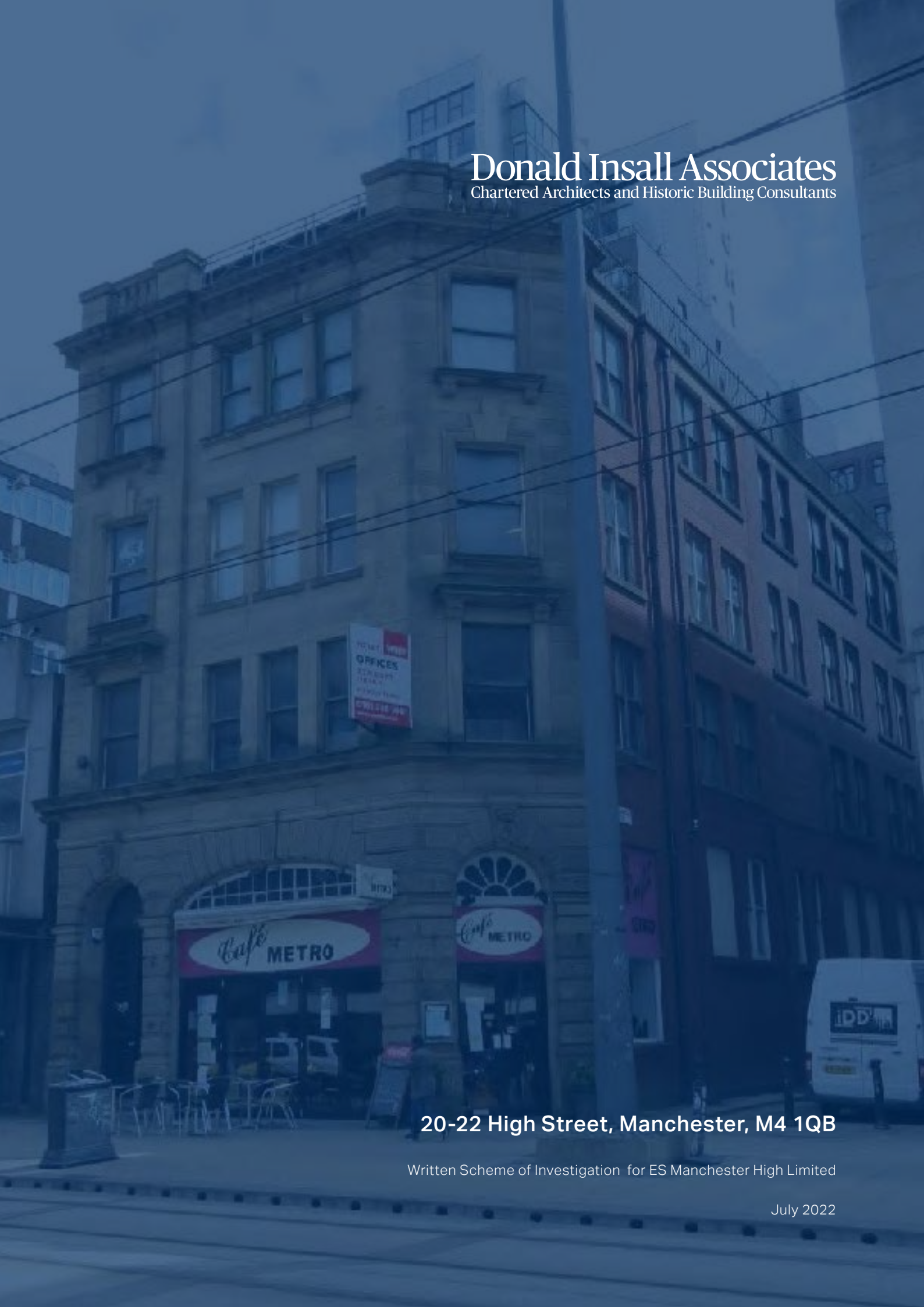




Donald Insall Associates

Chartered Architects and Historic Building Consultants

20-22 High Street, Manchester, M4 1QB

Written Scheme of Investigation for ES Manchester High Limited

July 2022

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Site Plan with ownership and the entire development site outlined and the study site 20-22 High Street shaded in blue.

1.0 Background

1.1 Introduction

Donald Insall Associates were commissioned by ES Manchester High Limited in July 2022 to prepare a Written Scheme of Investigation (WSI) for 20-22 High Street. Planning permission was granted on 16th October 2018 for the following development:

Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street.

Condition 10 of the decision notice states the following:

- 10) *No development shall take place until the applicant or their agents or successors in title has secured the implementation of a historic building recording for 20-22 High St. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:*
- 1. A phased programme and methodology of investigation and recording to include: - a Historic England Level 3 historic building survey - a watching brief during stripping out work to record historic fabric.*
 - 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the historical interest represented.*
 - 3. Dissemination of the results commensurate with their significance.*
 - 4. Provision for archive deposition of the report and records of the site investigation.*
 - 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

This document is a comprehensive WSI to satisfy the condition named above, specifically to address above ground or built heritage. It does not provide for recording work for below ground archaeology.

This WSI has been prepared for submission to Manchester City Council to agree the scope of recording work prior to commencement of the approved scheme. The Building Record report will be carried out in accordance with this WSI, as well as Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (May, 2016).

1.2 Site Location and Description

20-22 High Street is located in the City of Manchester, it is located within the Smithfield Conservation Area. The building is unlisted, though it is considered to be a non-designated heritage asset.

1.3 Aims and Objectives

This WSI has been prepared for the historic building recording of those areas affected by the approved development of 20-22 High Street. The building record will cover this building alone and will comprise a written, drawn and photographic survey of the building to a Level 3 standard, as prescribed by Condition 10 and defined by Section 5.3 in Historic England's *Understanding Historic Buildings: a guide to good recording practice* (2016) which states:

(Level 2) is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion of the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group. A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited.

1.4 National Planning Policy Framework

Assessing and recording the significance of heritage assets forms a key thread in the NPPF (2021). The following paragraphs within Chapter 16: Conserving and Enhancing the Historic Environment are of particular relevance:

194. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

1.5 Areas of Interest

All historic fabric will be recorded through photographs and written text providing a literal description of the fabric, alongside a general commentary on its history and function. Where areas of the building are clearly modern this will be noted for record with a brief description; if it is considered possible that historic fabric may be concealed by modern interventions this will also be recorded with a mechanism for the record to be updated following the strip out works.

2.0 Contents of Building Record

2.1 Written Record

As noted in the officer's the history and development of the site is well covered in the submitted *Heritage Statement* (SLHA, 2018) which covers a number of the requirements prescribed by a Level 2 or 3 record as set by Historic England. This document would therefore be referenced in and appended to the building record. The recording levels have been selected based on the significance of the building and the works proposed. The building record would include the following which include all elements required of a Level 2 record. This information will be supplemented to provide a Level 3 record – principally a more detailed photographic record and marked up plans carried out following the soft strip.

Those items listed in italics indicate additional information to provide a Level 3 record.

2.1.1 Drawings

- Measured as existing floor plans of all floors.
- Measured as existing elevations.
- Site location plan to show the relationship of the building to its surroundings.
- Marked up floor plans with numbering for the internal photographic survey.
- Marked up floor plans highlighting the presence of key elements of significance and original plan form / circulation.

2.1.2 Photography

- General views of the building in its wider setting.
- Photographs of the exterior of the building including oblique views of all external elevations (where possible).
- Photographs of the interior of the building showing the overall appearance of the principal rooms and circulation areas.
- Photographs of external and internal structural or decorative detail relevant to the building's design, development or use.

2.1.3 Written Account

As highlighted above much of the following is already provided within the submitted *Heritage Statement* (SLHA, 2018) therefore this will be referenced and reproduced as appropriate to including the following:

- The precise location of the building as an address and in the form of a National Grid reference.
- A contents list; a list of illustrations or figures.
- A note of the statutory designation of the buildings.
- The date of the record, the name(s) of the recorder(s) and the location of any archive material.
- A summary of the building's form, function, date and sequence of development. The names of the architect, builders, patrons and owners will be given if known.

- An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.
- A summary of the building's overall form (structure, materials, layout) and key relevant phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose.
- A discussion of the building's past and present relationship to its setting: its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc.
- Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site.
- An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context (N.B. this will be reviewed and revised as necessary following Phase 3 of the Building Record, once the soft strip has been carried out).

3.0 Professional Standards

The recording will follow the requirements outlined in *Historic England's Understanding Historic Buildings: A guide to good recording practice (2016)* and conform to *the IHBC Code of Conduct*.

All work will be undertaken by Vicky Webster, an IHBC accredited Historic Building Consultant at Donald Insall Associates (please see attached CV). It will be subject to internal review in accordance with our company Quality Assurance standards (ISO 9001 and 14001) and supported by our broad team in terms of fieldwork staffing, post-evaluation programming and overall programming.

All relevant health and safety legislation, regulations and guidance will be adhered to during the course of the recording.

4.0 Methodology, Reporting and Submission

The recording will be undertaken in two / three phases:

Phase 1: the historic written account based on archival research and what is known through the surveys already undertaken, photographic recording via an external and floor-by-floor internal site survey.

Phase 2: on site reviews and recording as dismantling works progress on site, alongside MCC conservation officer as required, according to the agreed programme of site visits. See Watching Brief.

Phase 3: internal building record once the soft strip has been completed and an external survey following the demolition of Nos.24-36 – and when the building is made safe.

Upon completion of Phase 1, the record will be issued to the MCC Conservation team in digital format for review, comment and for their reference during Phase 2 of recording. Upon completion of the recording the three phases will be combined to comprise a single report, most likely with each Phase comprising a distinct volume. The final report will be issued to MCC Conservation team and the Greater Manchester Archaeological Advisory Service (GMAAS) in digital format for review and comment before being finalised. It will contain the following information:

Text

- Non-technical summary
- Introduction and site location
- Statement of aims and objectives
- Methodology
- Summary of history extracted from the submitted Heritage Statement (SLHA, 2018)
- External description of the building.
- Phase 1 – an internal description of the building covering surviving evidenced features, floor by floor.
- Phase 3 – will record fabric / features following the internal soft strip and the demolition of the adjacent block (24-36 High Street). An updated external description and an internal survey room-by-room / space-by-space will be completed.
- Discussion and conclusion
- List of sources consulted

Illustrations

- Site location plan
- Historic plans / illustrations and photographs – within Heritage Statement (SLHA, 2018)
- Existing set of plans and elevations
- Set of plans and elevations following soft strip and demolition of No.24-36
- Marked up plans were required to illustrate part of the recording exercise - marked up plans where possible to illustrate fabric removed through dismantling

- Phased photographic surveys:
 - o **Phase 1** external and internal surveys;
 - o **Phase 3** internal and external survey following soft strip and demolition of 24-36 High Street.

Appendices

- Approved drawings
- A copy of this WSI
- *Heritage Statement* (SLHA, 2018)
- Monitoring Works Report

The building record will then be submitted to Manchester City Council for inclusion on the Manchester Historic Environment Record as well as being uploaded to Archaeological Data Service online library OASIS.

Watching Brief

The following methodology for the monitoring of soft strip for built heritage is to be carried out by Vicky Webster. The agreed methodology will be reviewed with the contractor to agree the proposed programme, site visits and the use of 'hold points' for any findings requiring further discussion with MCC:

- Internal photographs of the building carried out before commencing any strip out works on site (during Phase 1 of the Building Record, see above);
- Internal photographs of the building carried out during the soft strip, at agreed points with the contractor. Hold points will be used for unexpected findings / discoveries. Logs will be made to record any significant discoveries;
- Photographs of all areas subject to the soft strip will be taken following works (photographs will be reproduced within Phase 3 of the Building Record);
- Relevant photographs and logs of the soft strip will be collated into a Monitoring Works Report and shared with MCC. The internal and external descriptions will be updated in the Building Record during Phase 3.

Appendix I – Heritage Statement, SLHA, 2018

Nos. 20-36

High Street

Manchester



Heritage Statement



DRAFT

Prepared for:

ASE II Manchester Ltd

July 2018

Prepared by:



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20-36 HIGH STREET, MANCHESTER - HERITAGE APPRAISAL

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DRAFT

1. INTRODUCTION

1.1 Purpose

This Heritage Statement has been prepared in support of the planning application for the redevelopment of the site that is formed by Nos. 20-36 High Street, Manchester.

The Site is located at the junction of High Street and Church Street within Manchester City Centre, at the transition between the mainstream Primary Retail Area focused on Market Street / Manchester Arndale and the distinctive Northern Quarter, with its independent retail, leisure and cultural offer and ambience.

The Site sits within the south-west corner of the Smithfields Conservation Area, and within close proximity to the borders of a number of other Conservation Areas and immediately to the north of the Grade II Listed Rylands Building (Debenhams).

It occupies a strategic location at the heart of the City Centre, within walking distance of all of the services and facilities offered by Manchester City Centre - the largest financial, professional, education and cultural centre outside London, and one of the key economic drivers for the whole of the North of England. In addition to being within walking distance of the City's key services and facilities, the Site has excellent access to public transport including Piccadilly and Oxford Road Railway Stations, Metrolink, Chorlton Street Bus Station, Metroshuttle services and a wide range of bus services to all destinations within Greater Manchester.

The Site is bounded by High Street, Church Street, Birchin Lane and Bridgewater Place. It has a total site area of 0.22 hectares.

The site is currently occupied by the following buildings:

- 20-22 High Street – a four storey building which is identified as a non-designated heritage asset within the Smithfield Conservation Area. This is occupied by a café on the ground floor, with four storeys of mostly vacant office space above.
- 24-36 High Street - a low quality building of 1960's design, consisting of a two storey podium at ground floor and a mix of commercial and leisure uses occupying the street frontage and basement, with a four storey office block built above.
- Church Street Market Stalls – five stalls (books, fruit and vegetables, bags/luggage, and a café) housed within a modern steel and glass structure.

The proposals are for the redevelopment of the site to provide a mixed use, high quality scheme. This will include retail/leisure uses at ground floor (along with an indoor/covered walkway linking High Street with Church Street to bring footfall through the building) with residential uses on the upper floors, configured within a single 'u-shaped' building.

The description of the development is:

“Demolition of existing structures and the construction of a 22 storey building comprising 361 residential apartments, ground floor commercial floorspace (Use Classes A1, A3, A4 and A5) and landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works”

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 189, to describe the significance of the heritage assets affected, and the consequent potential impact of the current proposals.

1.2 Research methodology

This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the site and surrounding areas were conducted in March 2016 by visual inspection, in order to map out the immediate area surrounding the subject site and of the setting of the designated heritage assets that could be affected by any future proposals. Consideration has also been given to non-designated heritage assets, key views to the notable historic buildings which contribute to the identification of the built form and the understanding of the special interest of the area.

The Significance Assessment aims to assess the nature, extent and relative importance of the components of the Subject Site, as well as any contribution it may have on the character of the Smithfield Conservation Area. The analysis has informed options for the design development of the Site and to enable the local planning authority to make decisions in line with legal requirements and the objectives of the development plan and the policy requirements of the NPPF.

1.3 Authorship

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

2. POLICY CONTEXT

2.1 Introduction

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

The Subject Site is located on a prominent corner position and comprises of two buildings with No. 20-22 High Street, constructed in 1915-1917 as a home trade warehouse (marked as B in Figure1 below), and the larger adjoining office and shops development, constructed in 1969 (marked as A in Figure1 below). The Subject Site is located on the western boundary of the Smithfield Conservation Area which includes a number of listed buildings. The Council is thus, required, by legislation and national planning policy, to have regard to the impact of any proposed development as it affects designated heritage assets. This consideration needs to be **proportionate** to the relative significance of the site component and the actual impact of the proposed development. The methodology outlined below is one derived from guidance set out by ICOMOS to ensure objectivity.

The key planning policy documents are respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), Manchester City Council's Local Development Framework, and associated local and national conservation area guidance. The relevance of the policy framework to the development of the Subject Site is discussed below.

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

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

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

2.2 Planning (LB & Cons. Areas) Act 1990

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

The location of the unlisted buildings within the Smithfield Conservation Area requires that it is necessary to evaluate the impact of any proposals in the context of **Section 66** of the Act, in terms of the potential impact on the 'setting' of any adjacent listed buildings. The 'setting' of a listed building is not a heritage designation, it is simply defined in the NPPF as the, "*surroundings in which a heritage asset is experienced*". Thus, it is important to consider the change resulting from the proposed development and the overall impact that this would have on the special interest of any adjacent listed buildings. In accordance with the ICOMOS guidance (Jan.2011, para.5-8) on measuring heritage impact, the significance of the material change is defined below on a nine-point scale, ranging from major- beneficial, through neutral to major-adverse.

The focus of the design-development has thus been to avoid any harm to the significance of any adjacent listed buildings in order to meet the fundamental requirements of **Section 66** of the 1990 Act.

Also, of relevance, given the location of the Subject Site within the Smithfield Conservation Area, is **Section 72** of the Act. This provides a specific duty for the Council in exercising its planning functions to afford: "*special attention....to the desirability of preserving or enhancing the character or appearance of [the Conservation Area]*".

Thus, with particular regard to the Subject Site, the legislation also requires the Council to apply great weight to the desirability of preserving the character and appearance of the Smithfield Conservation Area when determining the proposals. This requires a definition of the area's special interest and careful analysis of the visual relationship of the proposed development to these designated heritage assets.

As a consequence, the Council must determine whether the proposed development of the Subject Site would cause any demonstrable harm to the character or appearance of the Smithfield Conservation Area. Thus, the local authority needs to use its judgement (based on relevant material) to objectively define the impact on the affected designated heritage assets. The key Planning requirement arising from **Section 72** is, therefore, to avoid any unmitigated negative impact (or 'harm') to the setting of the adjacent listed buildings, or the character and appearance of the conservation area.

In accordance with the requirements of both Section 66 and 72, if a negative impact on any adjacent designated heritage assets is identified, its extent must be defined to determine whether it may be defined as demonstrable 'harm'. This is necessary because limited, or "*less than substantial harm*", should not be afforded the same weight as that which is deemed to be "*substantial*", and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

'Substantial harm' under the 1990 Act is thus, interpreted as having a fundamental impact on the significance of the heritage asset by means of the complete compromise of its setting. It follows that *"less than substantial harm"* is development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *"special architectural or historic interest"*.

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its **balancing planning benefits**. As **Section 72** of the Act requires the Council to pay: *"special attention....to the desirability of preserving or enhancing the character or appearance of that area"*, when a negative impact is identified, a balancing exercise is also required to be undertaken by the Council. The Courts have established that if a proposed development demonstrably conflicts with the fundamental objective in Section 72, *"there will be a strong presumption against the grant of planning permission"*. However, it is also established that this may be, *"overridden in favour of development which is desirable on the ground of some other public interest"*.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Subject Site, and its visual relationship to adjacent designated heritage assets, including the wider Smithfield Conservation Area. The key Planning consideration is thus whether the proposed development would cause any demonstrable, unmitigated 'harm' or erosion of the values of the identified heritage assets.

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

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the development options on the below identified heritage assets. In accordance with the requirements of the 1990 Act.

2.3 NPPF (2018) & Planning Practice Guide (2014)

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**paragraph 8**). The designated heritage asset in this case is the Smithfield Conservation Area. This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment. It is thus necessary to demonstrate that the proposals for the Subject Site are demonstrably sustainable and have no unmitigated negative impact on the conservation area.

In accordance with the legislation, the NPPF's core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner **proportionate to**

their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 184**). In this instance the 'heritage assets' are the Smithfield Conservation Area, and adjacent listed buildings within the defined area of study.

The NPPF also emphasises the need for new development to make a positive contribution to the historic environment's local distinctiveness (**paragraphs 192**). Consequently, the proposals are required to complement the character and appearance of the conservation area.

The following NPPF requirements derived from **paragraph 127** are relevant to the proposed development of the Subject Site (and Section 72 of the Act). Therefore, in accordance with national planning policy the redevelopment proposals should:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF does not specifically define '*good architecture*' but puts great weight on the delivery of contextual design (**paragraph 130**). This is defined as design which takes the opportunities available for improving the character, quality and function of an area.

The **NPPF Planning Practice Guide (2014)** emphasises that, in general terms, "*substantial harm is a high test, so it may not arise in many cases*". This is because such harm is deemed to arise where development fundamentally compromises the special architectural and historic interest of the heritage asset. Thus, it is the *degree* of harm to the heritage asset's significance rather than the scale of the development that is to be assessed.

The design-development has thus sought to ensure that the current 20th century buildings will be replaced with a development which is in accordance with the distinctive character and elevation rhythms of the immediate area and should result in a negligible/beneficial visual impact on its listed neighbours and the wider streetscape. Consequently, the heritage impact of the proposed development should be weighed against the heritage and public benefits of the development, in accordance with NPPF **paragraph 134**.

2.4 Manchester City Council Core Strategy, 2012

The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

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

The proposed development of the Subject Site positively addresses the following policy objectives, as established in **Policy EN3**:

- the proposed development is designed to support the Council's objective of preserving (and where possible, enhancing) the historic environment, including the architectural character, setting and accessibility of listed buildings and the character of spaces within the Smithfield Conservation Area.
- the proposed development will revitalise the character of this fragmented part of the Conservation Area.

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

2.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): “Managing Significance in Decision-Taking in the Historic Environment”

was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

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

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

The development proposals have also been developed in the context of the 2016, **Historic Environment Advice Note 2: “Making changes to historic assets”** (HEA.2).

The emphasis of **HEA.2** is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building’s overall significance is unaffected.

Reference has also been made in the methodology of this report to the 2017 “**Good Practice Advice in Planning Note 3. “The Setting of Heritage Assets” (GPA.3)**. GPA.3 acknowledges the primacy of the NPPF and PPG and does not constitute a statement of Government policy itself, nor does it seek to prescribe a single assessment methodology.

However, **GPA.3** emphasises the following fundamental Planning issues which have informed the design-development and this Heritage Statement:

- a) Data gathering, and analysis of visual impact should be *proportional* to the status of the site, and the needs of decision taking.
- b) The concept of ‘*setting*’ is not itself a heritage asset, nor a heritage designation. Its importance entirely lies in what it contributes to the significance of the identified heritage asset (or to the ability to appreciate that significance).
- c) By definition, all heritage assets have significance. However, their sensitivity to change and the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage asset.

- d) An individual heritage asset's setting may be enhanced by development, although it is acknowledged that not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).
- e) Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

Therefore, the advice and methodology suggested in Historic England's guidance for the analysis of significance and development impact, has been used in particular as the basis for the consideration of 'setting' and the Visual Impact of the development in this report.

Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:

- *Conservation Principles Policies and Guidance* (2017),
- *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011),

3. THE SITE

3.1 The Site and Statutory Designations

The two buildings which make up the Subject Site consist of the narrow No. 20-22 High Street, constructed in 1915-1917 as a home trade warehouse (marked as B in Figure1 below), and the larger adjoining office and shops development, constructed in 1969 (marked as A in Figure1 below).

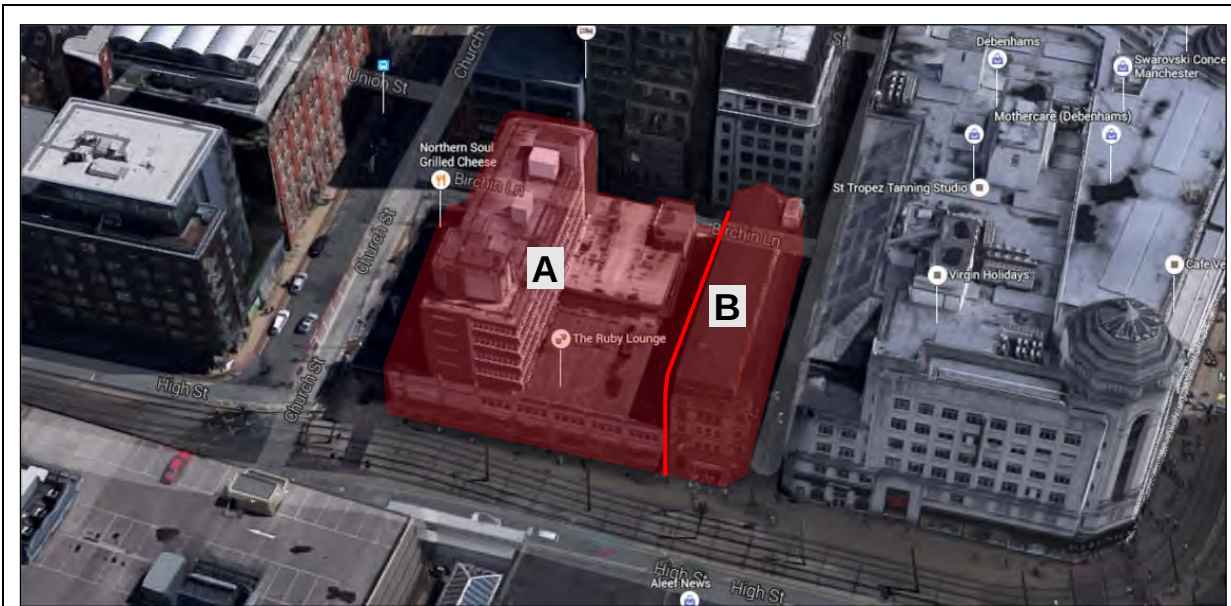


Figure 1: An aerial view looking east over High Street, showing the two buildings which make up the subject site. **A** – 24-36 High Street, **B** – 20-22 High Street.



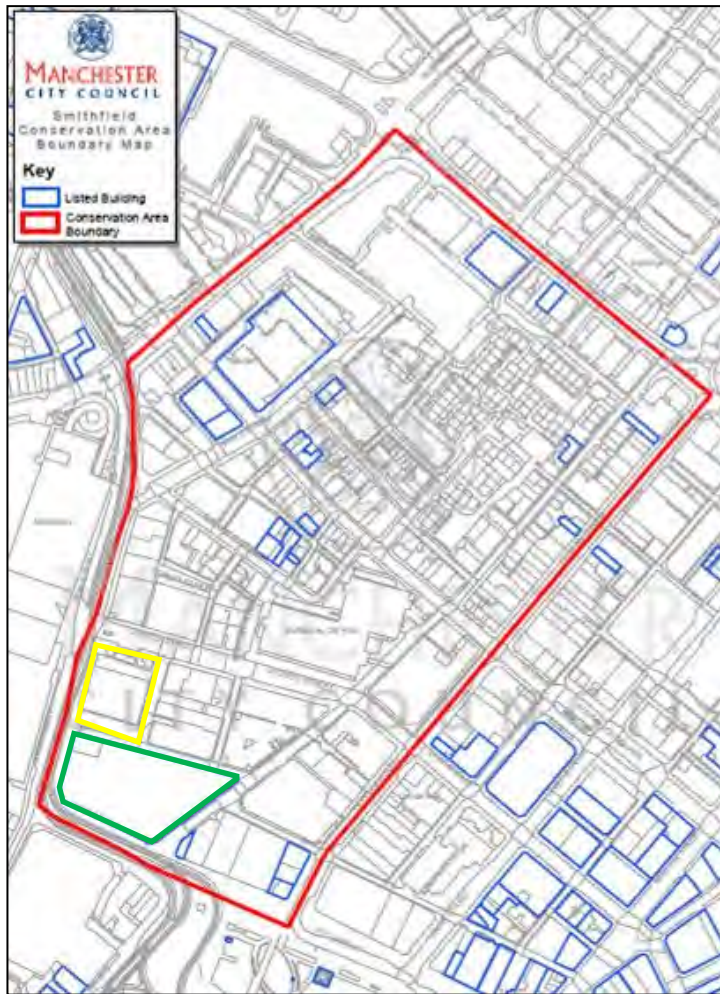
Figure 1a: 24-36 High Street (A).



Figure 1b: 20-22 High Street (B).

The principal aspects of both buildings front west onto High Street, with rear elevations fronting east onto Birch Lane. The north elevation of the site fronts onto Church Street, with the south of the site fronting Bridgewater Place.

Both buildings contain commercial units to the ground floor with a mix of offices and redundant former warehouse spaces to the upper floors.



blue.

3.2 Listed Buildings

The Subject Site is located to the south-west corner of the Smithfield Conservation Area. Figure 2 illustrates the boundaries of the Conservation in relationship to the Subject Site.

Due to the nature of the existing urban environment, it is considered that proposed development of the site has the potential to impact the setting of the adjacent Grade II listed former Ryland's Building (Debenhams) (see Figure 2 for location). There are no other listed buildings nearby that would be affected by the proposed development.

Figure 2: Plan illustrating the location of the designated heritage assets. The subject site is highlighted in yellow. The Grade II listed Ryland's Building (Debenhams) is highlighted in green. The Smithfield Conservation Area is outlined in red. Listed buildings are outlined in

3.3 Conservation Areas

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance¹.

The Subject Site sits within the Smithfield Conservation Area, which is located within the centre of the city centre of Manchester. It was designated in February 1987 and primarily covers the area of the former Smithfield Market of the City. The area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill.

The Smithfield Conservation Area is an important area of early city centre townscape, containing examples of former 18th and 19th Century weaving cottages and early street patterns.

As the Subject Site is located within the Smithfield Conservation Area the proposals have the potential to impact on the character and appearance of this heritage asset. Figure 2 illustrates the boundary of the Smithfield Conservation Area.

¹ Section (1) Planning (Listed Building and Conservation Area) Act 1990

4. HISTORICAL DEVELOPMENT OF THE SUBJECT SITE

4.1 Introduction

In order to understand the heritage significance of the site, as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of central Manchester.

4.2 Brief historical background

Unlike the southern part of the city centre, which was speculatively laid out and developed during the later 1700s, the area surrounding the subject site developed gradually from the 1600s as part of the earliest development of Manchester.

The area, which was still largely open fields and farmland before the early-18th Century, evolved gradually as wealthy residents built small brick and stone mansions in the area during the early 1700s, surrounded by a rural landscape on the fringes of the growing town.



Figure 3: 1837 – An etching showing the 18th century appearance of the top of Market Street Lane (now Market Street). This view is taken looking west along Market Street from its junction with Mosley Street to the left. The subject site is behind the buildings to the right which is now the site of the large 1929-32 Ryland's Building (now Debenhams). The buildings to the left were originally elegant townhouses which were converted for use as the new Bridgewater Arms Hotel.

As the 18th Century progressed, the town of Manchester grew rapidly with a number of new streets and warehouses to cater for the burgeoning shipping and trading industry, resulting in the rapid growth in the size of the town centre, increasingly pushing residents further away from it.

The four streets that bound the site, being Church Street, High Street, Bridgewater Place and Birchin Lane did not exist in 1650 but were all laid out by 1755. Originally Birchin Lane was known as Methodist Street and Bridgewater Place was known as Garden Street. Church Street in its earliest form was a short cul-de-sac, closed in by field hedges next to the River Tib, and Cannon Street did not exist until after 1750.

Birchin Lane was the location of Manchester's first Wesleyan Chapel, known locally as the Birchin Lane Chapel. However when originally constructed and opened by John Wesley in 1751, Birchin Lane was known as Methodist Street. The chapel remained in use until the late 1820s when it became converted for use as a warehouse, as was becoming a common practice in the area during that period, and was later demolished in 1842.

During this period the principal streets for merchants were Cannon Street (now the site of the Arndale Shopping Centre), whilst Church Street and High Street contained mostly offices and the town's principal warehouses including Butterworth and Brooks – calico printers, Leese, Kershaw, and Callender, then one of the leading houses in the general home trade.



Figure 4: A view looking across at the original buildings on the western side of High Street, as seen from the subject site in 1910. This view illustrates the differing early building types found in the area during the 1900s.

Calico printers were very much focused around Church Street, with over a dozen being located on the street during the 1830s. During this period the south of the street, towards Oldham Street, was largely occupied by shopkeepers. Although Church Street is short, it included four public houses, including the Unicorn on the corner of Joiner Street/Church Street, which was demolished and rebuilt in c1925. The building line of the pub was set back to allow for the widening of Church Street to its present width.

High Street was the site of many important political events and home to a number of reform characters and their businesses, such as Absalom Watkin, who had a warehouse at No. 26 High Street and was a prominent member of the Anti-corn Law League, and Eckersley who went on to form the largest cotton manufacturing mill complex in the world at Wigan.



Figure 5: John Ryland's frontispiece shops and warehouses on the northern side of Market Street, as they appeared in 1903.



Figure 6: 2015 – The 1929-32 Ryland's Building which replaced the buildings seen in the above Figure 5.

The most notable, and one of the earliest buildings in the area originally stood immediately next to 20-22 High Street from 1736 to 1929. The building was constructed by Jeremiah Bower as his private mansion, which at the time of its construction faced onto a rural lane. Bower was a churchwarden at Manchester Cathedral (then the Collegiate Church) and senior constable of the town, becoming appointed to the high office of boroughreeve in 1743. The front of the house contained a large front garden, which now forms the location of Betfred. The rear garden stretched eastwards as far as the now culverted River Tib.

The area surrounding the mansion, including the Subject Site, rapidly developed with new warehouses, forcing the resident population out of the area. Jeremiah Bower died in 1755, leaving the mansion to his son Benjamin. The mansion was soon sold and converted into a coaching inn known as the Bridgewater Arms, and its front garden converted to a semi-circular driveway. The long rear garden was built-up with new stables and hotel accommodation reaching as far as what is now known as Tib Street, which by that time the River Tib had been culverted.



Figure 7: Looking east along Bridgewater Place from its junction with Birchin Lane (right) in 1895, showing the early Ryland's warehouses to the left.

The former mansion was one of the leading coaching inns in Manchester and survived until 1827 when it was sold and used as a warehouse. Soon after the sale the original Inn stables were demolished and a warehouse built on the site. The front carriageway was also built upon with a further warehouse, effectively closing in the original mansion with only its side elevations being visible from Bridgewater Place and Bread Street.

Towards the end of the 19th century several entire blocks between Market Street and Church Street were entirely occupied by Ryland's and Sons home trade business, with warehouses dedicated to the many departments of their business.

The former Bower mansion and the adjoining warehouses which formed the entirety of the south of Bridgewater Place through to the north of Bread Street, which formed the majority of the Ryland's estate were demolished in 1929 along with the whole of New High Street to allow for the construction of Ryland's new building (now Debenhams).

Possibly the most well-known local businessman during the 19th Century, John Rylands founded the prolific company of Ryland's & Sons. He took on his first premises in the early decades of the 19th Century in New High Street (now the site of the company's later 1932 Ryland's Building – now Debenhams).

When he started business the area around High Street and Church Street was still largely residential, and the Bridgewater Place Inn on the corner of what would later become Bridgewater Place and High Street ran several mail stage-coaches daily to and from London. By the time of his death in c.1900 the entire local area had been progressively developed by large warehouses, including the conversion of the Bridgewater Arms into one of John Ryland's own warehouses. The name 'Ryland's' is still synonymous with Manchester today.

The area known as Smithfield, which gives its name to the conservation area in which the subject site sits, is located north-east of the subject site and was the home of a large Victorian covered market known as Smithfields Market. Since its establishment in 1821, Smithfield has been known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish have been sold on both a wholesale and retail scale.

At its peak, around the turn of the 20th century, it was probably the largest market complex in Britain, occupying seven acres from Swan Street to the north as far as Thomas Street to the south. The majority of the market was subsequently demolished and only remnants of the original buildings survive and have been converted as apartments and food and beverage units.

The main shopping areas in Manchester during the 19th Century were Market Street immediately, south-west of the site, and Oldham Street, located north-east of the site. These two streets formed the busiest and most profitable shopping districts in the city and were characterised by the many varied types and styles of individual buildings on narrow plots.

The majority of the historic commercial buildings and shops in Oldham Street survive but have been largely altered, whereas the historic built form of Market Street was destroyed during its clearance during the early 1970s to make way for the large new Arndale Shopping Centre, which was constructed along the northern side of Market Street, reaching as far north as Shudehill and Withy Grove.

The area to the north of the site is known as Shudehill, and includes the street bearing the same name. This area formed one of the earliest parts of Manchester and until the 1950s/60s contained at least two medieval timber

framed buildings. Manchester Cathedral can be found at the western end of Shudehill and this ancient and direct thoroughfare is assumed to be the reason for why Church Street gained its name.



Figure 8: The Arndale Shopping Centre as it appears today.



Figure 9: The same view as seen in 1957 looking west along Market Street from its junction with High Street (right) and Fountain Street (left). This view illustrates the now lost historic urban form which constituted the norther side of Market Street and the western side of High Street before the Arndale Shopping Centre was constructed in the early 1970s.

4.3 Map Regression

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

Table 1: Historic Map Regression

A Plan of Manchester and Salford 1750 – This early map dating to the middle of the 18th century clearly shows the extent of the town centre of Manchester which at that time stops short of Piccadilly Gardens and what is now the Northern Quarter area. The most built up part of the town is concentrated around the ancient Market Street Lane (now Market Street), which was lined with medieval timber-framed shops and houses. The Subject Site can be seen to be developed by this time, and is likely to have contained small domestic dwellings. Church Street and High Street can be seen to be established streets, but have not yet reached their full capacity. On the corner of High Street and Bridgewater Place, and running along the southern side of Bridgewater Street can be seen to contain the small mansion of Jeremiah Bower, built in 1738 set back from High Street and with extensive gardens behind leading onto open fields and the River Tib. This grand house would eventually become the Bridgewater Place Arms following Bower’s death.

Table 1: Historic Map Regression



1794 William Green— William Green’s map illustrates in more detail the densely built up nature of the area towards the end of the 18th Century. The Subject Site appears to be a mix of different buildings of different dates, footprints and uses. The location of Bridgewater Place during this period is called Garden Street, named after the extensive gardens of the former Bower mansion which by this period had been converted into the Bridgewater Place Arms, and its gardens built over by new warehouses.

The name of ‘Bridgewater Place’ is given to the small set back area in front of the Bridgewater Place Arms, of which its name is written along the street beneath Garden Street. A new street has been laid out called ‘Stable Street’ named after the extensive range of stables which were built on the Bower mansion gardens following its conversion to a coaching inn. This new street marks the location of the River Tib, which was culverted in the late 18th century. The street now forms Tib Street, again named after the ancient stream.

Table 1: Historic Map Regression



1800 Map – By the turn of the 19th century the Subject Site is largely unchanged. Birch Lane is seen to be named for the first time, whilst Stationers Court, which cuts through the northern part of the site, is still unmarked. This map shows the name of the Bridgewater Place Inn for the first time. Market Street is still known as Market Street Lane, its eastern part is now called Lever Street in recognition of the Medieval timber-framed Lever Hall which stood on the northern side of the street. Cannon Street can be seen to extend from the junction of High Street and Church Street.



1831 Richard Thornton – By the 1830s the Subject Site can be seen to be largely unchanged, but does include the narrow loading court between the north and south of the site, latterly marked as ‘Commercial Buildings’ on Adshead’s 1851 plan (see below).

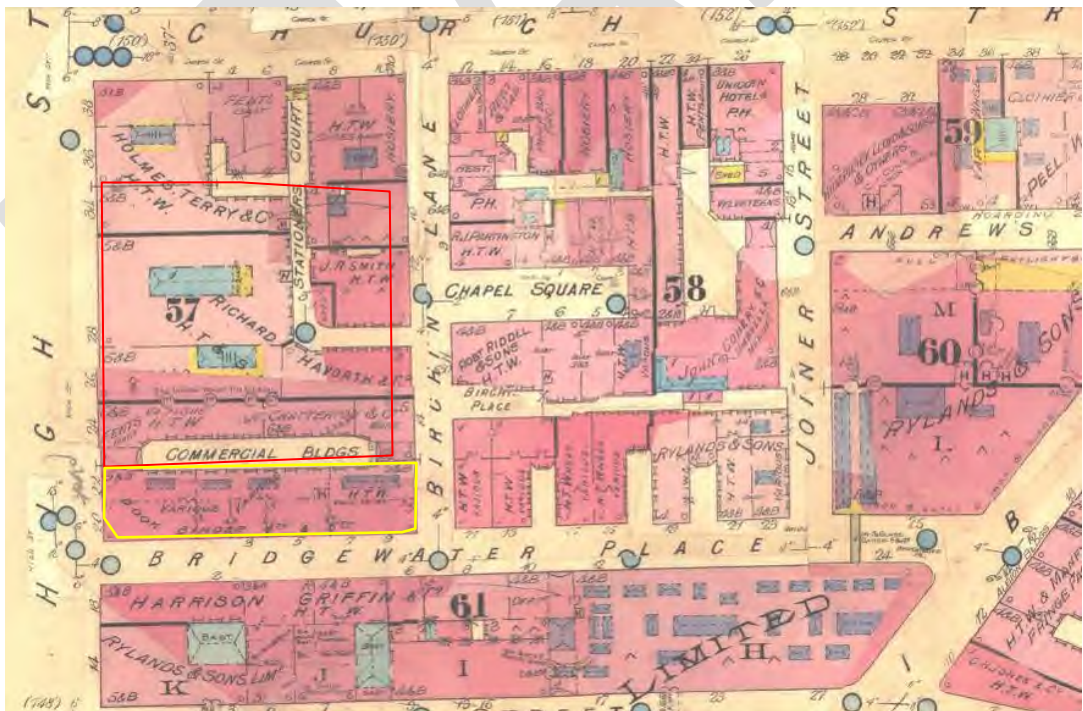
Garden Street has now been renamed Bridgewater Place following the line of the set-back front garden of the Bower mansion (later the Bridgewater Place inn) being built upon. The Bridgewater Place Inn was closed as a coaching inn in c.1827 and was moved to the corner of Mosley Street and Market Street, with the buildings in Bridgewater Place being converted into

Table 1: Historic Map Regression

warehouses, and the front garden being developed with a further warehouse. There is a second loading court located in the middle of the site, and like the loading court to the south, it is accessed from High Street and Birchin Lane.



1851 Adshead – Adshead’s plan of 1851 shows that the subject site has changed little. A new building has been constructed at the southern end of Stationers Court and the name of ‘Commercial Buildings’ can be seen for the first time marked above the buildings previously on the site of No. 20-22 High Street.



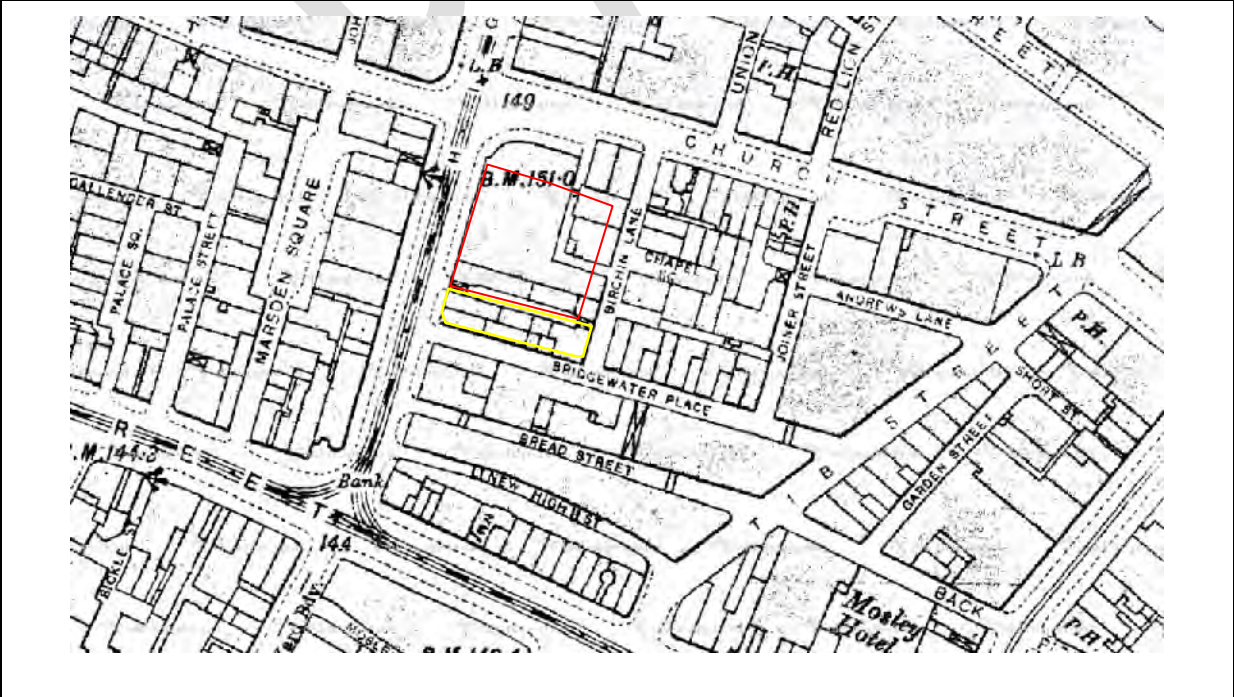
1888, updated c1904 Goad Fire Insurance Plan– Goad’s plan clearly defines the building uses and companies in each building for the first time, it also gives a rare illustration of the original building numbers of each building. This plan shows the location of Holmes, Terry & Co’s premises, which during this period was located on the north-west corner buildings of the site.

Table 1: Historic Map Regression

This plan shows the first instance of the reconstruction of the southern side of High Street and recessed building line in order to widen the street to allow for ease of traffic. This first building built on this new alignment was No. 28, 30 & 32 High Street in c1904. Over the next 20 years the entire southern side of the street would be pushed back and reconstructed piecemeal.



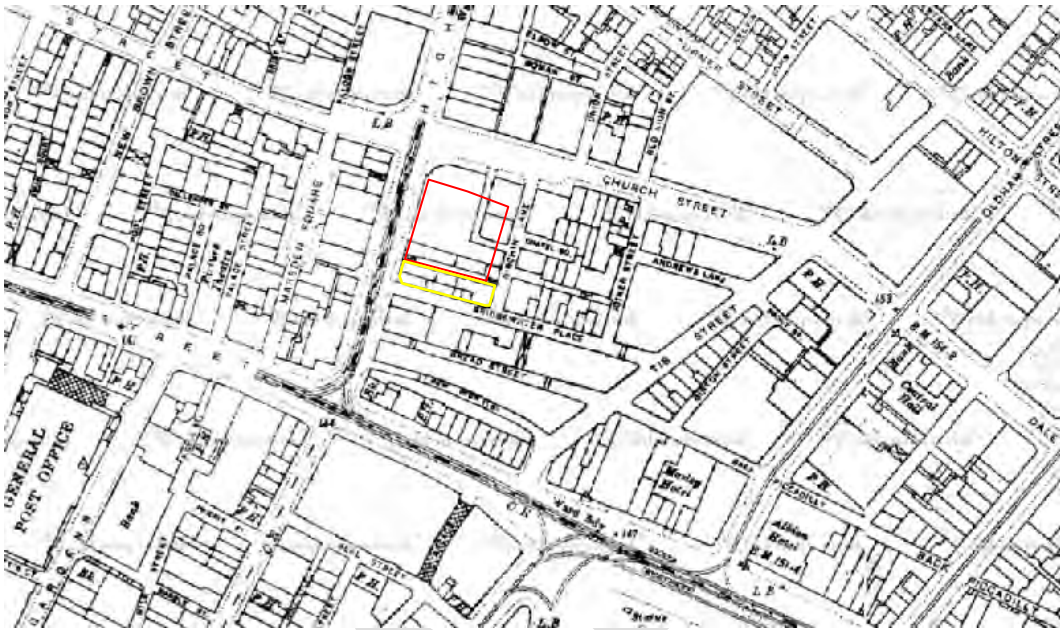
1891 OS – By the beginning of the 1890s the site appears to be little altered.



1908 – By 1908 substantial changes have taken place to the northern aspect of the Subject Site. The statutory requirement by Manchester City Council to widen Church Street in the early years of the 1900s saw the original building line of the north

Table 1: Historic Map Regression

of the Subject Site being pushed back. The new building continued to be occupied by Holmes, Terry & Co and included a curved corner tower with cupola.



1922 – By the beginning of the 1920s the south of Church Street has undergone several instances of rebuilding and pushing back of early buildings.



1934 OS, revised in 1940-1 – This plan, which was uses the earlier OS map drawn up in 1934, was used to show the location of enemy bombs during the Second World War. The map shows the site following the substantial demolition and rebuilding of the three blocks to the immediate south of Bridgewater Place and its replacement with the present Portland stone Ryland's Building in 1929-32 (now Debenhams). This map shows the completion of the rebuilding of the southern side of Church Street on its recessed building line.

Table 1: Historic Map Regression

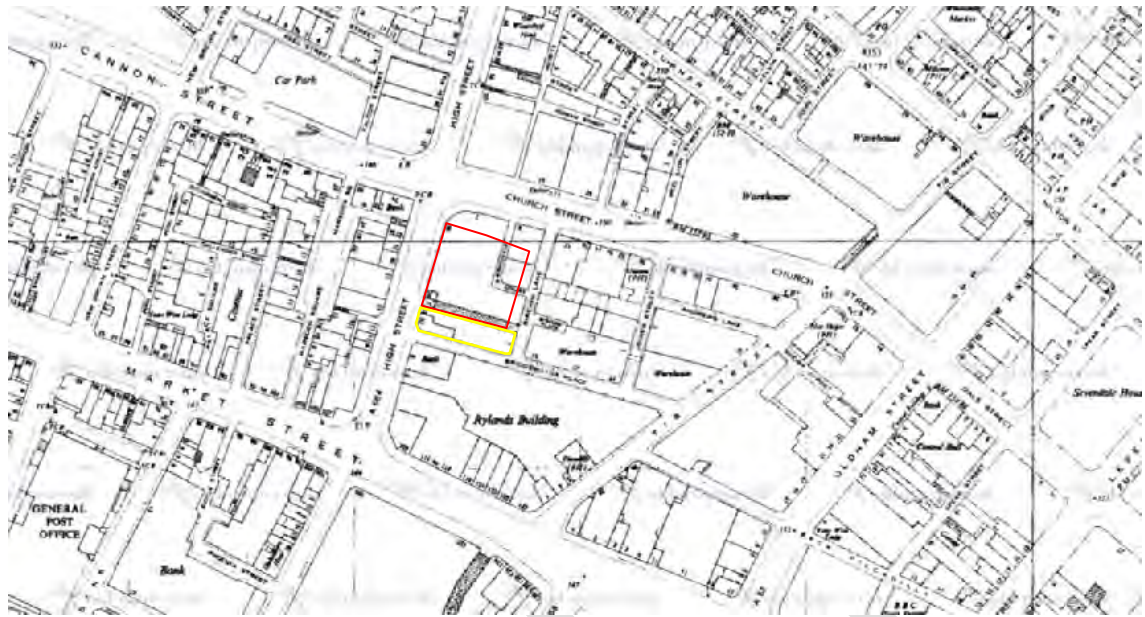
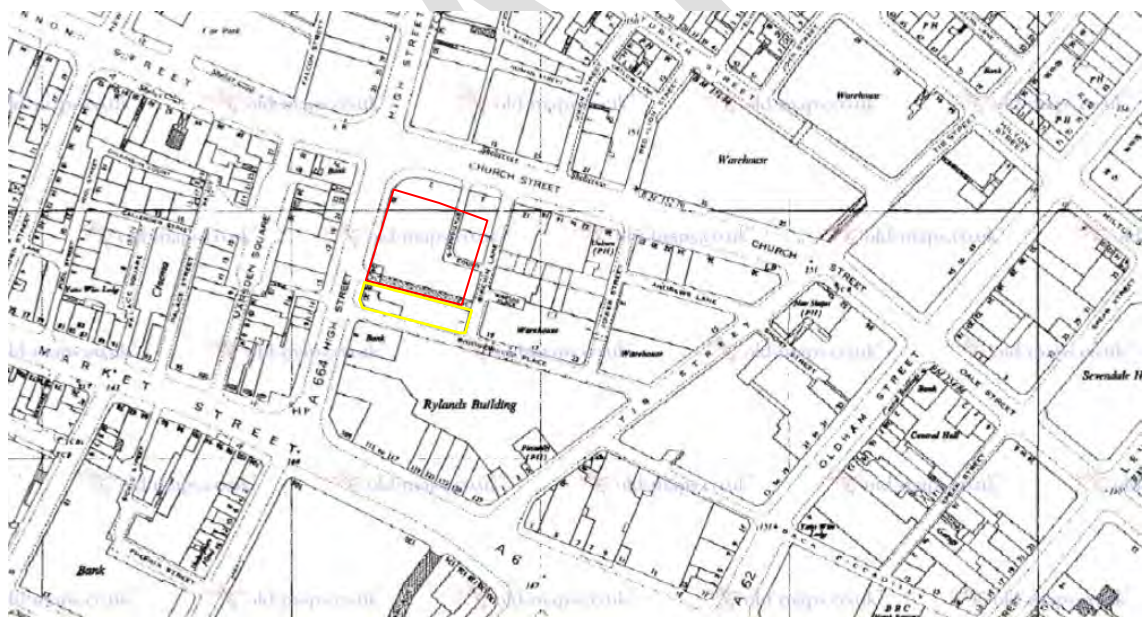
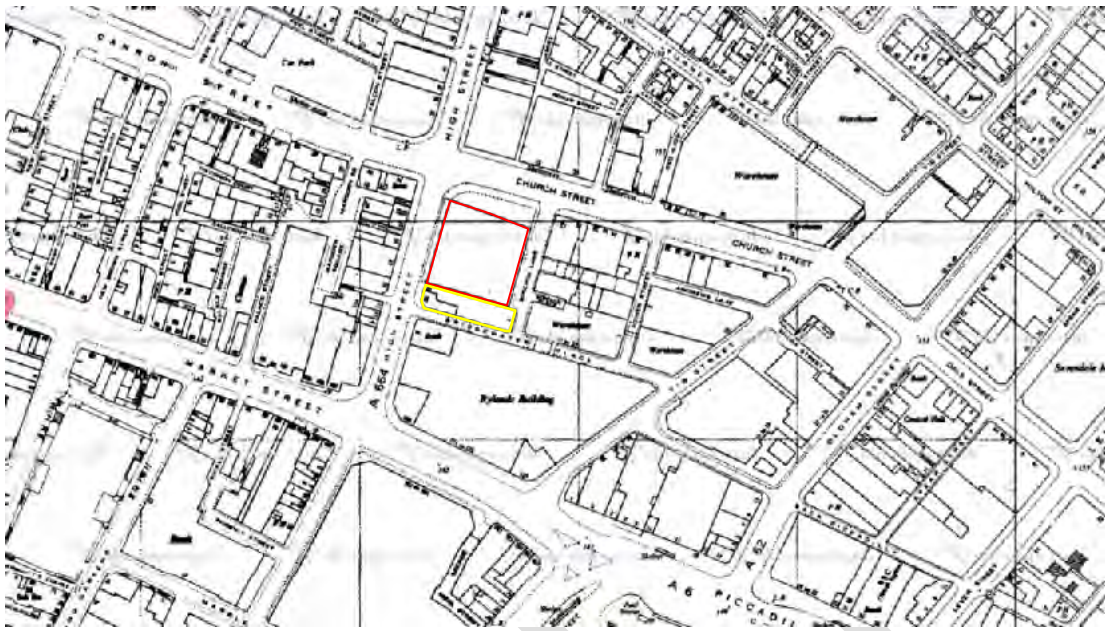

1958 – By the late 1950s the site appears not to have been altered, and shows the internal outline of the ground floor commercial premises at 20-22 High Street.

1965 – This plan of 1965 shows the site to be unaltered, but shows the gradual mass demolition of the north side of Cannon Street to the west of the site.

Table 1: Historic Map Regression


1971 – By the beginning of the 1970s the subject site has reached its current capacity, following the demolition of the Victorian and Edwardian buildings on the site and their replacement with a purpose built Brutalist concrete office block and shops. Note the angled north elevation of the new building, which anticipated the further widening of Church Street, which did not come to fruition. Note the new alignment of the eastern elevation on Birchin Lane.

1989 – This map shows the area during the late 1980s and for the first time illustrates the enormous new Arndale Shopping Centre, which was constructed in the early 1970s following the mass clearance of all the historic buildings and streets which made up the northern side of Market Street., the entire length of Cannon Street amongst others. The Subject Site has not changed, but the rear of No. 20-22 High Street can be seen at its original length; it was during 1989 that the rear part of the building was demolished in order to widen Birchin Lane to match the northern part.

4.4 Historical Development of the Site

The subject site forms a large, roughly rectangular shaped island site in the heart of Manchester City centre. Originally the site as a whole was a number of individual buildings which started as domestic dwellings, changing to warehouses and shops by the 19th century.

Although today only the High Street elevation of the site contains active street frontages and access into the commercial units and the main office block, until 1969 all four streets surrounding the site, plus the now removed thoroughfare of Stationers Court, would have contained active street frontages and access into warehouses and offices.

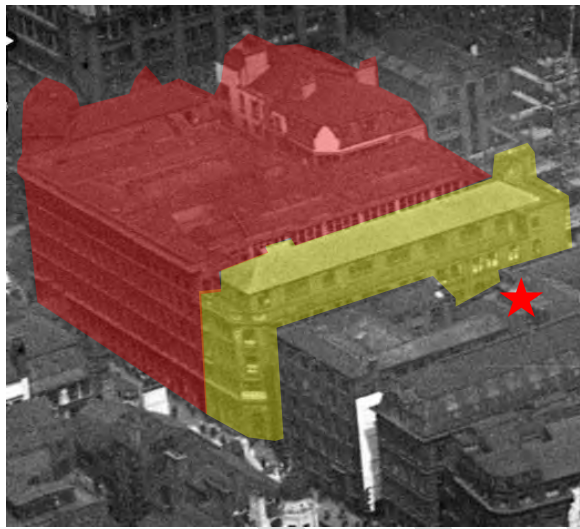


Figure 10: 1927 - Looking north-east over the Subject Site, showing the large collection of buildings which made up Holmes, Terry & Co's home trade company in red, and their 1917 extension (20-22) shaded in yellow.

This view illustrates the now lost thoroughfares of Bread Street and New High Street to the bottom right of the view, now the site of Debenhams. The red star indicates the surviving 1736 Bower mansion, which became the Bridgewater Inn coaching house before its conversion into a warehouse.



Figure 11: 1927 - Looking south-west over the edge of the site, showing the three large blocks of buildings to the left of the view, which made up John Ryland's large home trade business (now the site of the Ryland's Building (Debenhams)).

The rear of No. 20-22 High Street can be seen shaded in yellow, and the rear loading court gateway of Holmes, Terry & Co can be seen shaded in red. The red star indicates the former Bower mansion.



Figure 12: 1932 – Looking east over the Subject Site, showing the large collection of buildings which made up Holmes, Terry & Co's home trade company in red, and their 1917 extension (20-22) shaded in yellow. The newly completed Ryland's Building (Debenhams) can be seen to the bottom right of the image.

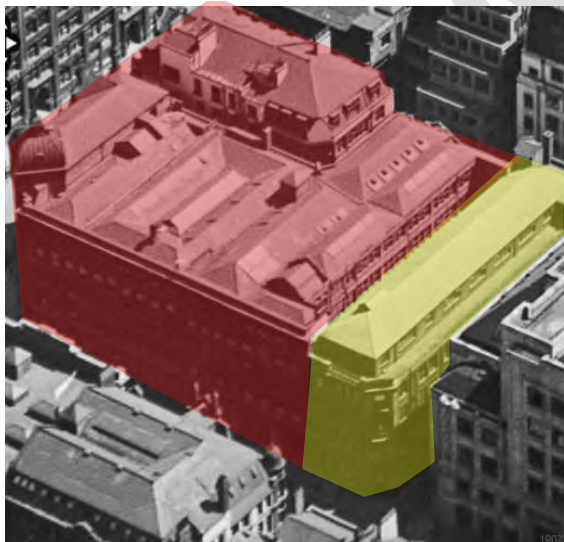


Figure 13: 1932 – Looking east over the site, showing the large collection of buildings which made up Holmes, Terry & Co's home trade company in red, and their 1917 extension (20-22) shaded in yellow.

This view was taken the year that the new Ryland's Building was completed (to the extreme right of the view) which saw their demolition of Bread Street and New High Street.

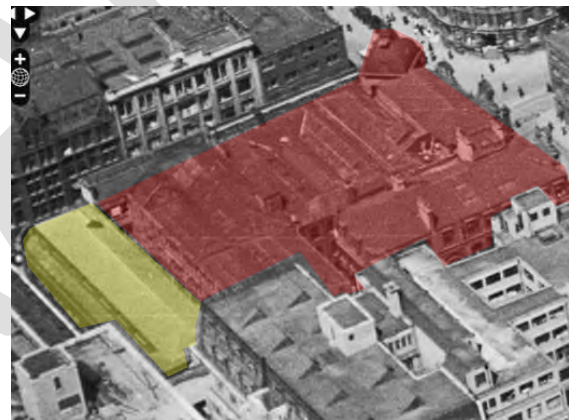


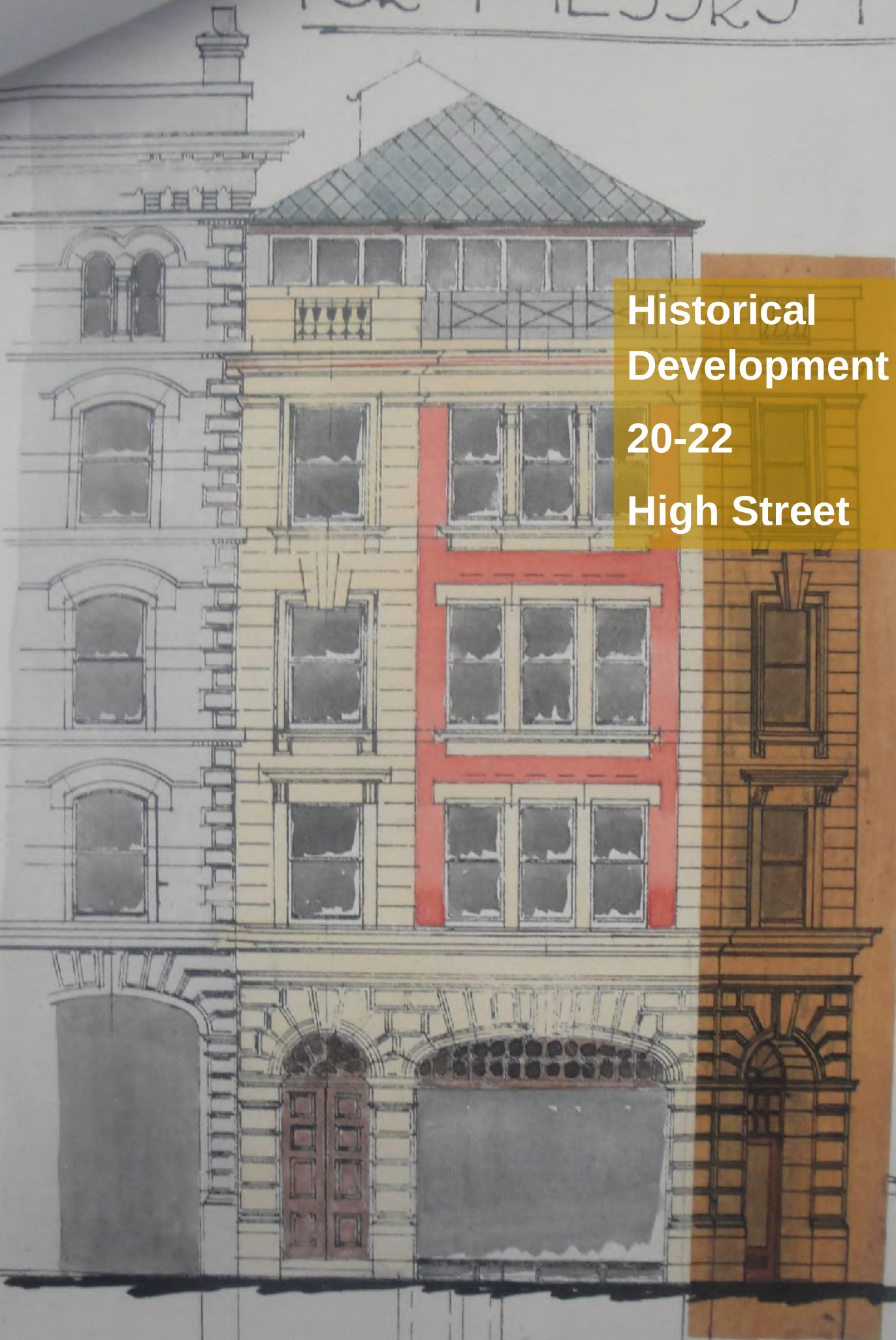
Figure 14: 1932 – Looking west across the site showing the rear elevations of the buildings which originally made up the site, showing the buildings which made up Stationers Court to the right of the view.

FOR MESSRS HOL

Historical
Development
20-22
High Street

EXISTING PART

BRIDGEWATER



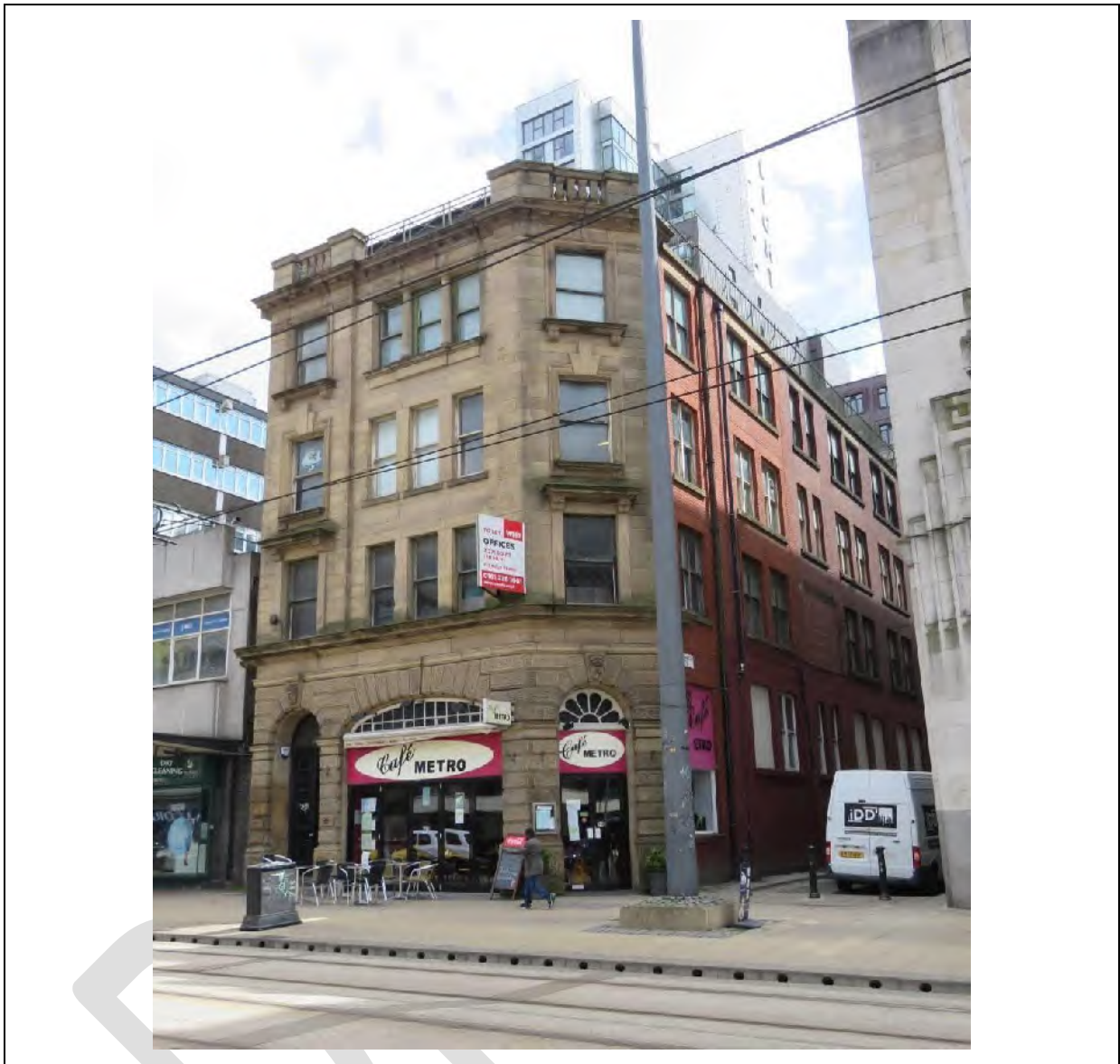
Historical Development of 20-22 High Street

Figure 15: The west elevation of No. 20 and 22 High Street as seen in 2017.

The present stone and brick building was designed for Holmes, Terry & Co in 1915 to the designs of the architectural firm of W & G Higginbottom. The building was completed two years later in 1917, and would have formed a continuation to Holmes, Terry & Co's earlier premises at 24-36 High Street.

There have been buildings on the site of No 20 and 22 High Street since at least 1750. These domestic dwellings were demolished and replaced with early-18th century brick warehouses. By the c1870s these too were replaced by substantial 5 storey stone and brick warehouses in the Italianate style.

1886 – Manchester Trade Directory	
14 Birchin Lane	Abraham Marshall Manufacturer
7 Bridgewater Place	Madgewick Sefferidge Agent
7 Bridgewater Place	Thomas Carter Book Binder & marbler, stationer
7 Bridgewater Place	Crowther & Hibbert Umbrella and parasol manufacturer
9 Bridgewater Place	Walter Clark & Son Linin merchant
20 High Street	R. B. Avery Agent
20 High Street	Abel Morrell Manufacturer
20a High Street	John Hughes Fent dealer (ends of cloth)
22 High Street	Molineux Brother & Co Printers/paper bag makers
22 High Street	Metallic Bedstead Company Bedstead manufacturers
22 High Street	N. Spencer, Piggot & Co Accountants
22 High Street	Philip Cammer - Furrier
22 High Street	H. E. Travis & Co Manufacturer
22a High Street	Charles Koffler & Lazirus Fent dealers (ends of cloths)
24 High Street	John H, Lee & Co Merchants
1841 – Manchester Trade Directory	
9 Bridgewater Place	Richard Hammer & Son Cotton spinners - manufacturers
22 High Street (2 & 5 Commercial Buildings)	Leese, Kershaw & Co Manufacturer of Florentine and fancy goods etc
24 High Street	Charles Cross Manufacturer and calico printer
1853 – Manchester Trade Directory	
10 Birchin Lane	John Foulkes Roberts & Hugh Silk & button merchants
Birchin Lane	James Eckersley Cotton manufacturer

The large warehouse to the north of the subject site, on the corner of High Street and Church Street was occupied by the home trade company of Holmes, Terry & Company from the c1870s.

The previous three warehouses on the site of No. 20-22 High Street before the present building was constructed in 1915 (which at that time had the address of 20-22 High Street & 3, 5, 7 & 9 Bridgewater

Place) were auctioned in April 1912. These early warehouses were presumably purchased by Holmes, Terry & Co. for redevelopment of the site.



Figure 16: 1900 – The corner of Bridgewater Place and Birchin Lane looking south towards the early-19th century extension of the former Bridgewater Arms. Note the rear elevation of the original building on the site of 20-22- High Street to the right.



Figure 17: 1900 – Looking from the first floor window of the former Bridgewater Arms, over Bridgewater Place at the subject site.

The warehouses were demolished in January of 1916, and were mentioned in an article in the Manchester Guardian dated that same month:

“Through the pulling down of No. 22 High Street, Manchester, a rare opportunity occurs to lovers of historic Manchester...to view the famous old mansion built in the year 1736 built by Jeremiah and Miles Bower in High Street...When he (Jerimiah Bower) built his house in 1738 High Street was a pretty scene of green fields reaching away on the east side to Lady Lever’s orchard gardens – now giving name to Lever Street (now Piccadilly)– and watered by the clear stream of the River Tib”



Figure 18: 1903 – Looking at the original building on the site of 20-22 High Street, from the corner of Bridgewater Place and High Street. This location now contains the splayed Metro Café entrance.



Figure 19: 1903 – Looking from High Street into Bridgewater Place showing the original 5-storey warehouses facing Bridgewater Place, which were demolished in 1916 to make way for the current 20-22 High Street.



Figure 20: 1927 – Looking north along High Street from the upper floors of Lewis's Department Store (now Primark), showing the original Ryland's buildings on the corner of Market Street (right) and the tall warehouse buildings which made up 24-36 High Street outlined in red.



Figure 21: 1951 – The same view in 1951 showing the 1929-32 new Ryland's building (now Debenhams) to the right, and the subject site beyond.



Figure 22: Elevation to Bridgewater Place - August 1915.



Figure 23: Elevation to loading court - August 1915, later altered to include glazed white brick instead of red brick.



Figure 24: Elevation to High Street - August 1915, later altered to include ashlar stone to the upper floors instead of red brick.

Note the applied piece of paper to the right of the plan which showed that originally the building was designed within a splayed corner to Bridgewater Place.



Figure 25: Elevation to Birchin Lane - August 1915. This plan shows the original loading court entrance from Birchin Lane to the right.

These openings were originally designed to contain cast-iron gates that could be locked.

The Architects

No. 20-22 High Street was designed by the Manchester-based architectural partnership of W & G Higginbottom, which was formed in 1874 by Walter Higginbottom (1850-1924) and George Harry Higginbottom (1852-?). The practice was responsible for the design of a number of buildings in the city, of which some are detailed in the below table.

Table 2: Messrs W & G Higginbottom buildings in Manchester



Figure 26: 49 Piccadilly - 1892
Alterations by Walter Higginbottom
Grade II



Figure 27: Wood Street Children's Mission - c1896
Unlisted



Figure 28: Ardwick lads Club - 1897
W & G Higginbottom
Unlisted
Demolished 2013



Figure 29: 51 - 53 Piccadilly - 1904
W & G Higginbottom
Grade II

Table 2: Messrs W & G Higginbottom buildings in Manchester



Figure 30: 59-61 Piccadilly (Clayton House) 1907
W & G Higginbottom
Grade II



Figure 31: Canada House – 1909
W & G Higginbottom
Grade II



Figure 32: Houses in Rathen Road, Withington - 1905
W & G Higginbottom
Unlisted



Figure 33: House in Rathen Road/Wilmslow Road, Withington - 1909
W & G Higginbottom
Unlisted



Figure 34: 25 Church Street – 1914
W & G Higginbottom
Unlisted
(located opposite the Site).

Following the demolition of the adjoining Holmes, Terry & Co's warehouses in c1969, 20-22 High Street underwent a number of changes including:

- *the change of use of the ground floor and basement of the warehouse building into a Banking Hall and premises for the Bank of Credit & Commerce in September 1977;*
- *the change of use of basement, ground and first floor with internal alterations and new shop front to form a retail carpet shop for Knott Mill Carpets in February 1978;*
- *the change of use of basement, ground and first floor to a shop in March 1983;*
- *the change of use of ground floor of vacant shop to an amusement centre including prize bingo and snack bar with sale of hot food in February 1984;*
- *Partial demolition of the rear elevation of the building to enable the construction of the realigned Birchin Lane in November 1989;*
- *The installation of new shop front in October 1991; and*
- *The change of use of vacant premises to a restaurant (Class A3) in January 1997.*

4.5 Building Description – 20 - 22 High Street

Exterior

The principal west elevation forms the original front entrance of the warehouse and shop. The elevation is constructed in buff ashlar sandstone with a heavily rusticated ground floor level and plinth, with plain ashlar to the upper floors. The ground floor warehouse entrance, canted shop entrance and shop window all have carved Greek inspired mask keystones.

The top floor of the building is set back from the line of the building behind a decorative stone balustrade which includes a section of original iron railing to the centre. The top floor is of different construction to the rest of the building and contains no supportive cast-iron columns, instead using steel roof trusses.

The north elevation is constructed from white glazed brick, which would have originally reflected light into the partially enclosed light well/loading passage.

The south elevation is simply designed and largely functional, and consists of continuous groups of paired one-over-one sash windows set within redbrick flat arched openings.

The east elevation was entirely demolished in 1989 and rebuilt using new red brick.

Interior

The building is relatively simple in its design and planform, with long open plan warehouse floors (of which some are now subdivided) with windows looking out onto Bridgewater Place and the former loading passage to the north.

The entrance on High Street contains an Art Deco style blue tiled entrance vestibule. The stairs and lift are largely unaltered, and retain the original cage lift structure, with later c1950s hoist. The sash windows to each landing level retain their original Art Nouveau stained glass.

The top floor is open to the roof structure, and consists of a steel roof structure with timber boarding to the underside of the roof.



Figure 35: The entrance hall looking towards the entrance vestibule.



Figure 36: The original cage lift and staircase with altered lift.



Figure 37: Detail of the Art Nouveau cage lift decoration.



Figure 38: The original Art Nouveau stained glass windows which are found on each landing.



Figure 39: The first floor looking out onto High Street.



Figure 40: The first floor warehouse floor looking east showing the north windows which originally looked onto the loading court.



Figure 41: A detail of the cast iron columns which can be found on each warehouse floor.

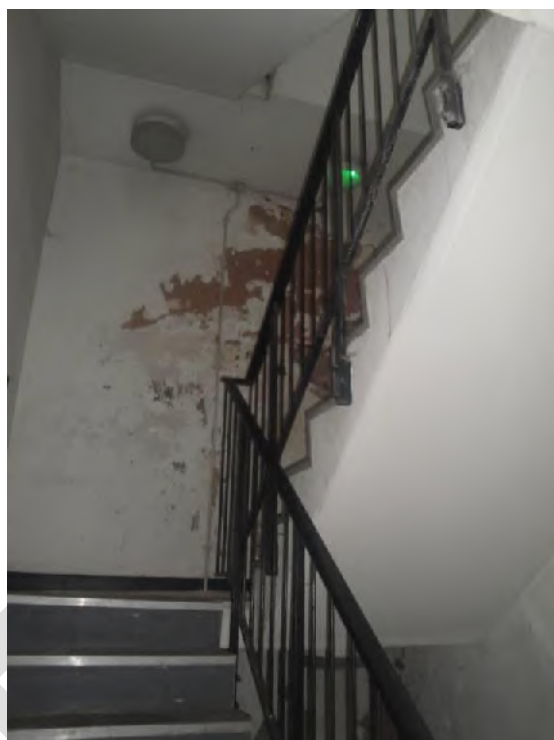


Figure 42: The concrete service staircase which was inserted through the building in 1989 in replacement of the original stairs which were taken out when the rear elevation of the building was demolished.



Figure 43: A subsequently divided and partitioned upper floor.



Figure 44: The exposed original ceiling structure and columns on the upper floors.



Figure 45: Looking up into the light gear structure which rises above the roof level.



Figure 46: The top floor which is located within the roof structure, looking out onto the southern terrace which extends around the south and west of the building.



Figure 47: The 1915 drawing of the internal doors to each warehouse floor.



Figure 48: An example of the exposed original panelled doors which were later covered with timber panels.

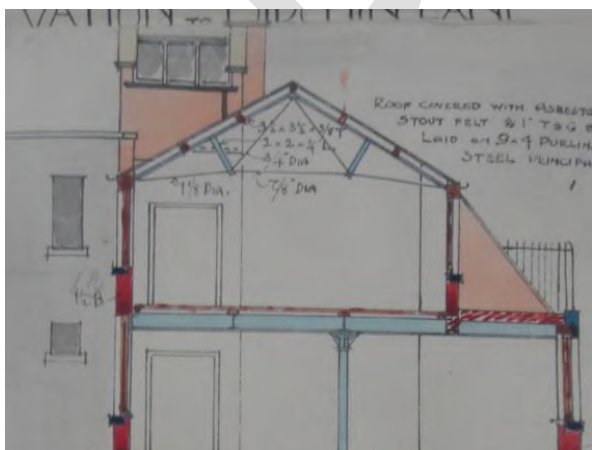


Figure 49: The original drawn section of the roof structure dating to 1915.	Figure 50: The attic roof structure.
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Historical
Development
24-36
High Street

Historical Development - 24-36 High Street

Figure 51: The Church Street (north) and High Street (west) elevations of 24-36 High Street in 2017.

The present office and commercial unit building which forms 24-36 High Street (Figure 51 above) is probably the fourth building on the site. Originally the site developed with domestic dwellings before the mid-18th century, these were replaced by a number of large, 5-storey brick and stone warehouses by the early 19th century.

The warehouse that was located on the corner of High Street and Church Street was numbered as 38 during the 19th century, and for the majority of the latter part of the century was occupied by the home trade company Holmes, Terry & Co.

1878 – Manchester Trade Directory	
10 Birchin Lane	Thomas Salmon & Sons Shirt fronts & collar manufacturers
12 Birchin Lane	Williams, Son & Brookes Regatta, check, gingham & skirting manufacturers
1886 – Manchester Trade Directory	
34 to 38 High Street	Holmes, Terry & Co Home trade (clothing)
Stationers Court	David Graham Merchant
10 Birchin Lane	William Kidding & Co Merchants
4 Church Street	William McKinnals Merchant

4 Church Street	William Livesly & Son Stationer's
4a & 6a Church Street	Richard Davies Warehouseman
8 Church Street	Briggs & Co Manufacturers
8 & 10 Church Street	Gault, Beggs & Co Merchants
10a Church Street	Heywood & Co Merchants
26 & 28 High Street	Richard Haworth & Co Manufacturers
34, 36 & 38 High Street	Holmes, Terry & Co Home trade house
34a High Street	Smithies & Mitchel Merchants
36a High Street	George K. Walker Warehouseman
38a High Street	Gill Brothers Warehousemen
1903 – Manchester Trade Directory	
34 to 38 High Street and 4, 6, 8 & 10 Church Street	Holmes, Terry & Co Ltd Home trade house
12 Birchin Lane	Councillor John Richard Smith Home trade house
1841 – Manchester Trade Directory	
12 Birchin Lane	James Eckersley & Sons Cotton spinners-manufacturers
26 High Street	Absalom Watkin Commission agent and dealer in worsted yarn, warps and weft
38 High Street	Thomas Worthington Smallware dealer, cotton thread, web fringe, umbrellas/parasols manufacturer

At the turn of the 20th century an extensive programme of street widening schemes were implemented by Manchester Corporation, including the widening of the southern side of Church Street.

Works had commenced by 1904 which saw individual buildings on Church Street being demolished piecemeal and replaced with new buildings pushed back from the original line of the street. The road widening scheme was still in progress into the mid-1920s.

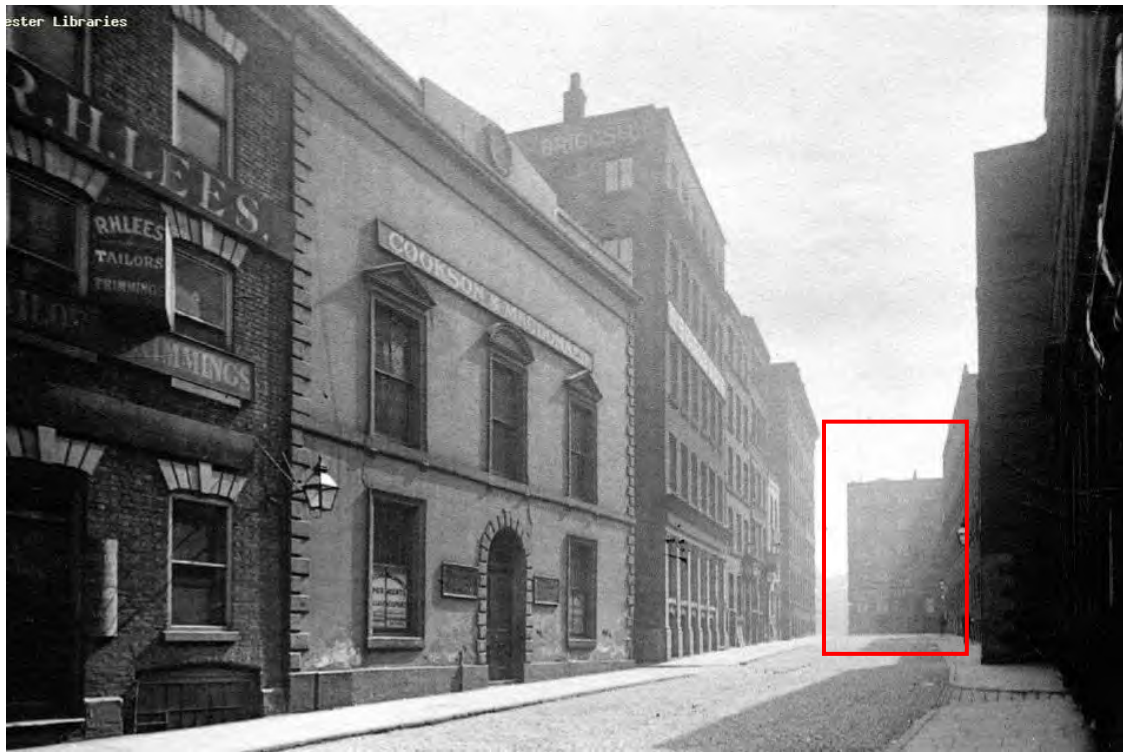


Figure 52: 1896 – Looking east along Cannon Street (now the site of the Arndale Centre) towards its junction with High Street. The early Victorian brick and stone warehouses which stood on the corner of High Street and Church Street can be seen outlined in red.

This building, which was occupied by Holmes, Terry & Co was demolished in c1902 to allow for the widening of the southern side of Church Street, resulting in the realignment and rebuilding of this corner building pushed back from the original street line to form Holmes, Terry & Co's new Edwardian Baroque building, including a new curved corner tower (see Figure 17 below).



Figure 53: c1930 – The same view as seen in the Figure 16, showing the now pushed back line of the new Holmes, Terry & Co home trade warehouse and its landmark new splayed tower.

The early warehouse occupied by Holmes, Terry & Co was largely demolished and rebuilt in an Edwardian Baroque style, including a new curved corner at the widened High Street and Church Street junction including a curved tower with cupula (Figure 53).

It appears that the adjoining warehouses immediately south of Holmes, Terry & Co were retained and eventually taken over by the company as they expanded, including the buildings which made up the north-east corner of the site consisting of Stationers Court.



Figure 54: 1940 – The same view as Figures 16 and 17, as seen at the beginning of the Second World War, showing the mass clearance of buildings on the northern side of Cannon Street (now the Arndale Centre).



Figure 55: 1960 – Looking east up Cannon Street towards its continuation into Church Street and the junction with High Street, showing the cleared north side of Cannon Street and the elaborate corner tower of Holmes, Terry & Company's Edwardian building.

In 1969 the Edwardian and early Victorian buildings on the site were demolished and the present concrete building was designed by Leach, Rhodes & Walker, retaining the 1917 Holmes, Terry & Co building at 20-22 High Street. During this period large scale city centre re-planning schemes were being designed to modernise the centre of Manchester and allow for increased traffic through the city.

24-36 High Street was designed with its north elevation pushed further back from the line of the previous Edwardian building and built at an angle to Church Street in anticipation of a new multi-lane roadway to be constructed partially on the site of Church Street. These plans, which included the 1970s Arndale Centre and a number of other realigned buildings around the City were never fully realised.



Figure 56: 1914 – Looking west along Church Street, showing the pushed back buildings to the immediate left of the view and the original line of the street to the centre of the view.



Figure 57: 1925 – Looking west along Church Street during a later phase of demolitions and road widening to the southern side of the street. Note the already rebuilt corner of the subject site circled in red.



Figure 58: 1930 – Looking south along High Street towards Lewis's Department Store (now Primark). The subject site can be glimpsed to the left of the image.



Figure 59: 1909 – Birchin Lane looking north towards the junction of Church Street showing the side of the buildings which made up Stationers Court to the left, which is now the eastern elevation of 24-36 High Street.

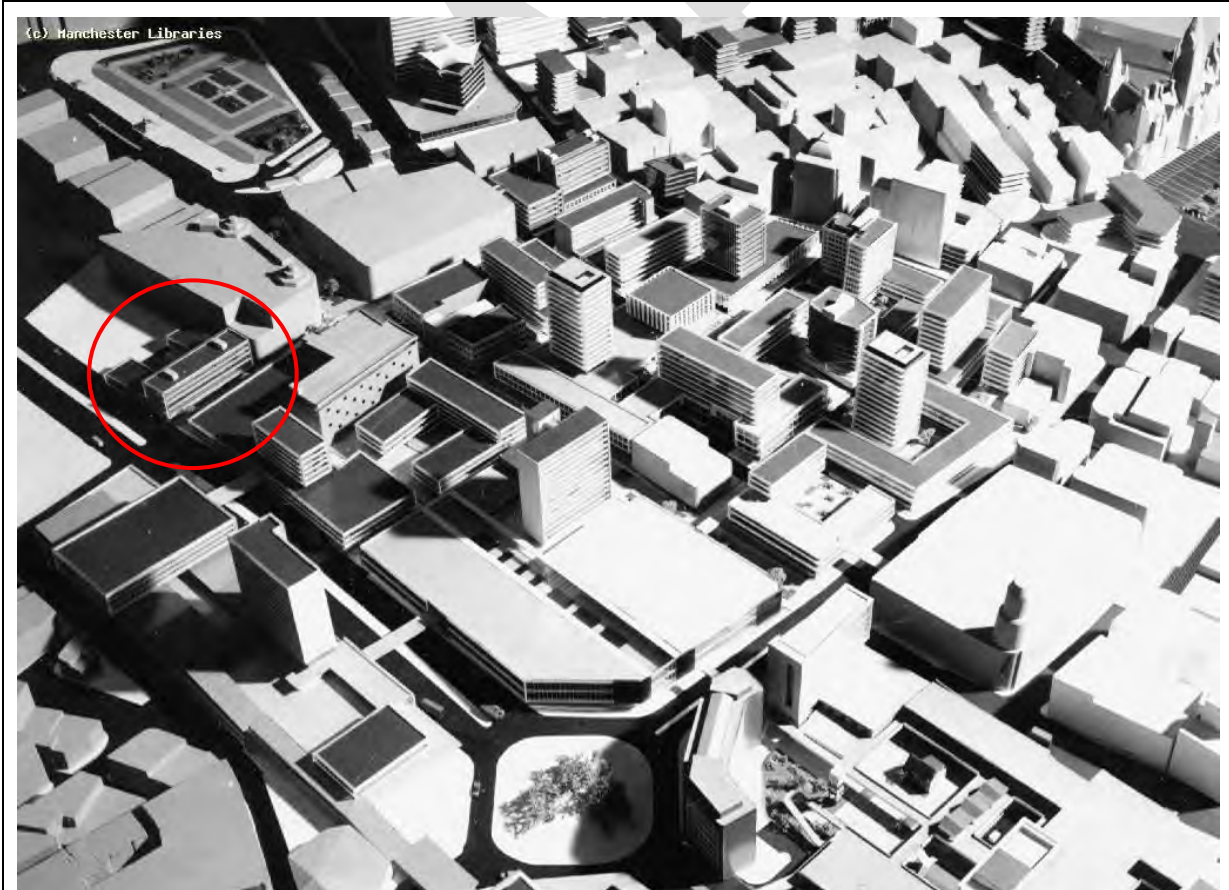


Figure 60: 1972 – A model of the City centre showing the extensive re-planning and new development around the subject site; this was never fully realised but illustrates the unprecedented scale of redevelopment planned for the city.



Figure 61: 1990 – A view of the corner of High Street and Church Street showing the original metal framed windows which have now largely been replaced with UPVC.



Figure 62: 1991 – A view looking south down High Street from outside the Arndale Centre, showing the original shop fronts and windows.



Figure 63: The rear Birchlin Street (east) elevation in 2017

4.6 Building Description – 24-36 High Street

Exterior

The exterior of the building uses poured and formed concrete in different ways. The reinforced concrete frame of the building is hung with lighter concrete panels, each having exposed rough aggregate to the outside faces. The office tower appears to be coated in a dark brown pebbledash layer.

The upper floor of the podium contains a car deck, with is accessed by a car lift in Birchin Lane. Pedestrian access onto the car deck is from within the office tower.

The building retains few of its original metal-framed windows, which have subsequently been largely replaced with UPVC. The ground floor shops along High Street have also largely been modernised and refurbished several times.

Interior

The interior of the building has undergone several extensive refurbishment programmes throughout the c1990s-2000s, and retains very little original fabric.

Areas which retain some of the 1960s original design are the staircase, which retains its hardwood handrail and metal balustrading, and some small areas of access corridor onto the car deck.



Figure 64: The east (rear) elevation of the building, showing the 1989 reconstructed red brick rear elevation of No 20-22 High Street to the right.



Figure 65: The corner of Birchin Lane and Church Street.



Figure 66: The covered car deck at second floor level, looking towards the white glazed brick former loading court of No. 20-22.



Figure 67: The covered car deck and access into the building.



Figure 68: A typical office floor, showing the modern refurbishments.



Figure 69: A typical toilet showing recent refurbishment schemes.

4.7 Summary

In summary, this area has witnessed dramatic cycles of development and change which resulted from the rise and decline of the resident population of the centre of Manchester during the late-18th and early-19th centuries, and the boom in warehousing and commerce during the early-to-late Victorian Era.

The area evolved organically before the 18th century probably due to the location of the Collegiate Church (now Manchester Cathedral) which is located west of the site.

The area around High Street and what is now known as Piccadilly started with some individual small mansions and small pockets of high quality Georgian townhouses, which quickly developing into a predominantly warehousing district, pushing the residents away from the city centre by the late 18th century.

The larger footprint mid-to-late-20th century developments in the immediate area during the 1960s and early 1970s saw the cataclysmic re-planning of the central shopping district of the city, resulting in enormous swathes of shops, houses, streets and other buildings, including the entire western side of High Street and northern side of Market Street, being demolished to make way for the new Arndale Shopping Centre.

The almost total removal of historic buildings along High Street by the 1970s, included the redevelopment of the northern part of the Subject Site in c1969.

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5 CHARACTERISATION APPRAISAL

5.1 Introduction

This section of the report describes the character areas surrounding the Subject Site, assessing their relative historic and architectural importance in line with Historic England guidance.

Due to the varied nature of the immediate area surrounding the Subject Site, this appraisal has sub-divided the wider area into two distinct 'Character Areas'. Each area varies in terms of urban form, heritage, architectural and townscape values (known as characterisation analysis)

The aim is to define the predominant characteristics of the area, which in turn will influence the design proposals.

The Character Areas are as follows:

Character Area A – Commercial Shopping Area

Character Area B – Northern Quarter Area

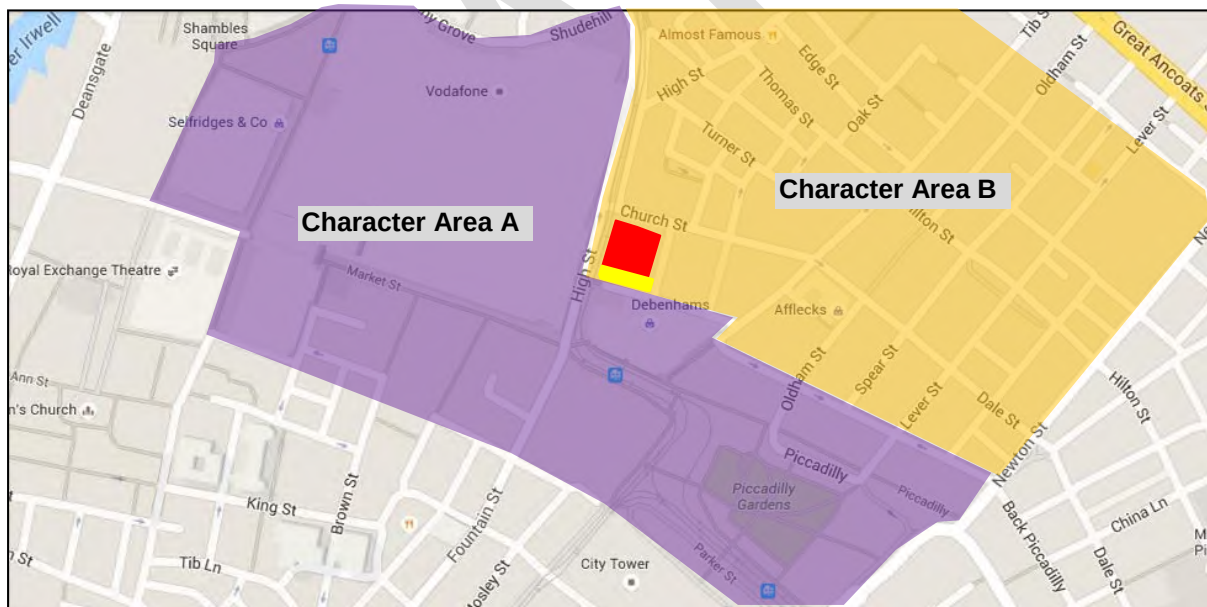


Figure 70: A plan of the area surrounding the subject site showing the Commercial Shopping Area Character Area shaded in purple, and the Northern Quarter Area shaded in yellow. The two buildings which make up the subject site are shaded in red and yellow.

The purpose of this section is to appraise the character areas' sensitivity and the capacity for change to which the development options for the Subject Site have been developed.

The area-wide influences take into account the key factors regarding the distinctiveness of the character areas and have informed and influenced the preferred design option for the redevelopment of the Subject Site. The following issues thus also inform the heritage significance assessment and the subsequent impact assessment.

The following key characteristics which help define the nature of the Subject Site, include the: spaces around the buildings, its enclosing public realm and landscape, the architectural diversity, construction, materials, detailing, decoration, and views into and from the site.

Character Area A – Commercial Shopping Area

Location

For the purposes of this report, the Character Area has been defined as the area bounded by Withy Grove and Shudehill to the north, High Street/Portland Street to the east, the southern side of Piccadilly Gardens and shops on the southern side of Market Street to south, and Cross Street/New Cathedral Street to the west.

Key Heritage Assets within the Character Area

The following are the key heritage assets contained within the Character Area:

Table 3: Key Heritage Assets within the defined Character Area A		
Heritage Asset	Designation	Potential for impact from development of the Subject Site?
1 Piccadilly	Grade II	No
Ryland's Building (Debenhams)	Grade II	Yes
15 & 17 Piccadilly	Grade II	No
Peel Statue	Grade II	No
Queen Victoria Monument	Grade II	No
Wellington Statue	Grade II	No
Watt Statue	Grade II	No
27 Piccadilly	Grade II	No
49 Piccadilly	Grade II	No
Gardens Hotel, Piccadilly	Grade II	No
Clayton House, Piccadilly	Grade II	No
St Margents Chambers, Newton Street	Grade II	No
Bradford & Bingley Building Society, Mosley Street	Grade II	No

Discussion

In essence the character of the area is the juxtaposition between the small grain Victorian shops along the southern side of market Street in contrast with the large and dominating nature of the Arndale Centre which is the dominant feature of the area.

The cream-tiled Arndale Centre has active street frontages along Market Street and Cross Street, but turns its back to Withy Grove and large parts of High Street.

Historic buildings in the area were originally vernacular and were of a half-timbered nature, with some thatch. Later buildings were constructed in red brick with stone dressings and slate roofs. 19th century developments along the southern side of Market Street used glazed terracotta, red brick and buff stone.

Late-20th, early-21st Century buildings such as the Arndale Centre used exposed concrete and tiled facades with flat roofs, whilst later refurbishments of the complex have included large areas of glazing and modern cladding materials.



Figure 71: Looking south along High Street towards Market Street, the Arndale Centre is seen to the right. This later 20th Century shopping centre dominates the character area.



Figure 72: Looking north along High Street from its junction with Market Street. There is no consistency to the character of this view as it is a mix of different types, form, styles and dates of buildings

There is a mix of large scale buildings, such as the Arndale Shopping Centre, which include internal routes to provide connectivity through the City Centre and buildings of smaller footprints which create a finer urban grain.

The prevailing building height is generally 4-5 storeys, however the Arndale Centre has much higher floor levels and is of a considerably larger grain which creates a sense of incoherence to the area. The late-20th Century large scale developments have severely altered the historically finer grain of this former medieval centre, and dominate the remaining historic buildings to the north and south of the area.



Figure 73: Looking east along the curved Withy Grove, showing the northern side of the Arndale Centre to the right. The historic character within this view has been eroded.



Figure 74: Looking north along Cross Street. The historic character within this view has been eroded.

Piccadilly Gardens is the only green open space in the area, and historically was the site of the 18th century Manchester Royal Infirmary, which was demolished and relocated to Oxford Road in 1907. The Gardens today have undergone recent redevelopment, which included large grassed areas, trees and swathes of concrete paved paths.

Negative factors in the area focus on the entirety of the large Arndale Centre itself and its partial external recladding, which to date has not covered all areas of the unattractive original cream tiled surfaces.

Character Area B – Northern Quarter Area

Location

For the purposes of this report, the Character Area has been defined as the area bounded by Thomas Street and Stevenson Square to the north, Newton Street to the east, Piccadilly and Bridgewater Place to the south and High Street to the west.

Key Heritage Assets within the Character Area

The following are the key heritage assets contained within the character area:

Table 4: Key Heritage Assets within the defined character Area		
Heritage Asset	Designation	Potential for impact from development of the Subject Site?
8 Lever Street	Grade II	No
10 Lever Street	Grade II	No
12 & 14 Lever Street	Grade II	No
22 Dale Street	Grade II	No
25 & 27 Dale Street	Grade II	No
29 & 31 Dale Street	Grade II	No
35 Dale Street	Grade II	No
45 Dale Street	Grade II	No
47 Dale Street	Grade II	No
49 & 51 Dale Street	Grade II	No
56 Dale Street	Grade II	No
45, 37 & 47a Hilton Street	Grade II	No
8-12 Newton Street	Grade II	No
14 & 16 Newton Street	Grade II	No
17 – 25 Newton Street	Grade II	No
45 & 47 Newton Street	Grade II	No
49 Newton Street	Grade II	No
50-62 Port Street	Grade II	No
Kingsley House	Grade II	No

Fourways House	Grade II	No
Eleska House	Grade II	No
Watts Brothers	Grade II	No
Nickleby's Public House	Grade II	No
Former Newton Street Police Station	Grade II	No
Newton Buildings	Grade II	No

Discussion

The plan form and street grid which makes up the Northern Quarter area of the city dates predominantly to the late-18th Century when most plots/streets were defined and remains virtually unchanged. The urban grain reached its present configuration by the early-to-mid-19th century when the majority of the remaining residential premises were replaced by commercial buildings, which resulted in a larger urban grain and localised realignment of the street pattern.

The area is distinguished by the interrelationship of large-footprint buildings, dating from the 20th Century, which occupy island sites generally providing total coverage of the site, and the smaller footprint of remaining 19th Century buildings. The regular, grid form of streets in this area creates a dense urban environment.

The principal streets within the area of analysis, Newton Street, Dale Street and Lever Street are primary traffic and pedestrian routes and are intersected by a grid of territory routes and back streets. The resultant street pattern is a mix of rectangular plots, laid out in a fairly orthogonal grid.

The western part of the character area is defined by the emergence of one of Manchester's main retail centres which formed along Oldham Street during the 19th century. By the beginning of the 20th century Oldham Street contained more clothing shops than any other part of the city, a fact which was helped by its location within the centre of the Manchester textile trading district. The street became characterised by the plethora of narrow individual fronted shops, each being of a different architectural style to one another, and often displaying the shop's name or number in bold stone relief.



Figure 75: A view looking south-west into John Street from Thomas Street illustrating the Tib Street Multi-Storey car park and area of poor quality public realm surrounding it.



Figure 76: A view looking north-west along Dale Street at its junction with Paton Street (left) illustrating the coherence in terms of character to the principal streets in the character area.

Historic buildings make up the majority of the building stock within the area, and survive to a high extent. This is seen particularly along Oldham Street, Newton Street, Hilton Street and Dale Street. Streets such as Lever Street, which runs through Stevenson Square, has suffered from extensive redevelopment throughout the 20th Century, which set a precedent for taller buildings of greater footprints to the edge of the character area. These sites are now being redeveloped/ regenerated creating a new vitality to the area; the Hive building is an example of this.

Throughout the area, the historic and aesthetic values of the heritage assets are expressive and remain dominant against the contrasting massing and materiality of recent development.

The fabric of the earlier constructions varies little in the area, and primarily consists of high quality materials such as stone blocks which are used in the earliest of the shipping warehouses/offices, whilst red brick is used for all mid- 19th Century buildings like Bradley House, Dale Street, Terracotta is used on buildings which are mostly commercial in nature and which date to the latter decades of the Victorian era and into the early 1900's.

The fenestration is usually large and regular vertical, recessed sash windows, which are set back from the external face of the building, enhancing the design of the facades with characteristic shadows.



Figure 77: A view looking north-west along Dale Street at its junction with Port Street to the right, and Newton Street to the left. This view is within the Stevenson Square Conservation Area and illustrates the coherence in character of the former Warehouse buildings.



Figure 78: A view looking south-east into Stevenson Square from Lever Street. This view highlights the extreme and rapid change between the original upper class residential plan of the Square, to the early-mid-19th Century warehouse and mill uses.



Figure 79: Looking north-east along Oldham Street illustrating the coherence of the historic shopping street. The architecture of the historic buildings is expressive and the dominant characteristic.



Figure 80: Looking west along Church Street towards the subject site from the junction with Tib Street (left-right). This view illustrates the lack of cohesion in townscape terms to this part of the character area. Note: this photo illustrates the surface car park (left) which is now under construction. This view illustrates the appearance of taller, modern

	developments on the edge of the character area, and indeed Conservation Area.
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The contemporary buildings are generally larger, taller and are flat-roofed, built in reinforced concrete and with much glazing, which do not bear any relationship with the local or indigenous materiality. Roofs of older buildings are generally pitched and clad in slates.

The heights of the historic buildings are generally consistent throughout the area of analysis. The majority of the historic buildings within the area are of 4-5 storeys over basement or with an attic floor, which was the most popular arrangement for the late-19th century commercial buildings.

At road junctions, later Victorian and Edwardian buildings have traditionally expressed their corner prominence by some form of architectural emphasis; splayed corners are a common feature seen at Sevendale House, Stevenson Square and The Langley Buildings and Industry House, Dale Street.

The form of the public realm largely consists of the footways along each side of the surrounding roads complete with the associated street furniture, street lighting and signage. The pathways are largely tarmacadam or concrete flags, which are replacements of the original Victorian stone flags.

Whilst areas of the public realm have been created in a piecemeal fashion, the public realm around Stevenson Square has been enhanced by the comprehensive redesign and use, in part, of high quality materials and the planting of trees. The square has also recently benefited from being the home to a number of recent restaurants, cafés and bars which have outside seating and planting making it a pleasurable space in which to sit.

Other areas of public realm to the north, such as Thomas Street and Church Street have suffered from some detrimental changes resulting from the demolition of Victorian warehouses and their replacement with low quality buildings. An example of this is the 1970s concrete multi-storey car park fronting Church Street, Turner Street, Thomas Street and Tib Street, which has both eroded the historic street pattern and sense of enclosure.

The existing skyline of the Northern Quarter is characterised by a very rich stock of warehouse and commercial building forms, of principally mid-late 19th and early 20th century buildings. The skyline's profile accommodates a densely packed myriad of similarly aged and sized buildings, whose roofs use predominantly slates.

The skyline of Manchester does not present a cluster of tall buildings and these when built tend to become landmarks. The 19-storey Lighthouse Apartment development, completed in 2008, is a recent example of a tall residential apartment building which can be found just east of the Subject Site. Other developments can be found closer towards Great Ancoats Street and the Ancoats district itself; these developments mark the boundaries of the designated conservation areas.

Negative elements to the area's character are formed by the localised areas of poor pedestrian environment and sense of inactivity and dereliction due to underinvested, empty sites/ gap sites. However, many of these sites throughout the area are now subject to redevelopment proposals and in general there is the expectation

for further development in the area; this is particularly prevalent along Church Street where the former Tib Street surface car park is currently under construction.

5.2 Summary

- The area to the west of the subject site has been substantially redeveloped since the 1960s, with a substantial number of its historic buildings being demolished to make way for large-scale modern office buildings.
- The area today is characterised by the juxtaposition between surviving historic buildings, such as the southern side of Market Street and west side of Cross Street, alongside modern 1960's-2015 developments such as the Arndale Centre, which now take up large block sites and are of substantially larger footprints.
- Piccadilly Gardens forms the only open green spaces in the immediate area.
- Secondary back streets around the subject site are negative elements within the area, which are of detrimental value to the location of the site.
- There is a high potential for enhancing the built form of the Subject Site, and an opportunity to enhance the architectural and urban qualities of the buildings which make up the site, primarily those of No. 24-36 High Street.

6 SIGNIFICANCE APPRAISAL

6.1 Heritage values of the subject site

Historic England's guidance within *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*, 2008, describes a range of heritage values, arranged in four groups, which may be attached to a place. These are:

- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value** – relating to the meanings of the place for the people who relate to it, and whose collective experience or memory it holds.

6.2 Listed buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

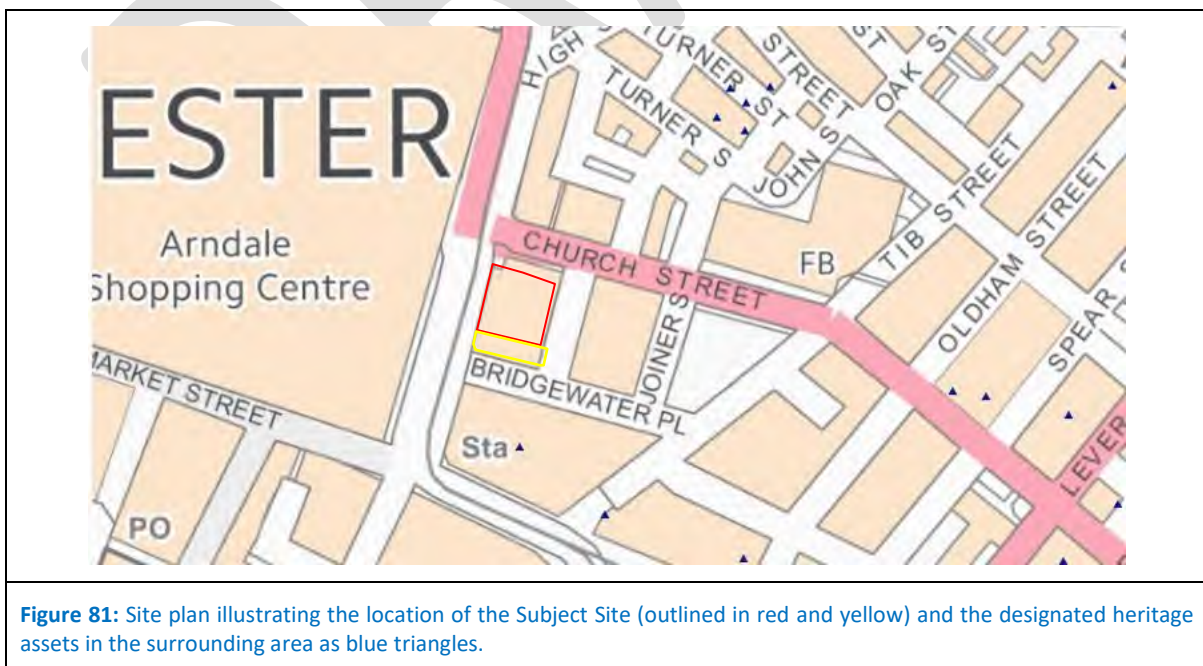


Figure 81: Site plan illustrating the location of the Subject Site (outlined in red and yellow) and the designated heritage assets in the surrounding area as blue triangles.

The listed buildings which are located within close proximity to the subject site, the setting of which could be affected by development within the subject site, are restricted to the Grade II Ryland's Building (Debenhams) only.

6.3 Smithfield Conservation Area

The Site is located to the south-west corner of the Smithfield Conservation Area, the character and appearance of which could be affected by the proposed development.

As has been demonstrated, the Smithfield Conservation Area is formed of a varied and large collection of differently aged, sized and types of buildings which form a distinctive and tight grain group of buildings to the north-east part of the area. The south of the area, including the subject site, is fragmented, with a number of more recent buildings dating to the 20th century, which are typically large footprint island blocks.

The Conservation Area has lost a large part of its historic built form and urban grain, primarily to the south of the area, with the redevelopment of historic buildings and the construction of new office buildings during the 20th century.

No. 24-36 High Street is considered to have a negative impact on the character and appearance of the Conservation Area. No. 20-22 High Street is a well-mannered building dating to 1917, which is one of the few historic buildings remaining along High Street, and is considered to be a positive contributor to the character and appearance of the Conservation Area, and as such is deemed to be a non-designated heritage asset.

Evidential Value

- The area was historically the centre of Manchester boom in textile trading during the 19th Century.
- The survival of 19th Century textile warehouses and commercial buildings, which illustrate Manchester's early textile and commercial past.
- Survival of early street pattern, largely dating to the mid-to-late-18th century.
- Early Victorian shops along Oldham Street, which were individually designed and decorated, largely survive.

Historical Value

- The conservation area represents an important part in Manchester's success as a cotton manufacturing and trading city.
- The area illustrates the dynamic change in social and economic conditions between the original residential development of the area, and its shift into the thriving commercial heart of the city.

- Large, sometimes island site footprints of buildings illustrate the scale of Manchester's Victorian textile and commercial past.

Aesthetic Value

- A Conservation Area of many juxtapositions between the historic built environment to the north-east, primarily dating to the mid-to-late-19th century, with large c1960s/70s office and shopping arcade developments to the south-west of the area, and just beyond.
- Where warehouses and early shops survive they yield high aesthetic values resulting from a varied mix of different early building types relating to Manchester's trading and commercial history.

Communal Value

- Historically an area of commercial/textile trading premises and warehousing, which helped form Manchester as a successful trading town during the 19th Century.
- The north of the area once contained the large Smithfields market, of which parts survive.
- The textile trading industry was one of the biggest employers in Manchester, creating work for most local families for generations.
- The area continues to be a popular and thriving shopping district.

6.4 The Subject Site

There is the need to test 20-22 High Street and 24-36 High Street against the statutory criteria for listing in order to determine if the buildings yield any special interest.

The area now containing No. 20-22 High Street was originally developed with pre-1750 dwellings. These buildings were largely demolished to make way for a number of early-19th century warehouses fronting Bridgewater Street, Birch Lane and High Street. These later buildings were then also demolished, in 1916, to make way for the construction of the present building on the site, designed in 1915 and opening in 1917. The building was designed as a warehouse and shop extension for the already established and adjoining home trade warehouse company of Holmes, Terry & Co.

No. 24-36 High Street is probably the fourth building to be constructed upon the site, and was designed in 1969 by architects Leech, Rhodes & Walker as offices with commercial units at ground floor level.

The following assessment tests 20-22 & 24-36 High Street against the criteria for listing and also against the criteria for identifying elements in a conservation area which may contribute to its special interest:

Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

20-22 High Street

No. 20-22 was built as a warehouse and shop for the adjoining home trade company, who manufactured and sold clothing. The building still retains a number of elements illustrating the original warehouse use to the upper floors of the building, including the original warehouse staircase with original cage life (altered), the original Art Nouveau stained glass sash windows to the stairwell also still exist.

The building also largely retains its original planform of long open warehouse floors, although some of these spaces have been subsequently subdivided. The partial demolition of the eastern-most end of the building to allow for the road widening of Birchin Place in 1989 has removed the original hoist, service stairs and rear portion of the building.

The ground floor and basement have been largely altered through consistent commercial uses of the ground floor and the construction of the large electricity substation in the basement (which supplies power to the neighbouring Metrolink tram network). Except for the original cast-iron columns these spaces do not retain any original elements or decorative schemes of any evidential value.

Internally, No. 20-22 retains a number of features and building elements that are considered to be of heritage value, **and consequently, the No. 20-22 High Street yields low evidential value.**

24-36 High Street

The building was constructed in 1969 as purpose-built offices with commercial units to the ground floor.

Internally, the parts of the building designed as offices retain no features or building elements that are considered to be of any heritage value. This is the same for commercial units to the ground floor which have been successively refurbished. **No. 24-36 High Street yields no evidential value.**

Historical Value

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44)."

20-22 High Street

The former warehouse and shop form one of the few remaining elements of the historic thoroughfare of High Street.

The historical values yielded by the building have been in-part reduced by the subsequent refurbishments to the building internally, and the partial demolition to the rear of the building which destroyed the original eastern elevation.

The building formed part of a large company who specialised in the manufacture and sale of clothing and home wares, this was an important element of the commercial and trading development of this part of Manchester City centre during the Victorian and Edwardian eras, and marks a late example of this type of development dating to 1915-17. **The building is considered to yield low historical values.**

24-36 High Street

The modern office building was constructed in 1969. Although the external elevations have remained largely unchanged, except for the replacement of the majority of original metal framed windows and original doors with UPVC examples, the building was designed as purpose-built offices with speculative commercial units to the ground floor, and therefore does not have strong historical links to any individual company, organisation or person, **and consequently the building is considered to yield negligible historical values.**

Aesthetic Value

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).

No. 20-22 High Street

The building is of a well-mannered architectural design, designed in the transition period between the Art Nouveau and Art Deco styles.

The building was consciously designed to harmoniously 'knit-in' with Holmes, Terry & Co's adjoining building. Its height and scale helped determine the height of the north-west corner of the Grade II Listed Ryland's Building (now Debenhams) when it was designed in 1929.

The front elevation of the building is constructed of good quality materials, including large hand carved Greek inspired faces upon the two keystones above the shop and warehouse entrances.

The building retains almost all its original one-over-one sash windows, including Art Nouveau stained glass windows to the stair hall, double paneled front doors/fanlight and Art Deco tiled entrance vestibule, carvings, fanlights to shop front and door

Although there are some examples of Art Nouveau stained glass and Art Deco tilework within the building, the internal spaces of the building are largely typical and unremarkable for the period in which the warehouse was constructed, **and consequently the building as a whole is considered to yield low aesthetic value.**

24-36 High Street

Although No. 24-36 High Street was designed in the Brutalist style, its detailing, composition and craftsmanship are typical and unrefined examples of this style of architecture.

The building's awkward external and internal planform, which is confusing and difficult to navigate, coupled with a number of windowless corridors, stairways and rooms make the building an unpleasant environment.

The building exudes a forbidding and gloomy appearance, which is heightened by the dark brown office tower with surmounts the podium level and car deck.

Although the building is an example of a 1960s concrete brutalist building, it does not convey sufficient architectural detailing or design to form a good example of its type. **No. 24-36 is considered to yield no aesthetic value.**

Communal Value

"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).

20-22 High Street

The building is a well-mannered building which holds the corner of Bridgewater Place and High Street, with a well-designed canted corner, with rusticated ashlar stone and carved masks to the large keystones.

This building was originally part of a larger home trade company, and formed an extension in 1917. The home trade business was a large employer of local people during the 19th Century.

Today the ground floor of the building functions as a busy café, and is one of the few remaining buildings which formed the historic eastern side of High Street, **and therefore is considered to yield low communal value.**

24-36 High Street

24-36 High Street is widely seen as an unattractive and forbidding building, with poor public realm around its three aspects. Its Brutalist design, unkempt appearance and lack of non-active street frontages to Birchin Lane and Bridgewater Place does not encourage exploration, **and therefore is considered to yield no communal value.**

The evidential, historical, aesthetic and communal heritage values yielded by No. 20-22 High Street are considered to be low. Consequently the building is of local interest only and is considered to be a positive contributor to the Smithfield Conservation Area and as such is deemed to be a non-designated heritage asset.

The evidential, historical, aesthetic and communal heritage values yielded by No. 24-36 High Street are considered to be negligible. Consequently the building is of negligible interest and is considered to be a negative element of the Smithfield Conservation Area.

6.5 Statement of significance

- The subject site is within the Smithfield Conservation Area and adjacent to the Grade II Listed Ryland's Building (now Debenhams).
- No. 20-22 High Street is a positive contributor to the Conservation Area, and as such is deemed to be a non-designated heritage asset.
- No. 24-36 High Street is considered to have no special interest and is a negative element to the Conservation Area.
- Overall, the Subject Site does not best represent the heritage values of the Conservation Area as it is located within a part that does not present any cohesion in terms of character. The Subject Site does not currently contribute, or indeed affect, the setting of the adjacent Grade II listed Ryland's Building (Debenhams) for two reasons: the heritage values of the Ryland's building are best represented from Market Street/ Piccadilly Gardens, where it is understood as a landmark building to the corner of Market Street and Fountain Street, and the architectural expression of the building is sufficiently robust to remain dominant within the surrounding townscape.
- There is a capacity for change within the subject site that could enhance the cohesion of the character and appearance of the conservation area as well as the pedestrian environment and permeability across the site.

7. VISUAL IMPACT ASSESSMENT

7.1 Introduction

For the purposes of the planning application, the proposed development is described as follows:

“Demolition of existing structures and the construction of a 22 storey building comprising 361 residential apartments, ground floor commercial floorspace (Use Classes A1, A3, A4 and A5) and landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works”

The proposals will replace the underutilised, poor quality existing buildings, which don't meet modern day environmental standards or Building Regulations, with high quality architecture and building performance. It will also enhance the way the site is experienced by the local community which will attract others into this area of the City Centre.

The proposed building will introduce a visual marker reflecting a key transition between two character areas; the Smithfield Conservation Area/ Northern Quarter, which is characterised by a finer urban grain, and the main commercial shopping area which is dominated by large blocks. The building will act as a gateway into the Northern Quarter from the High Street and draw footfall into the area.

The Proposed Development will transform the pedestrian environment and experience around the site through enhanced permeability, enhanced public realm, high quality urban design and place making. The reinstatement of the historic street pattern and urban grain of the site will be enhanced by the creation of a new arcade through the site, at street level. This internal courtyard will provide a new space for independent retail and leisure uses and will be named Stationers Court after the historic street that once cut through the site.

Associated with the proposed development there will be a separate planning application to upgrade the market facilities, which are currently situated to the north of the site. It is proposed to provide upgraded market stall provision to Church Street/ Red Lion Street, around the perimeter of the existing Tib Street multi-storey car park. These premises would include the following improvements, which are covered in greater detail in associated Planning Application:

- Increased frontage for passing trade;
- Inclusion of additional external seating for the food outlets;
- Higher profile, contemporary facilities to current standards;
- Inclusion of designated on-site refuse store;
- Inclusion of shared management office for back-of-house administrative tasks
- Inclusion of an accessible toilet; and

- Enhancement of the external environment surrounding the car park entrance.

Reference should be made to the drawings and Design & Access Statement prepared by FCB Architects and the Planning Statement by Deloitte Real Estate for further details.

7.2 Scope of Potential Impact

The assessment of the impact considers the potential visual impact of the proposed development on the identified heritage assets surrounding the subject site, namely the Smithfield Conservation Area and the Grade II Rylands Building (Debenhams).

The aim of the assessment is to demonstrate the cumulative impact of the proposed development. The key purpose of the impact assessment is to ensure that the proposals demonstrably balance the degree of change, to deliver both a sustainable use to the whole site while contributing to wider conservation objectives established in national and local policy.

The methodology for the appraisal of visual impact on the identified heritage assets is a synthesis of the Historic England guidance on “*Conservation Principles*” (2017), and “*The Setting of Heritage Assets*” (2017) and the recommended method for the measurement of development impact drafted by ICOMOS (2011). The assessment method is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably ‘sustainable’ thus securing the protection or enhancement of the historic environment.

The proposals have been refined to take account of the area’s heritage significance. The current scheme is informed by the preceding significance assessment and aims to minimise harm to the identified heritage assets.

As noted above, the NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight is given to its conservation in order to avoid any ‘harm’ which might diminish the value of the asset. There is no specific definition for substantial harm in the NPPF, so reliance is given to the evaluation of the impact on the significance of the heritage assets.

The Planning Practice Guide 2014, which supports the NPPF notes that ‘substantial harm’, “*is a high test, so it may not arise in many cases*”. The design objective is thus to maintain and reveal the heritage values of heritage assets and restore/enhance historic elements therein where feasible.

7.3 Visual Impact Assessment Methodology

This assessment aims to appraise the heritage significance of identified views and the potential visual impact of the proposed development on the individual assets identified and the view as a whole.

The comparative magnitude of the development’s heritage impact can be evaluated using the following tests (which attempt to be objective and quantifiable). The extent to which heritage significance within a view may

be changed or affected by a development proposal (as a result of its location and/or design) will also need to be considered in the context of the Master-plan proposals as they emerge.

The extent to which specific design parameters influence the impact of a development proposal on the area's heritage significance, or the setting of an individual heritage asset within a key view is considered to be of particular relevance. This is because the key aspects of design, such as: scale, mass, silhouette, materiality, and reflectivity could impact on heritage significance within the streetscape of the conservation area.

Where changes resulting from development proposals are considered to enhance the fabric, setting, or appreciation of an affected heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the proposed development is considered to fail to sustain existing heritage values (as outlined above) the impact on the area's significance will be deemed to be adverse.

The overall impact of the proposed development on the significance of the visual character of the heritage assets is evaluated below as:

None – works that result in no material change.

Negligible – alteration works that result in no significant material or visual change;

Minor - changes that only make a small difference to the public's ability to understand and appreciate the Listed building and may be either adverse or beneficial. Such changes will impact on components which are of modest significance and sensitivity which are exposed to change of a slight to minor magnitude.

Moderate - a change that makes an appreciable difference to the public's ability to understand the Listed building and may be either adverse or beneficial. Such changes will impact on components of moderate significance and sensitivity which are exposed to an alteration of a large magnitude, or highly sensitive receptors exposed to change of a minor magnitude.

Substantial - these will be changes which have a fundamental impact on our appreciation of the Listed building and maybe either adverse or beneficial. A substantial impact may be defined as the result of highly sensitive components exposed to change of a large magnitude (either exterior or interior works

Mitigation in respect of any impact upon settings of listed buildings and the Smithfield Conservation Area, as a whole, is formulated upon the overall benefits of the proposed development. Heritage benefits potentially relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. That the architectural design is of the highest quality is proposed as a given value and is not offered as mitigation.

The key viewpoints within Figure 82, below, have been identified as part of the Assessment. These views were agreed for this heritage visual impact assessment with Historic England.

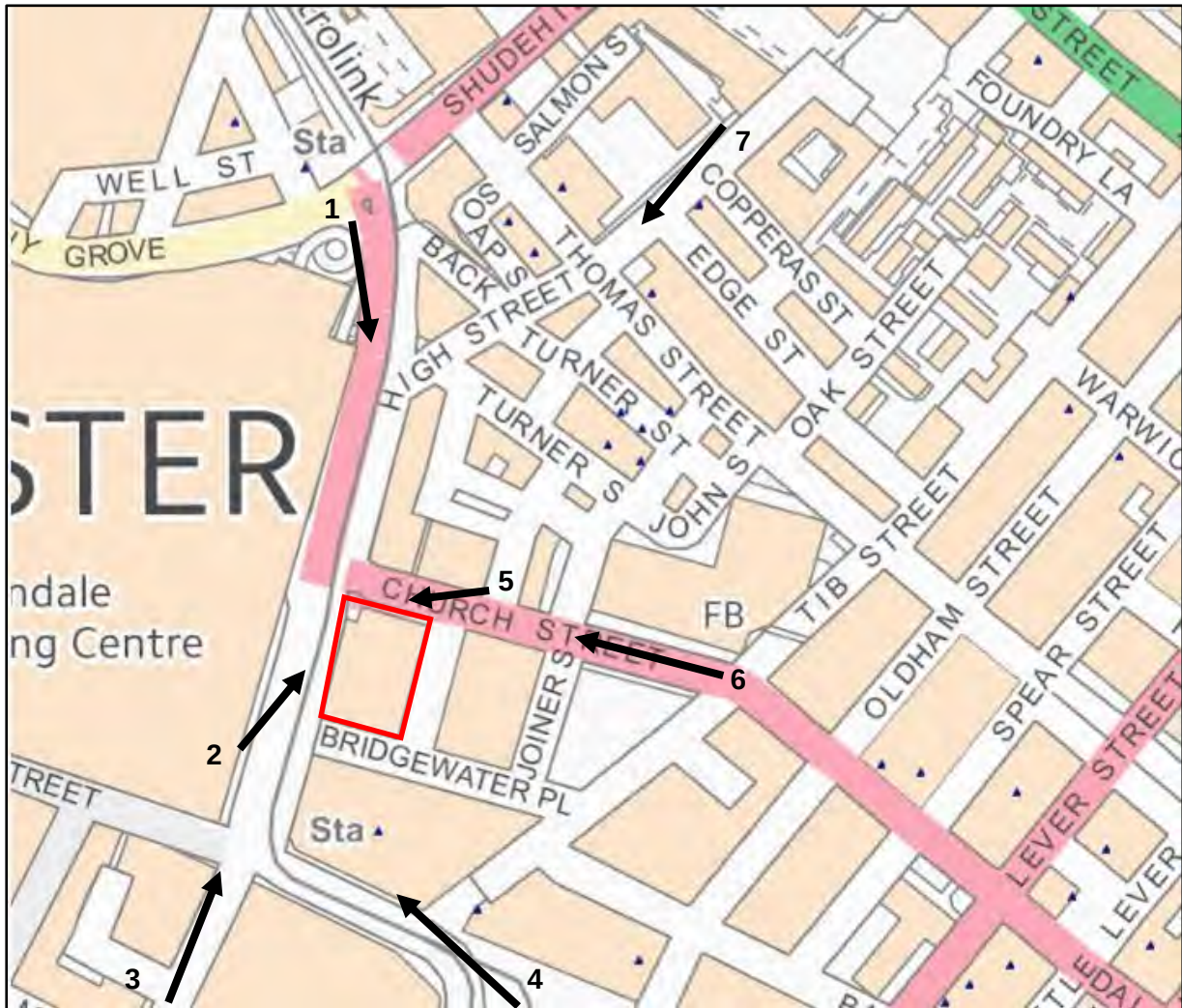


Figure 82: Key Viewpoint locations (subject site outlined in red).

7.4 The Assessment

Figures 83A – 89B illustrate the key heritage viewpoints as existing and proposed.

Viewpoints 1 and 2 (Figures 83A and 84A) illustrate the views looking south and north along High Street, respectively. These enclosed views demonstrate the dominant form and massing of the Arndale shopping centre to the west side of the street and how varied the east side of the street is, in terms of style, type, age and materiality of buildings.

Although Viewpoint 1 (Figure 83A) illustrates the remnants of the historic streetscape to the corner of High Street and Viewpoint 2 (Figure 84A) illustrates part of the Grade II Rylands building (Debenhams), these views do not best represent the character and appearance of the Smithfield Conservation Area or the heritage values of the listed building, respectively. Overall, the townscape value of High Street is low due to the poor quality of the pedestrian environment, the localised pockets of inactive street frontages and the erosion of historic buildings/ poor quality of later developments. Clearly the presence of 20-22 High Street enhances the streetscape within Viewpoint 2 (Figure 84A), but given its location to the boundary of the Conservation Area,

within an area of low townscape value, its contribution to the understanding and appreciation of the character and appearance of the Conservation Area as a whole is limited. It is only from Viewpoints 4 and 7 (Figures 86A and 89A) that the ability to understand and appreciate the heritage values of the Grade II Rylands building and the Smithfield Conservation area are understood and appreciated.

Viewpoints 5 and 6 (Figures 87A and 88A) are within the Smithfield Conservation Area and present views looking out of the area to the west. They demonstrate that from this part of the Conservation Area there is little ability to understand and appreciate the character and appearance of the Smithfield Conservation Area, which is better represented from viewpoints such as Viewpoint 7 (Figure 89A), for example. Viewpoint 6 also illustrates how developments such as the 1970s Tib Street multi-storey car park (right side of the view) have affected the character of the conservation area in this part; from here the buildings are of larger footprints and of a greater scale which has eroded the finer grain of historic buildings and street pattern. The development seen under construction to the left side of Viewpoint 6 has blocked the tower element of the Light Apartment block, which sits immediately east of the subject site; this demonstrates how reinstating the historic building line and in turn the density of the urban form, which is a characteristic of the conservation area, restricts longer range views within the area. In regard to the Subject Site, Viewpoints 5 and 6 illustrate how the recessed building line of the Subject Site creates a visually weak corner, in townscape terms.

In looking at the proposed images, it will be clear that the proposed development will add interest and vibrancy to the townscape along High Street; in Viewpoint 1 the upper floors of the proposed development, which are expressed as a mansard roof form will rise above the general roof-scape, adding visual interest to the view (Figure 83B). The historic buildings to the corner of High Street, in the foreground, will not be affected by the proposed development and will continue to be read as a 'route' into the more historic heart of the Conservation Area. Similarly, the vertical mansard roof form of the proposed development, as seen in Viewpoint 2 (Figure 84B), will be read as a backdrop to the horizontal roofscape form of the Grade II Ryland's Building (Debenhams), allowing for the continued ability to understand and appreciate the architectural form and interest of the listed building. This relationship between the listed building and the proposed development is seen further in Viewpoint 3, Figure 85B, where the proposed development is seen to sit comfortably within the wider townscape.

Figures 87B and 88B illustrate Viewpoints 5 and 6 as proposed and demonstrate how the proposed development will reintroduce the historic building line to this corner of the Subject Site enhancing the sense of enclosure to the view. The proposed development allows for an enhanced public realm and a high quality pedestrian environment which will encourage activity to permeate through the site.

Because viewpoints 4 and 7 best represent the two designated heritage assets that could potentially be impacted by the proposed development, Figures 86B and 89B have been tested. These images demonstrate that the proposed development will only be glimpsed rising above the roofline and will not have any impact on the understanding or appreciation of the heritage assets.

It will be clear that the proposed development, although resulting in the loss of No.20-22 High Street, will overall have a minor-to-moderate beneficial impact on the character and appearance of the Smithfield Conservation Area and setting of the Grade II Ryland's Building (Debenhams) by:

- enhancing the articulation of the corner junction to High Street and Church Street;
- Re-establishing the historic building line along Church Street;
- enhancing permeability through the site;
- Referencing the historic street pattern of the street by creating a route through the site which is named after the historic street: Stationers Court;
- enhancing the public realm in and around the Subject Site;
- providing active street frontages; and
- adding a building of high quality design and materiality to the streetscape, that celebrates the historic vertical grain and counters the monumental horizontality of the west side of the street (the Arndale Shopping Centre).



Figure 83A, above: View 1 as existing

Figure 83B, below: View 1 as proposed





Figure 84A, above: View 2 as existing

Figure 84B, below: View 2 as proposed





Figure 85A, above: View 3 as existing

Figure 85B, below: View 3 as proposed

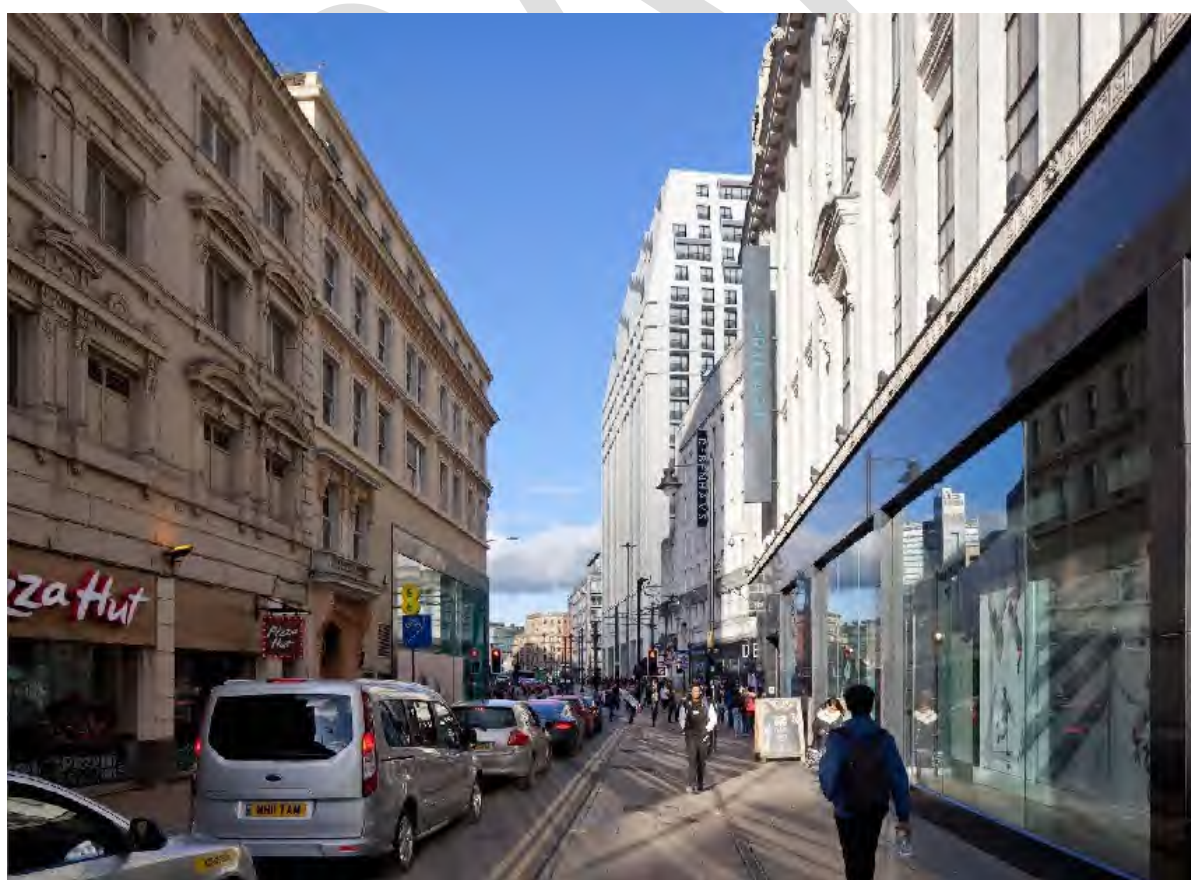




Figure 86A, above: View 4 as existing

Figure 86B, below: View 4 as proposed





Figure 87A, above: View 5 as existing

Figure 87B, below: View 5 as proposed





Figure 88A, above: View 6 as existing

Figure 88B, below: View 6 as proposed





Figure 89A, above: View 7 as existing

Figure 89B, below: View 7 as proposed



7.5 Summary

- The visual impact assessment appraised 6 different views to determine the potential impact on the historic built environment.
- The three heritage assets that could potentially be affected by the proposed development are the Smithfield Conservation Area, the setting of the Grade II Listed Ryland's Building (Debenhams) and the non-designated 20-22 High Street.
- The proposed development will result in the loss of 20-22 High Street which will result in a minor adverse impact on the character and appearance of the Conservation Area.
- The proposed development will not impact on the ability to understand or appreciate the heritage values of the Grade II Listed Ryland's Building (Debenhams).
- The proposed development will have a minor-to-moderate beneficial impact on the Smithfield Conservation Area overall.

8. PLANNING POLICY CONSIDERATIONS

8.1 Introduction

This heritage assessment has set out the heritage significance of the identified heritage assets that could be impacted by the proposed development. This baseline assessment has then been tested to determine what impact the proposed development will have on the heritage significance.

It will be clear that despite the loss of No.20-22 High Street, which makes a positive contribution to the Smithfield Conservation Area, the proposed development will result in a beneficial impact on the Smithfield Conservation Area overall.

This section considers the pre-application consultation comments from Historic England and then discusses the proposed development in the context of heritage planning policy.

8.2 Historic England consultation

As part of the development of the scheme, Historic England (HE) were consulted on three occasions and provided written comments in June 2017, October 2017 and July 2018. HE were of the opinion that No.20-22 High Street should be retained as part of the redevelopment of the site; options for retaining the building were explored and a detailed appraisal of this optioneering process can be found in the Design and Access Statement. Ultimately, retention of the building was considered unviable.

Whilst the proposed development will result in the loss of No. 20-22 High Street, it is considered that the minor harm caused to the Conservation Area is justified and indeed outweighed by the public benefits of the scheme as a whole. Full details of the public benefits of the scheme are provided in the Planning Statement.

Historic England were positive about the fact that the proposed development will re-establish the historic street layout and sense of enclosure and recognised the relocation of the market facilities to the Church Street/ Red Lion Street corner will help to enhance this part of the Conservation Area.

In Historic England's letter of 17 July (ref: PA00521945) they state that they are concerned about the form, bulk, mass and height of the proposed building remaining unconvinced about the mansard form of the upper storeys. In particular, they considered that the proposed development would result in a *"dominance that is out of scale and character to its surroundings."* In response to this comment, it is clear that consideration of the adjacent developments of the Light Apartments building (immediately east of the subject site, within the Smithfield Conservation Area) and the Arndale Shopping Centre hasn't been fully considered; these two developments are of comparable height and scale to the proposed development. Also, the proposed CGI's illustrate how the height and scale of the proposed development sits comfortably within its immediate and wider townscape context.

HE also stated in their pre-application letter that the proposed development “*would cause harm to the conservation area, particularly the townscape character and skyline along High Street.*” In response to this comment, reference should be made to the baseline assessment within this report which demonstrates that the character and appearance of the Smithfield Conservation Area is not best represented in the area where the subject site is located. The fine urban grain and historic character of the west of church street has largely been eroded and replaced with buildings of larger footprints and greater height; indeed, this change in character marks the transition between the established historic grain and character seen around Thomas Street and Tib Street (the area known as the Northern Quarter) to the east and the commercial area dominated by the Arndale Shopping Centre to the west. As a result, the townscape character of High Street is not coherent and has a clear capacity for change.

8.3 NPPF policy considerations

This statement addresses the relevant policies within the NPPF concerned with the historic environment (principally **Section 16**).

The Heritage Statement has identified and assessed the heritage assets surrounding the subject site which could be affected by the proposals. As set out in **paragraph 189**, the Heritage Statement describes the significance of the identified heritage assets. The setting of the identified heritage assets has been addressed sufficiently to understand the potential impact of the proposals. The Subject Site has a low heritage value, in part, and forms a largely negative element to the surrounding townscape and Smithfield Conservation Area.

The NPPF stresses that ‘*great weight*’ should be given to the objective of conserving listed buildings (**paragraph 193**), emphasising the need to avoid harm to such designated heritage assets. Given this conservation objective, any perceived harm, from demolition to visual compromise (resulting from insensitive development within the setting of a designated heritage asset) should be avoided and at least require ‘*clear and convincing justification*’. In this instance the development will result in the loss of 20-22 High Street, which is a positive contributor to the character and appearance of the Smithfield Conservation Area. The Heritage Statement provides information proportionate to the identified heritage assets’ importance; the visual impact assessment demonstrates that despite the loss of 20-22 High Street, having regard to the scale of harm (minor), the proposals will result in an overall beneficial impact (**paragraph 197**). In line with the recommendations in **paragraph 199**, a historic building record of 20-22 High Street would advance understanding of the significance of the heritage asset to be lost and this will be publicly accessible via the Historic Environment Record.

In addition to the beneficial impact on the Conservation Area, as expounded in the accompanying Planning, the public benefits of the scheme include:

- Putting a site, which has a negative effect on the townscape value, back into viable, active use; the Proposed Development will regenerate a major vacant site within the City Centre.

- Establishing a strong sense of place, enhancing the quality and permeability of the streetscape and the architectural fabric of the city centre.
- Optimising the potential of the site to accommodate and sustain an appropriate mix of uses, providing the quality and specification of accommodation required by modern businesses and residents.
- Providing a new public space to the city.
- Positively responding to the local character and historical development of the city centre, delivering an innovative and contemporary design which reflects and compliments the large neighbouring commercial buildings and local context.
- Creating a safe and accessible environment with clearly defined areas and active public frontages to enhance the local quality of life.
- The Proposed Development will provide sustained economic growth.

It will be noted that the NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 195-196**). In this instance we contend that the proposed development largely maintains and, in some instances, enhances the setting of the Smithfield Conservation Area and the Grade II Listed Rylands Building (Debenhams), by improving the pedestrian environment and permeability across the site from this disjointed and fragmented western boundary of the conservation area.

It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. As the current proposal does not physically impact on any heritage asset and does not have an adverse impact from any of the assessed viewpoints, there can be no such harm. Consequently, it will be demonstrated that the proposed development will have no measurable detrimental impact on any surrounding heritage assets (including the Smithfield Conservation Area), and indeed makes an overall beneficial contribution to the regeneration and architectural cohesion of the site.

The cumulative impact of the proposed new development *should*, therefore, be evaluated against the positive contribution to local character and distinctiveness, in accordance with the requirements of the NPPF, in particular **paragraph 200**.

Careful consideration of the alignment, scale, massing and materiality of the proposed development, as expounded in the accompanying Design and Access Statement, clearly supports **paragraphs 124-132** of the NPPF, which emphasises the need for the integration of new development into the built and historic environment (**paragraph 127**). The proposed development of the Subject Site demonstrably responds to the context of the site's immediate surroundings in regards to the complimentary use of similar colour palate,

materials and scale/design, which echoes the already established early-20th century designs of the neighbouring Grade II Listed Rylands Building (Debenhams) and the former Lewis' Department Store (now Primark), responding to this local character and history and reflecting the diversity of the local identity, building styles and materials.

Importantly, the design of the proposed development is appropriately innovative continuing the history of independence and variety and place shaping, addressing connections between people and places (**paragraph 127, point c**).

As will be evident, the proposals for the site herald further investment in this part of Manchester. The proposals will clearly make a positive contribution to the vitality of this part of the city centre and therefore enhance the character and distinctiveness of the setting of the identified heritage assets (including the setting, character and appearance of the Smithfield Conservation Area).

Consequently, the proposed development is demonstrably consistent with the desirability of new development making a positive contribution to local character and distinctiveness and therefore accords with the requirements of the NPPF, **paragraph 192**.

8.4 Manchester City Council Core Strategy Policies EN3 (Heritage) and CC9 (Design and Heritage)

Policy CC9: Design and Heritage:

"Design of new buildings will need to be of the highest standard in terms of appearance and function [...] Development in Manchester City Centre should preserve or enhance the heritage assets."

Policy EN2: Tall Buildings:

"Proposals for tall buildings will be supported where it can be demonstrated that they are: of excellent design quality; are appropriately located; contribute positively to sustainability; contribute positively to place making [...]; and will bring significant regeneration benefits."

Policy EN3: Heritage:

"New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including [...] listed buildings [and] conservation areas."

As propounded in these policies, the proposed development has been designed with due regard to principles of scale, height, massing, alignment, material and use, within a contemporary architectural idiom, which is consistent with contemporary development within the city, and also the character and appearance of the remaining elements of the historic immediate townscape around the Subject Site. Reference to the accompanying Design and Access Statement should be made for further details.

Manchester City Council does not have any protected views and tall buildings have previously been encouraged in this part of the city. Consequently, the zone of visual influence and key views for this scheme were discussed and agreed with Historic England at pre-application stage in order to assess the potential visual impact of the

proposed scheme. The location of the proposed development is in accordance with the Manchester Core Strategy Policy EN2 Tall Buildings.

The proposed development also gives rise to significant regeneration benefits, including; the bringing back into full economic use the site of an outdated and underused building within a strategic employment area and significant enhancements to the streetscape. The proposed development also enhances connectivity between the east and west, which currently presents a poor pedestrian environment and public realm into the conservation area.

DRAFT

9 SUMMARY AND CONCLUSION

- The Subject Site is within the Smithfield Conservation Area.
- No.20-22 High Street is considered to be a positive contributor to the conservation area, and as such is deemed to be a non-designated heritage asset.
- The proposals resulting in the demolition of No.20-22 High Street, as demonstrated, is mitigated and outweighed by the public benefits of the wider regeneration of the site.
- No.24-36 High Street is not considered to be of heritage value and forms a negative element to the Smithfield Conservation Area, and the settings of immediate heritage assets (primarily Grade II listed Rylands Building (Debenhams)).
- The potential of the Proposed Development to impact the settings of the identified heritage assets has been assessed through appraisal of 6 views.
- The visual impact assessment demonstrated that the proposed development would have a beneficial impact on the setting of the character and appearance of the Smithfield Conservation Area.
- The proposed development will not adversely impact on the setting of the Grade II Listed Ryland's Building (Debenhams).
- The proposed design, scale, materiality, palate and detailing all accord with and are complimentary to the already established early-20th century commercial buildings, which are dominant in the streetscape.
- The Proposed Development will deliver significant economic and regeneration benefits.
- A historic building record of 20-22 High Street should be undertaken and submitted to the HER.
- The proposals comply with national and local planning policy.



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Appendix II – Vicky Webster CV



Vicky Webster

MSc BA (Hons) IHBC

Associate

Vicky provides heritage and design advice to a variety of clients including the Cadogan Estate, Royal Botanic Gardens, Kew, the Crown Estate and Rochdale Development Agency. She has exemplary experience in the preparation of Heritage Impact Assessments for projects within sensitive settings; with a deep understanding and ability to clearly demonstrate the significance of a particular asset or place. Her experience includes advice on complex commercial or institutional restoration schemes including Covent Garden Market (Grade II*) and Rochdale Town Hall (Grade I), regeneration schemes and public realm improvements within sensitive settings such as those at the Kasbah in Grimsby and Brompton Road in South Kensington. Vicky has previously worked as a consultant for Turnberry Consulting, the Royal Commission on the Ancient and Historic Monuments of Scotland and Historic Scotland. She is a full member of the IHBC and sits on the Places Matter North West Design Review Panel.



Cambridge House Hotel, London

The former 'In & Out Club', incorporating the 18th century 94 Piccadilly (Grade I), 90- 93 and 95 Piccadilly (Grade II) and adjoining properties. Vicky carried out Level 2 and 3 recording of 94 and 95 Piccadilly prior to enabling works to disconnect the buildings from one another.



Brompton Road Site Royal Borough of Kensington & Chelsea

Vicky carried out building recording exercise in advance of the major renovation of this entire city block. She also advised on the proposals and carried out heritage impact assessments.



Murdoch and Pitman Chambers, Birmingham

Heritage Impact Assessment and advice on the conversion of these Grade II*-listed buildings into a boutique hotel. The scheme will see the sensitive restoration of the buildings and upgrading of their services for hotel use as well as the erection of a contemporary extension to the rear.



Chamberlain Buildings Birmingham

Vicky carried out Level 2 and 3 Building Records for three large former chambers on Corporation Street, Birmingham in advance of their conversion. Ruskin Buildings and Coleridge Chambers are Grade II-listed and the King Edward Building is unlisted.



Marlsbro House

One of Manchester's most recent listings, this 1830s cotton mill is concealed behind a 1960s facade. Vicky has carried out monitoring works as part of a series of phased site surveys - before and after soft strip - and an assessment of significance to inform proposals for its reuse.



The Museum of Science and Industry

Vicky has worked closely with Carmody Groarke to provide a series of heritage assessments and heritage advice on a site-wide decarbonisation scheme and considerable repairs and upgrades to the Power Hall and its exhibition (Grade II). She has also carried out monitoring works during soft strip works.

