asset and key elements of its townscape are provided on the Manchester City Council website.
- 6.45. The Conservation Area is focused upon an area which is described by the Local Authority as 'uniquely Mancunian in character'.³⁶ The area is defined by the built form and street pattern which is contains and the understanding and experience which these provided with regard to the importance and wealth of the area during the Victorian and Edwardian periods. The majority of the historic buildings within the Conservation Area were constructed between 1850 and 1920, and directly relate to the growing and important textile industry of the City during these periods. New developed within the Conservation Area has often sought to emulate the architectural detailing of the early 19th and early 20th century-built form.

³⁶ https://www.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area.

- 6.46. With regard to the general townscape and architectural form of the Conservation Area, the Local Authority set out that:

“The great height of the warehouses along Princess Street, and especially on Whitworth Street, give the area its most obvious physical character of a canyon-like atmosphere. The Princess Street warehouses are relatively early in date, and for the most part are relatively plain and simplified developments of the Italian palazzo style. By the time the Whitworth Street warehouses were built, the Edwardian penchant for decoration was at its height, and the technology for constructing buildings with a steel or reinforced concrete frame enabled them to be taller than before. These later buildings also tended to abandon the use of traditional brick as a wall material, and instead favoured the then fashionable faience or glazed terracotta, which lends itself to rich decoration.”³⁷

- 6.47. With specific regard to Granby Row, the Local Authority identify that *“The development known as Granby Village, in the area of Bombay Street and Granby Row, is a composite of new buildings and converted warehouses”³⁸*. This correlates with the description of the areas as set out within the Pevsner (see above), and the majority of the new buildings have sought to reflect the style of the earlier warehouse albeit with greater concentration on the more simpler elements than the decorative façade seen as Orient House.

Summary of the Significance of the Whitworth Conservation Area

- 6.48. The heritage significance of the Whitworth Conservation Area is primarily derived from the buildings within it, primarily the architectural and historic interest of its built form which it contains and the contribution which they make with regard to the understanding of the growth and importance of the textile industry during the late 19th and early 21st century, and the general character of the area.
- 6.49. Orient House is considered to contribute to the understanding of the development of the area during the early 20th century, and the character and appearance of the townscape along Granby Row. In line with the assessment presented above with regard to Orient House, the greatest contribution is considered to arise from the principal Granby Row elevation, the experience of the building from Granby Row / Princess Street, and the experience of the Granby Row elevation in conjunction with the contemporary and redeveloped townscape.
- 6.50. Views into the Conservation Area of the rear elements of Orient House are considered to make a neutral contribution to the overall understanding and experience of the asset.

Assessment of Impact of the Proposals on the Significance of the Whitworth Conservation Area.

- 6.51. When considering potential impacts on the Conservation Area, the principal consideration is whether the proposals will alter the contribution which Orient House makes to the

³⁷ Ibid.

³⁸ Ibid.

character and appearance of the asset. Views of the proposals from within the Conservation Area will be limited due to the surrounding built form and no views are anticipated from Granby Row within the immediate vicinity of the Site nor the wider townscape to the east (Plate 16).

- 6.52. In views from Granby Row to the west and the junction with Princess Street (Plate 15), for the same reasons as discussed above with specific regard to Orient House, the resulting change will not impact upon the overall understanding or experience of the building from this location. Accordingly, the change is not considered to alter the contribution which Orient House makes to the character and appearance of the Conservation Area in this view.

- 6.53. As discussed above, when viewed from Samuel Ogden Street to the south (within the Conservation Area) the introduction of the proposed equipment in the vicinity of the northwest corner of the building would introduce a projecting feature that would disrupt the rhythm of the principal elevation, and the appreciation of the design. The resulting change would impact upon the experience and appreciation of Orient House from this location, and the contribution which it makes to the character and appearance of the Conservation Area. This change is, however, isolated to this one view within the Conservation Area and will be understood as a later introduction. When viewed within the context of the Conservation Area as a whole, this change is considered to result in less than substantial harm, at the lower end of the spectrum, to the overall heritage significance of the asset.

- 6.54. The proposals will be visible in views *into* the Conservation Area from the south, southeast and southwest; however, for the same reasons as discussed above with specific regard to Orient House, the resulting change will not impact upon the overall understanding of Orient House or the contribution which this may make to the overall significance of the Conservation Area.

Granby House

- 6.55. Granby House was added to the National List on 3rd October 1974 with the following List Entry:

“Shipping or packing warehouse, now flats. 1911, by Goldsmith and Son. Brick with dressings of white stone, composition roof. Rectangular plan. Six storeys with basement and attic, 8 narrow bays, with weathered stone plinth, very emphatic 3rd floor of the 4 centre bays and 2nd floor of the 2 bays on each side, finishing with moulded segmental heads in bands of white stone, and all the windows within them with moulded segmental heads; the upper floors of the outer bays rise into gables which have canted stone oriels tiered up to 4th floor level, lunettes and various forms of Art Nouveau decoration above. Top 2 floors simpler, with square windows; cornice with dentils in each bay; low attic of white stone. Central double entrance with modillioned cornice and entablature with swags at each side, 8-panelled divided doors and internal steps. Eight-bay return walls similar, but with segmental-arched basement windows. Rear and interior not inspected.”

- 6.56. As previously discussed, Granby House was also designed by Goldsmith and was constructed within a similar timeframe to Orient House. There is, however, a distinct difference in the design of the two buildings. As with Orient House, Granby House is now in residential use and a number of ‘upgrades’ to the fenestration appear to have been made.

- 6.57. When viewed from Granby Row the two structures are separated by the access routes to their respective rears. The two are, however, joined to the rear by built form which creates the covered ground floor underpasses to the rear of the buildings. When viewed from in conjunction with each other, the differing designs is identifiable but there is also a sense of cohesion provided by the rhythm of the floors and fenestration.



Plate 20: Granby House as seen from Granby Row, with Orient House to the right.



Plate 21: The covered ground floor underpasses of Granby House (left) and Orient House (right).

Summary of the Significance of Granby House

- 6.58. The heritage significance of Granby House is principally derived from the architectural and historic interest of its physical fabric, in particular:
- Historic Interest/Fabric: Like Orient House, Granby House comprises a fine example of a textile trade building constructed as part of the industrial and commercial development of the area in the late 19th and early 20th centuries. The connection with Goldsmith also contributes to the historic interest of the asset.
 - Architectural Interest: Again, similar to Orient House, the architectural style of the building relates to its historic interest and the manner to which the building was designed in a way to encompass industrial practicality with a face of opulence.
- 6.59. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- Relationship of the built form of Granby House with Granby Row.
 - The physical and visual relationship between Granby House and Orient House.
 - The experience and appreciation of Granby House from Granby Row, in particular the principal façade, both individually and along the contemporary building form. With regard to the latter, the co-visibility with Orient House is of particular relevance due to the shared architect.

Assessment of Impact of the Proposals on the Significance of Granby House

- 6.60. The proposals may also be visible from the roof structure of Granby House; however, the ability to view the equipment from this location will not impact upon the overall architectural and historic interest of the asset. Specifically, views from the roof do not form part of the design intent of the asset.
- 6.61. Co-visibility of the proposals and Granby House will be limited.
- 6.62. No co-visibility is anticipated from adjacent to Granby House or from Granby Row to the east due to the confines of the built form (Plate 16).
- 6.63. Limited co-visibility will occur with the principal façade from the west end of Granby Road at the junction with Princess Street (Plate 15); however, this change will not alter the current understanding, experience or appreciation of Granby House either individually nor in conjunction with Orient House.
- 6.64. The proposals will be visible in conjunction with the rear of Granby House from the south (Plate 18); however, for the same reasons as set out above with regard to Orient House, the resulting change is not considered to impact upon the overall heritage significance of the asset.

- 6.65. Overall, no harm is considered to arise to the overall heritage significance of Granby House via a change in 'setting'.

Manchester House

- 6.66. Manchester House was added to the National List on 6th June 1994 with the following List Entry:

"Shipping and packing warehouse, now restaurant, offices etc. 1914, probably by Birkett; altered. Iron frame with cladding of brown sandstone and some buff brick (roof concealed). Irregular plan at right-angles to street, with chamfered right-hand corner. Free Baroque style. Six storeys with basement and attic, 4 bays (1:1:2:1 windows) plus the corner; with a grey stone plinth, channelled rustication to the first 3 floors, giant Ionic pilasters to the 4th and 5th floors rising from banded pedestals at 3rd floor, those flanking the centre bay coupled and all with festoons, a moulded frieze with large central cartouche, prominent mutuled cornice with a large mutuled segmental pediment arched across the centre of the attic storey, which has a small cornice and interrupted parapet. At ground floor the centre has a doorway and side windows in Venetian window form, with open segmental pediment and cartouche crest, the outer bays have round-headed windows with run-out voussoirs and triple keystones, and the corner has a square-headed doorway with pilaster jambs and carved tympanum under a segmental hood. The 1st and 2nd floors have windows with moulded architraves and cornices, those at 2nd floor on slender consoles with pendent festoons; the windows at 4th and 5th floors also have moulded architraves, those at 4th floor with small cornices; and the attic has a 4-light Diocletian window in the pediment, and windows in the other bays with keyed architraves and cornices. Interior not inspected. Forms southern end of uninterrupted linear group of similar buildings on this side of Princess Street."



Plate 22: Manchester House.

- 6.67. Whilst the List Entry dates the construction of the building to 1914, other sources indicate that structure was constructed between 1906–1909 by I R E Birkett for the Refuge Assurance Company.³⁹ Irrespective, the building forms part of the early 20th century commercial development of the area.
- 6.68. This building lies approximately 65m west of the Site, on the western side of Princess Street at the junction with Granby Row.

Summary of the Significance of Manchester House

- 6.69. The heritage significance of the Listed Building is principally embodied in the architectural and historic interest of its physical fabric as a textile warehouse building, constructed as part of the growth of the textile industry in Manchester during the early 20th century.
- 6.70. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its ‘setting’) which are considered to contribute to its heritage significance comprise:
- The physical relationship between the building and Princess Street.
 - The experience and appreciation of the asset from Princess Street, individually and in conjunction with contemporary buildings in this location. The List Entry identifies that the building ‘*forms the southern end of uninterrupted linear group of similar buildings on this side of Princess Street*’.
 - The experience and appreciation of the principal façade when travelling west along Granby Row.
- 6.71. Oblique views of Orient House are obtainable from Manchester House (Plate 15), and Orient House also forms part of the Granby Row townscape within which views of the principal façade are possible (Plate 16). Although forming part of the contemporary and contextual townscape associated with Manchester House, Orient House is considered to make only a very minor, at most, contribution to the overall understanding, experience and appreciation of Manchester House. This principally associated with the contribution which Orient House makes to the understanding of the early 20th century environment within which Manchester House was constructed

Assessment of the Impact of the Proposals on the Significance of Manchester House

- 6.72. The proposals will be visible from Manchester House (see Plate 15); however, the resulting change would not alter the overall understanding, experience or appreciation of the asset, nor the contribution which Orient House makes to such attributes.

³⁹ English Heritage (2002) *Manchester The Warehouse Legacy: An Introduction and Guide*. p.36.

- 6.73. Due to the surrounding built form, the proposals would not be visible when travelling west along Granby Row and thus will not result in a change to the experience and appreciation of Manchester House from this location.
- 6.74. Overall, no harm is considered to arise to the overall heritage significance of Manchester House via a change in 'setting'.

7. Conclusions.

- 7.1. Overall, it is concluded that the proposed development would result in less than substantial harm, at the lower end of the spectrum, to the Grade II Listed Orient House and the Whitworth Street Conservation Area. The harm identified principally derives from the change in experience of Orient House from viewed from Samuel Ogden Street.
- 7.2. Accordingly, in line with Paragraph 202 of the NPPF, the less than substantial harm identified (at the lower end of the spectrum) should be considered alongside the public benefits of the development proposals.
- 7.3. Whilst recognising the wording of Section 66(1) of the 1990 Act, A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular Paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in Paragraph 202 of the July 2021 version of the NPPF), this is in keeping with the duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.⁴⁰
- 7.4. It is acknowledged that Section 72(1) of the 1990 Act sets out that "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance*" of a Conservation Area; however, under Paragraphs 202 of the NPPF the identification of less than substantial harm to designated heritage assets, including the Conservation Areas, should be considered by the Decision Maker in a balanced judgment alongside the public benefits of the development proposals. Furthermore, there is no reason as to why the approach identified within the Mordue decision should not also be relevant when considering Section 72(1) of the 1990 Act.
- 7.5. No further heritage assets are considered to be impacted upon by the proposals.

⁴⁰ *Jones v Mordue* [2015] EWCA Civ 1243 – Core Doc. 6.10.



Appendix 1- Listing Descriptions

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1200838**

Date first listed: **20-Jun-1988**

Statutory Address 1: **ORIENT HOUSE, 65 AND 67, GRANBY ROW**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ORIENT HOUSE, 65 AND 67, GRANBY ROW**

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

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84412 97609**

Details

MANCHESTER

SJ8497NW GRANBY ROW 698-1/32/145 (South side) 20/06/88 Nos.65 AND 67 Orient House

GV II

Shipping or packing warehouse. 1914, by G.H.Goldsmith. Steel frame with facade of white matt-glazed terracotta and sides of rectilinear glass curtain walling, roof concealed. Large rectangular plan parallel to street. Classical style facade to otherwise strictly functional building. Nine storeys over basement, but the facade of 6 storeys with attics, a symmetrical composition of 1:7:1 bays, the ends breaking forwards slightly, the ground and 1st floors treated as a rustic, with channelled rustication and cornices to both levels, the next 3 storeys as a 7-bay giant colonnade, with fluted Ionic columns and pilastered end bays, an enriched frieze over the colonnade and a low 5th floor with very prominent modillioned cornice and various forms of enrichment; full attic storeys to the ends, set-back attics over the centre, and tall chimneys. Entrances in the 3rd and 7th bays, both with projected doorcases which have shallow pediments on consoles, and acroteria on the pediments; 3-light windows to all floors, those in the end bays mostly with mullions and cornices, and those in the colonnade steel framed, and canted in the first 2 levels. Interior not inspected.

Listing NGR: SJ8441297609

Legacy

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

Legacy System number: **388151**

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.



Map

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End of official list entry

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1218253**

Date first listed: **03-Oct-1974**

Statutory Address 1: **GRANBY HOUSE, 61 AND 63, GRANBY ROW**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GRANBY HOUSE, 61 AND 63, GRANBY ROW**

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

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84447 97612**

Details

MANCHESTER

SJ8497NW GRANBY ROW 698-1/32/144 (South side) 03/10/74 Nos.61 AND 63 Granby House

GV II

Shipping or packing warehouse, now flats. 1911, by Goldsmith and Son. Brick with dressings of white stone, composition roof. Rectangular plan. Six storeys with basement and attic, 8 narrow bays, with weathered stone plinth, very emphatic 3rd floor of the 4 centre bays and 2nd floor of the 2 bays on each side, finishing with moulded segmental heads in bands of white stone, and all the windows within them with moulded segmental heads; the upper floors of the outer bays rise into gables which have canted stone oriels tiered up to 4th floor level, lunettes and various forms of Art Nouveau decoration above. Top 2 floors simpler, with square windows; cornice with dentils in each bay; low attic of white stone. Central double entrance with modillioned cornice and entablature with swags at each side, 8-panelled divided doors and internal steps. Eight-bay return walls similar, but with segmental-arched basement windows. Rear and interior not inspected.

Listing NGR: SJ8444797612

Legacy

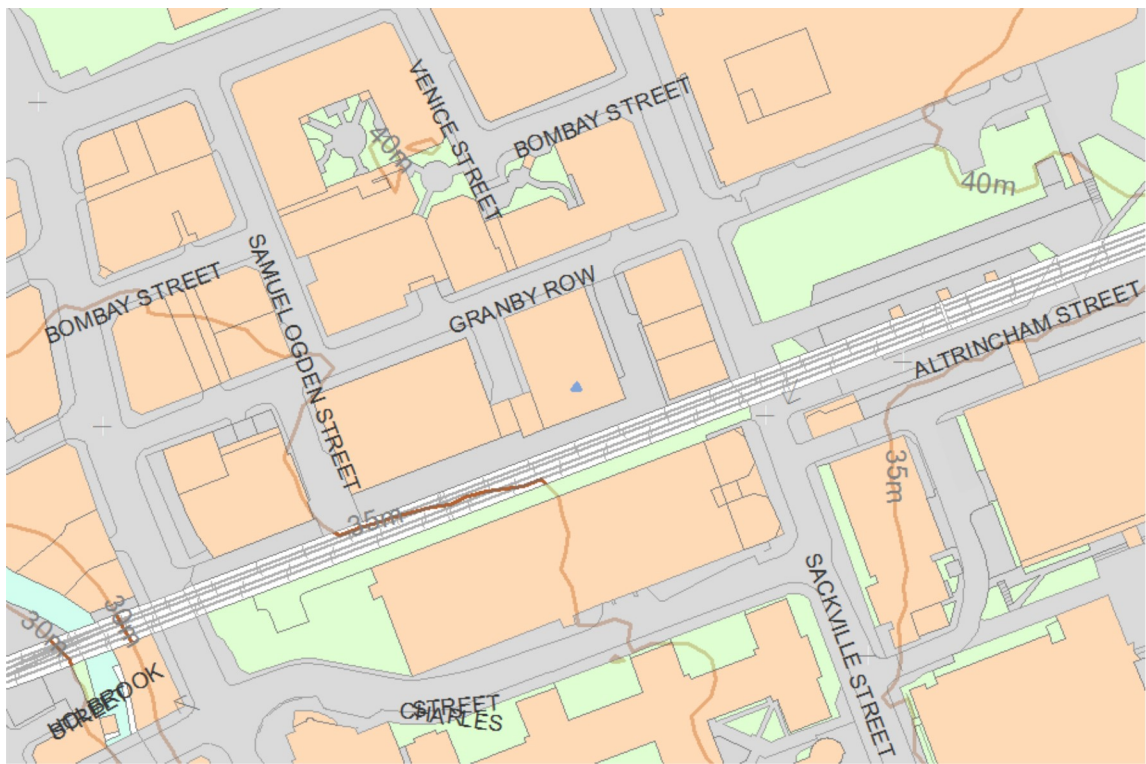
The contents of this record have been generated from a legacy data system.

Legacy System number: **388150**

Legacy System: **LBS**

Legal

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End of official list entry

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1270897**

Date first listed: **06-Jun-1994**

Statutory Address 1: **MANCHESTER HOUSE, 86, PRINCESS STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **MANCHESTER HOUSE, 86, PRINCESS STREET**

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

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84296 97579**

Details

MANCHESTER

SJ8497NW PRINCESS STREET 698-1/32/338 (South West side) No.86 Manchester House

GV II

Shipping and packing warehouse, now restaurant, offices etc. 1914, probably by Birkett; altered. Iron frame with cladding of brown sandstone and some buff brick (roof concealed). Irregular plan at right-angles to street, with chamfered right-hand corner. Free Baroque style. Six storeys with basement and attic, 4 bays (1:1:2:1 windows) plus the corner; with a grey stone plinth, channelled rustication to the first 3 floors, giant Ionic pilasters to the 4th and 5th floors rising from banded pedestals at 3rd floor, those flanking the centre bay coupled and all with festoons, a moulded frieze with large central cartouche, prominent mutuled cornice with a large mutuled segmental pediment arched across the centre of the attic storey, which has a small cornice and interrupted parapet. At ground floor the centre has a doorway and side windows in Venetian window form, with open segmental pediment and cartouche crest, the outer bays have round-headed windows with run-out voussoirs and triple keystones, and the corner has a square-headed doorway with pilaster jambs and carved tympanum under a segmental hood. The 1st and 2nd floors have windows with moulded architraves and cornices, those at 2nd floor on slender consoles with pendent festoons; the windows at 4th and 5th floors also have moulded architraves, those at 4th floor with small cornices; and the attic has a 4-light Diocletian window in the pediment, and windows in the other bays with keyed architraves and cornices. Interior not inspected. Forms southern end of uninterrupted linear group of similar buildings on this side of Princess Street.

Listing NGR: SJ8429697579

Legacy

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Legacy System: **LBS**

Legal

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End of official list entry

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Town & Country Planning Act 1990 (as amended)
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