

No. 17

St John Street

Manchester

Heritage Statement

Prepared by



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Prepared for:

Zerum

13 May 2022

No. 17 ST. JOHN STREET, MANCHESTER – HERITAGE STATEMENT

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1. INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), an architectural practice specialising exclusively in the historic environment.

SLHA has been commissioned by Zerum to assess the proposals for the alteration/refurbishment of the Grade II listed No.17 St John Street, Manchester in order to return the building back to its original and intended use as a single residential dwelling (see Figure 1). The proposals comprise minor alterations to the scheme recently approved under application 131788/LO/2021 and this statement supports a S.19 application for its variation.

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England's 2019 advice on the structure of Heritage Statements. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 194, to describe the significance of the heritage assets affected, and the consequent potential impact of the current Proposals.

This Statement should be read in conjunction with the plans and drawings by JM Architects, and supporting Planning Statement by Zerum Consult Ltd.



Figure 1 – The principal north front of No.17 St John Street (outlined).

1.2 Authorship

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

2 THE SITE

2.1 Location

No. 17 St John Street (the Site) is located within the commercial centre of the City of Manchester. The building forms one of six matching townhouses which were constructed in c.1820 as elegant, middle-class dwellings for the Holt Family by an unknown architect. All seven townhouses are now Grade II listed.

The Site is bounded by St John Street to the north, No. 15 St John Street to the east, No. 19 St John Street to the west and by an area of surface car parking to the south (rear) (see Figure 2).



Figure 2 – Map showing the location of No.17 St John Street shaded red. (Source: Historic England)

2.2 Statutory Designations

Listed Buildings

Statutory listing of No. 17 St John Street means that the building is defined as being of ‘special architectural or historic interest’ and is, therefore, of national heritage significance. The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of “exceptional interest”, Grade II* buildings are particularly important buildings of “more than special interest”, whilst Grade II buildings (such as No. 17 St John Street) are defined as being of “special interest”.

The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent must be applied for in order to make any changes to that building which might alter its special interest.

Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any

manner which would ‘affect its character’ as a building of special architectural or historic interest, unless the works are authorised in the form of Listed Building Consent.

Unlike non-listed buildings, it is a criminal offence to carry out works to a designated listed building without consent when it is needed. It is, therefore, important to understand the implications of the listing; define the nature of the works; and understand the impact of any proposed changes.

No. 17 forms one of seven matching townhouses to the southern side of St John Street that are listed under two separate designations. The separate listings, which comprises Nos. 11, 13, 15 and 17 St John Street, and Nos. 21, 23 and 25 St John Street, acknowledges the buildings’ group value,

Both groups of buildings were Grade II listed on the 25th February 1952 (amended on the 06th June 1994). The list description covering No. 17 is as follows:

11-17, ST JOHN STREET

National Grid Reference:

SJ 83406 97908

Details

GV II

Terrace of 4 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, No.11 double-fronted and the others all single-fronted; with various back extensions. Three storeys over cellars, a symmetrical 14-bay facade with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, No.11 forming 5 bays and the others 3 bays each, the doorways regularly spaced between pairs of windows. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights (those at Nos 11 and 13 with elegant curvilinear tracery and the others plain); the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Rear: No.11 has a curved stair-turret lit by a large round-headed window with intersecting glazing bars. Interiors not inspected. Matches Nos 21 to 25 (q.v.).

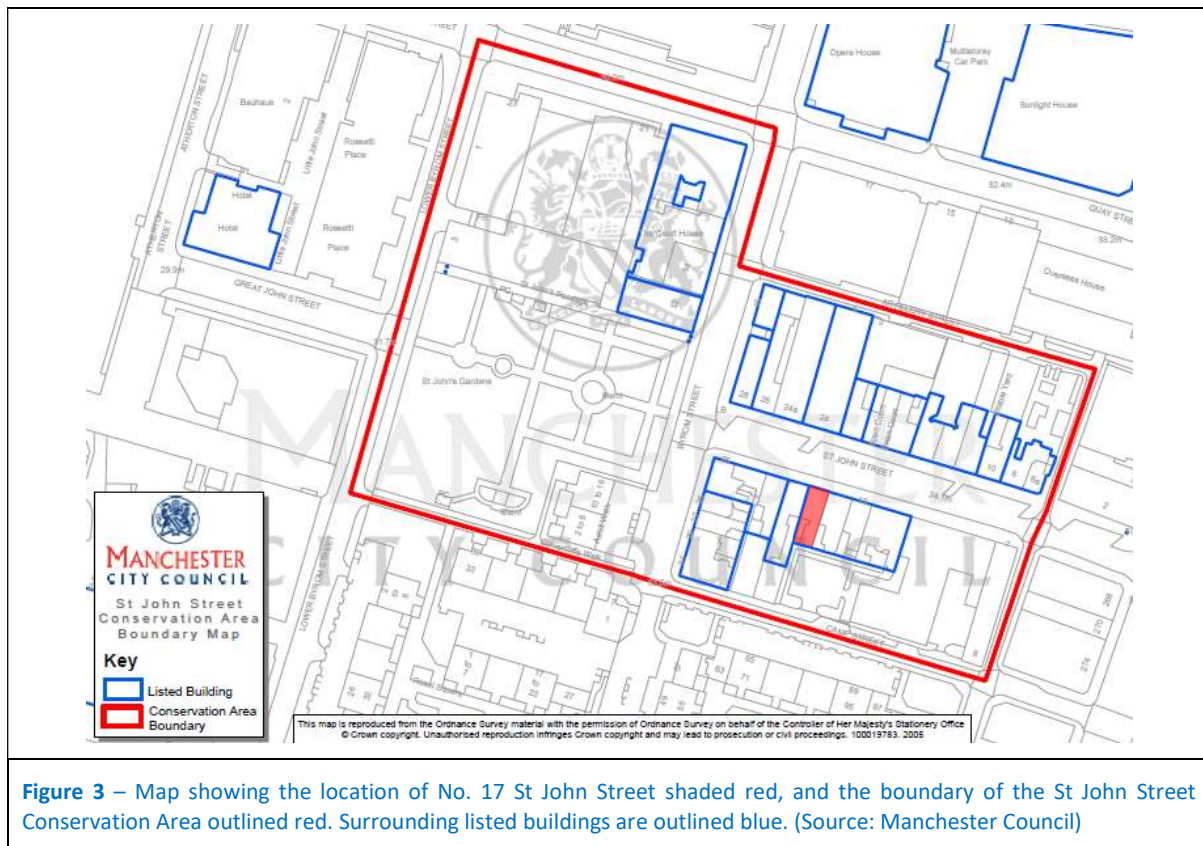
Listing NGR: SJ8340697908

Conservation Areas

The building is located within the St John Street Conservation Area, which was designated on the 4th November 1970.

The principal reason for designation of the conservation area focuses on the surviving late-18th and early-19th century townhouses that comprise the north and south sides of St John Street, as well as covering the location of the former St John’s Church, which now forms St Johns Gardens to the western end of the street.

Due to the extent of the proposals, which focus largely on internal changes, it is considered that there will be no impact on the character and appearance of the Conservation Area.



3. POLICY CONTEXT

3.1 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 No. 17 St John Street will be subsequently tested.

In particular, the Proposals are informed by the guidance in Historic England's guidance on *Conservation Principles* (2017 Draft). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in *Conservation Principles* (2017 Draft), 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 (2012)
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- 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 in the following section below.

The Proposals for No. 17 St John Street involve some minor external alterations within the enclosed rear yard of the Site, which falls within the St John Street Conservation Area. Although the Proposals are deemed not to have any impact on the wider Conservation Area, the Council is required by legislation and national planning policy to have regard to the impact of any Proposed Development as it affects a designated heritage asset (the St John Street Conservation Area).

This consideration needs to be **proportionate** to the relative significance of the Site component and the actual impact of the alterations proposed. The methodology outlined below is one derived from guidance set out by ICOMOS to ensure objectivity.

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

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

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management.

The Grade II listing of No. 17 St John Street requires that it is necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and ‘setting’ of the early-19th century townhouse, as well as the ‘setting’ of any listed buildings close to the Site.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset. Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building, or diminish its interest as a designated heritage asset. The focus of the design-development has thus been to avoid/reduce any harm to the significance of No. 17 St John Street in order to meet the fundamental requirements of Section 66 of the 1990 Act.

Also, of relevance given the Site’s location within the heart of the St John Street 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]”*.

However, due to the enclosed location and minimal nature of the proposed works to the rear yard area of the building, it is not considered that there will be any adverse impact on the character or appearance of the St John Street Conservation Area.

In accordance with the requirements of both Section 66, if a negative impact on No. 17 St John Street is identified, its extent must be determined to define the magnitude of ‘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 interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that “*less than substantial harm*” is a physical alteration or 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’. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in Section 66 to the development proposal when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated ‘harm’ or erosion of the interests 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 asset, 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 Current Proposals in accordance with the requirements of the 1990 Act.

3.3 National Planning Policy Framework (NPPF) (2021)

The policies in the National Planning Policy Framework (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 (**NPPF paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (**NPPF paragraph 8c**). It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

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 189**). In this instance the ‘heritage assets’ are the Grade II listed No. 17 St John Street (the Site), and the St John Street Conservation Area.

The NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the more important the asset, the greater the weight should be. The need to avoid “*substantial harm*” to such assets is outlined in terms of: demolition, alteration, or the compromise of its setting.

As “*substantial harm*” is interpreted as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting, it should be avoided. The NPPF (**paragraph 199**) however, notes that “*great weight*” should still be given to conservation regardless of whether “*substantial harm*” is evidenced.

Paragraph 202 advises that, in instances where harm to the significance of a designated heritage asset is considered to be “*less than substantial*”, it is possible to weigh this against the public benefits of the proposals. These may include securing the optimum viable use for the heritage asset.

3.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) 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 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/interests 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 Proposals.

3.5 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 Proposals have also been developed in the context of the 2016, Historic Environment Advice Note 2: 'Making changes to historic assets' (HEA.2). Historic England thus emphasise that the best way to conserve a historic building is to keep it in use (or to find it an appropriate new use if it has passed out of use) preferably that for which it was designed, or alternatively an appropriate new use which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:

"An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential".

The emphasis of HEA.2 is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutiae of change, where the building's overall significance is unaffected. The current restoration-focused proposals have been demonstrably developed in this context.

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 Draft),
- *Conservation Area Appraisal Designation and Management* (2019).

4 HISTORICAL DEVELOPMENT

4.1 Introduction

The Site today comprises an early-19th century townhouse, which is located on Manchester's last surviving upper class Georgian terraced street. This section will chronologically chart the different phases, developments and residents of No. 17 St John Street. A full map regression of the Site can be found in Appendix i.

4.2 Development of St John Street

St John Street, or "St John's Street" as it was originally known, and the neighbouring Byrom Street, were initially laid out by the Byrom family by 1772, although only partially developed for housing by this date. The Church of St John was built terminating the western end of St John Street in 1768-9 at the expense of Edward Byrom, and was demolished in the 1930s (Figure 4).

The completion of St John's Church saw the first house on St John Street to be built in the late-18th century, which now forms the present No. 19, located adjacent to the Site, followed by a wave of development focusing on the northern side of the street. Apart from the present No. 19 and a house on the site of the current No. 7 St John Street, the southern side of the street remained undeveloped until a speculative construction of seven matching, three-storey townhouses, including No. 17, were constructed in c.1820 by the Holt Family.

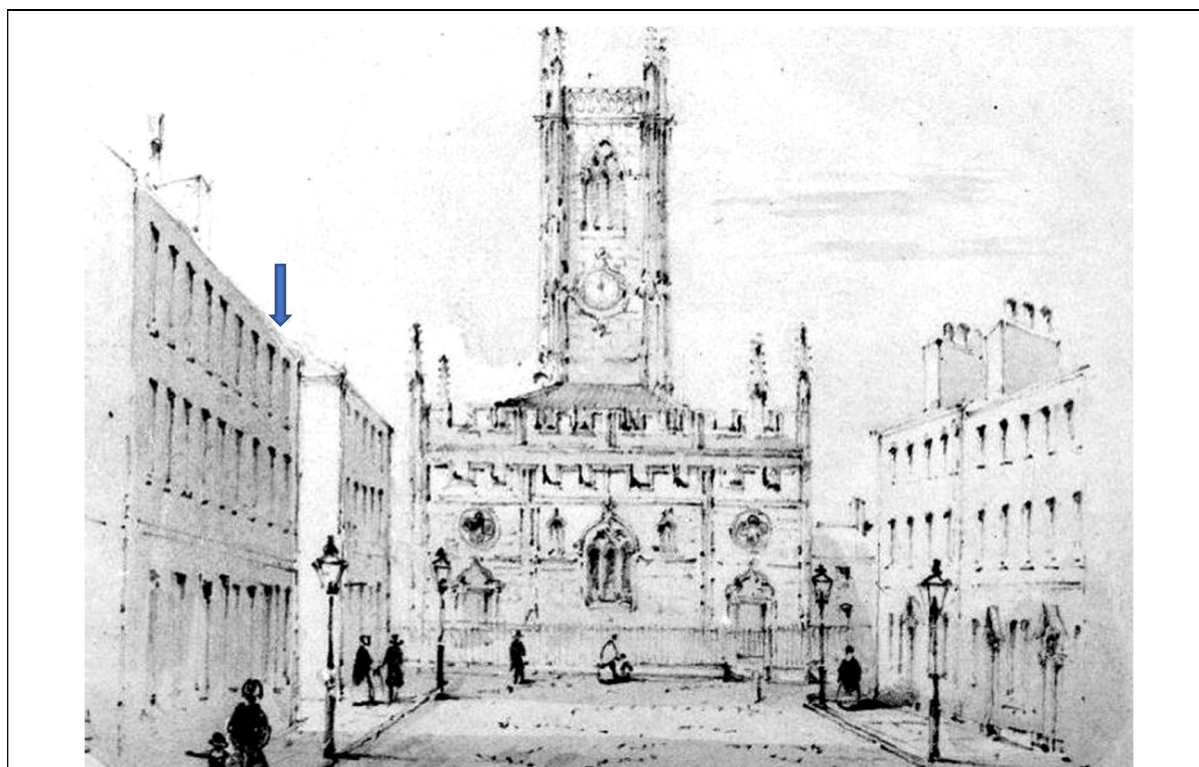


Figure 4 – A drawing of St John Street looking west towards St John's Church in 1845. No. 17 is indicated by the blue arrow to the left. (Source: Manchester Archives)

Early residents of St John Street represented a broad mix of professional occupations, however, by the middle of the 19th century Manchester's expanding commercial town centre saw residents moving away to nearby suburbs, and the original upper-class houses becoming almost exclusively used by medical and legal professions.

4.3 Construction and development of No. 17 St John Street

The land on which No. 17 St John Street is located, along with that of the adjacent houses to the east and west, was sold on the 8th November 1796 by the then owners of the land: Elizabeth Byrom; the first Reverent of St John's Church - John Clowes; Henry Atherton and his wife Ann; and Eleanora Byrom, to George Lloyd Esq (Barrister) and Thomas Falkner Phillips Esq (born 1744 - Barrister, merchant and treasurer of the Hulme and Stretford Turnpike Road Trust and the Theatre Royal).



Figure 5 – A painting looking west along St John Street in 1924, showing No. 17 to the distant left (indicated by blue arrow). (Source: Manchester Archives)

The land purchased by George Lloyd and Thomas Falkner Phillips Esq formed a part of what had historically been known as 'Rogers Field'; a large field that probably originally covered the entirety of St John Street. Rogers Field is thought to have derived its name from the family by that name who owned the land during the 17th century, and was located adjacent to another large enclosure of land known as 'Camp Field' which forms the origin of the name 'Camp Street'.

The seven matching townhouses built on the southern side of St John Street were constructed at the same time in the same style by the Holt family, who resided at the much larger, and grander No. 11 St John Street. The Holt family's development of the seven townhouses appears to have been completed in c1820, as the first recorded resident in No. 17 is noted in the 'Pigot and Deans' New Directory of Manchester, Salford Etc' of 1821.

The seven houses were largely identical both externally and internally. However, the decorative features used in No. 17 are of a superior quality to those of some of the other houses, illustrating that, although speculative, potential occupants were able to choose alternative finishes whilst under construction, as the houses were individual in their finishes.

For example, whilst the corner architrave blocks to No. 17 St John Street feature classical carved figureheads (See Figures 12 and 15), those used in No. 13 and No. 11 St John Street use two versions of a carved acanthus leaf design, whilst those used in No. 21 and No. 23 St John Street use a simple ball moulding.

4.4 The Holt Family and No. 17 St John Street

The Holt family resided at the much larger No. 11 St John Street, which formed the family's town residence. The family retained ownership of all of their property in St John Street, choosing instead to rent the houses out.

James Holt (1770-1858) and his son John (1796-1871) spent their careers as engravers for calico printers during the late-18th and early-to-mid 19th century. This job required providing expertly engraved metal cylinders for use in the calico printing process in textile mills during the height of Manchester's booming success in the textile trade across the world, of which Manchester was known as "Cottonopolis".

The Holt family, however, appear not to have made their wealth in this lucrative engraving business, but by being descendants of a privileged family whose historic family seats included several castles and country houses, largely in the north of England.

At some point after 1797 an engraving company was formed between James Holt Esq, and his son, John Holt Esq along with John Godfrey Copley and George Barrow, under the name of 'Holt, Copley and Co'. However, in 1817 this partnership was dissolved. James Holt and his son John went on to set up another partnership as engravers to calico printers with a William Birch called 'Holt, Birch and Holt'.

4.5 Residents of No. 17 St John Street

Although No. 17 belonged to the Holt family, the house had many and varied residents/tenants throughout its long history. The first recorded resident was a surgeon named William Harper (Figure 6), who was recorded as living at the property in 1821 ('Pigot and Deans' New Directory of Manchester, Salford Etc' 1821).

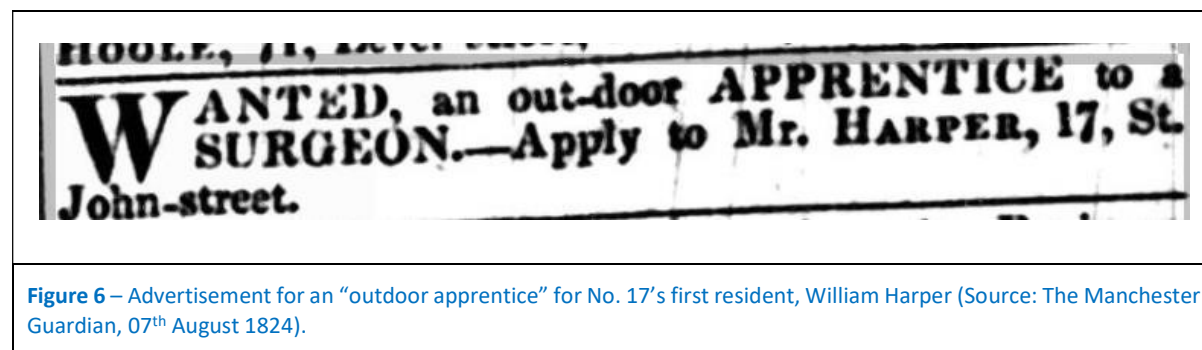


Figure 6 – Advertisement for an “outdoor apprentice” for No. 17’s first resident, William Harper (Source: The Manchester Guardian, 07th August 1824).

By 1829 the house was occupied by a solicitor named William Thomas Heslop (Pigot and Sons General Directory 1829), and by 1841 the house was occupied by a distiller named Philip Houghton (Pigot and Slater’s General and Classified Directory 1841). The 1841 census also records Houghton as living at No. 17 with his wife, three daughters, one son and one servant.

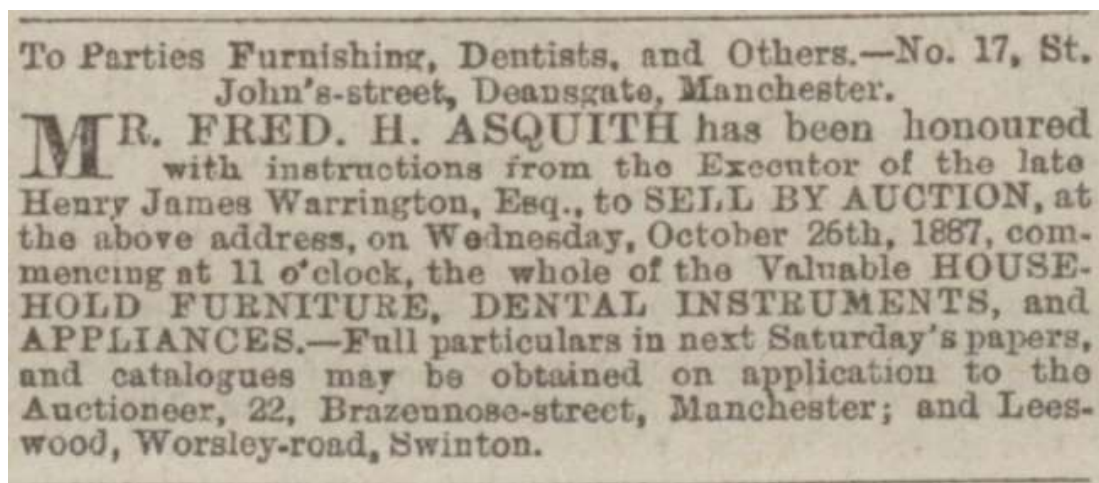
The 1851 census records that No. 17 was then occupied by a pawnbroker named Thomas Worthington (of Worthington & Myers) along with his wife, four sons, a daughter and three servants. Thomas was still recorded at No. 17 in the 1853 ‘A New Alphabetical and Classified Directory’ and in the 1861 census where Thomas is recorded as living at No. 17 with his wife, three sons, two daughters and two servants.

By the late-19th century the house was lived in by dentist Henry James Warrington, who lived in the house with his family whilst sharing it with various medical professions, practicing from the building during working hours.

The 1871 census records dentist, Henry James Warrington as residing at No. 17 with his wife, son and daughter, and is still recorded at No. 17 in the 1877 Slater’s Royal National Commercial Directory. The 1881 census records Henry Warrington as being widowed and living at No.17 with his medical student son and one servant.

In 1882 a surgeon named Henry Philip Mules M.D and his wife were noted as living and practicing from No. 17 (Manchester Courier and Lancashire General Advertiser 13th December 1882), and in 1886, along with Henry James Warrington, No. 17 was occupied by assistant surgeon at the Royal Eye Hospital, Alexander Hill Griffith, M.B., C.M (Slater’s Royal National Commercial Directory, 1886).

Henry Warrington passed away in 1887, and following his death the household contents and dental equipment in No. 17 were auctioned on the 26th October 1887 (See Figure 7 below)



To Parties Furnishing, Dentists, and Others.—No. 17, St. John's-street, Deansgate, Manchester.
MR. FRED. H. ASQUITH has been honoured with instructions from the Executor of the late Henry James Warrington, Esq., to **SELL BY AUCTION**, at the above address, on Wednesday, October 26th, 1887, commencing at 11 o'clock, the whole of the Valuable **HOUSEHOLD FURNITURE, DENTAL INSTRUMENTS, and APPLIANCES.**—Full particulars in next Saturday's papers, and catalogues may be obtained on application to the Auctioneer, 22, Brazennose-street, Manchester; and Leeswood, Worsley-road, Swinton.

Figure 7 – Notice advertising the auction of dentistry and other household effects (Source: Manchester Courier and Lancashire General Advertiser – 15th October 1887)

The 1891 census records police officer Walter McKenzie, his wife, their young daughter and a servant as living at No. 17, and in 1895 Alexander Hill Griffith still practiced from No. 17, however he was now an eye surgeon at the Royal Eye Hospital, demonstrating that McKenzie and his family took up residence in Henry Warrington's accommodation whilst still letting out rooms to medical professionals. Alexander Hill Griffith is again recorded as still occupying No. 17 in 1900 (Manchester Courier and Lancashire General Advertiser, 09th November 1900).

Dr. Hill Griffith is recorded as now living at No. 17 with his cook in the 1911 census. The census records that No. 17 had ten rooms (not including scullery, bathrooms or landings).

4.6 Later development

On the 6th October 1906, John Holt (James Holt's grandson) passed away leaving his estate to his sister Martha and her daughter Florence Ethel Holt Haigh. The estate included Nos. 9, 11, 13, 15, 17, 21, 23 and 25 St John Street, along with the yard and stables in Shaw's Yard, 8 houses from Nos. 12 to 20 and No. 26 Camp Street, No. 5 and 6 Holt's Place, No. 8 James' Place and a store yard in St John's Place.

No. 17 continued to be let out, and although there were no occupants recorded at the house in the 1939 census, a Reginald Ellis is noted as living at No. 17 in an article in Manchester Evening News on the 22nd October 1946.

On the 2nd February 1953 Florence Ethel Holt Haigh passed away leaving several of her ancestor's properties on St John Street to her relative, Geoffrey Holt Hordern Haigh. No. 17 was then sold by him on the 27th November 1953 to the tenant mentioned in the Manchester Evening News on the 22nd October 1946, Reginald Ellis and to a Harry Teesdale Simmons.

The building has remained in medical uses until recently.



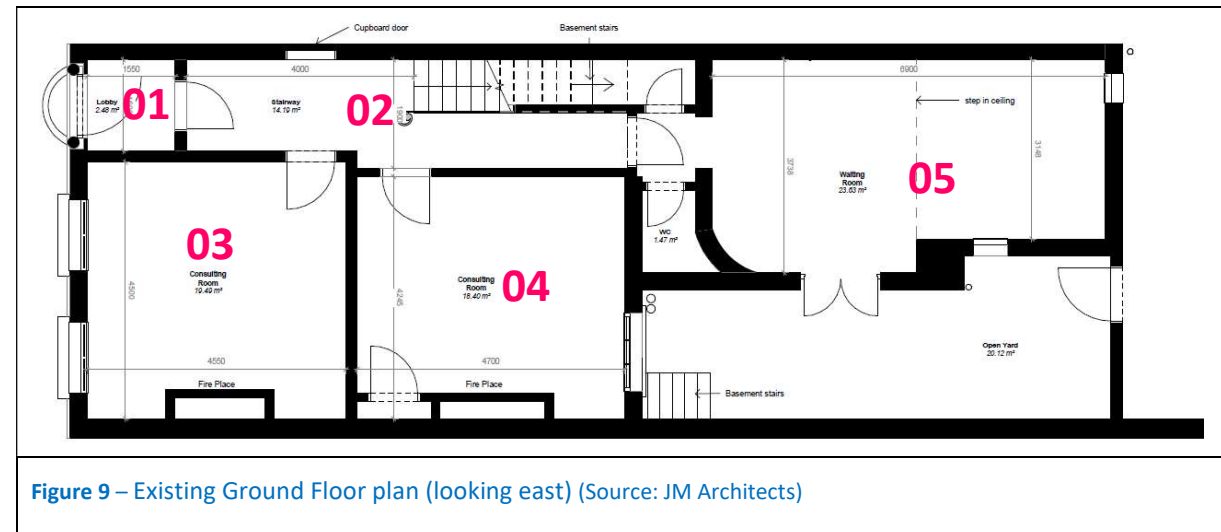
Figure 8 – A view of the front of No. 17 in 1969 (outlined red). (Source: Manchester Archives)

4.7 Building Description

No. 17 St John Street was constructed in one main phase in c1820. At some point during the 20th century the later, single-storey rear outhouse (to the southern end of the Ground Floor level) was absorbed into the rear outrigger (Room 05).

Ground Floor

The Ground Floor level would have originally contained the family’s reception rooms, probably consisting of a drawing room to the front (Room 03), dining room (Room 04) and kitchen (Room 05).



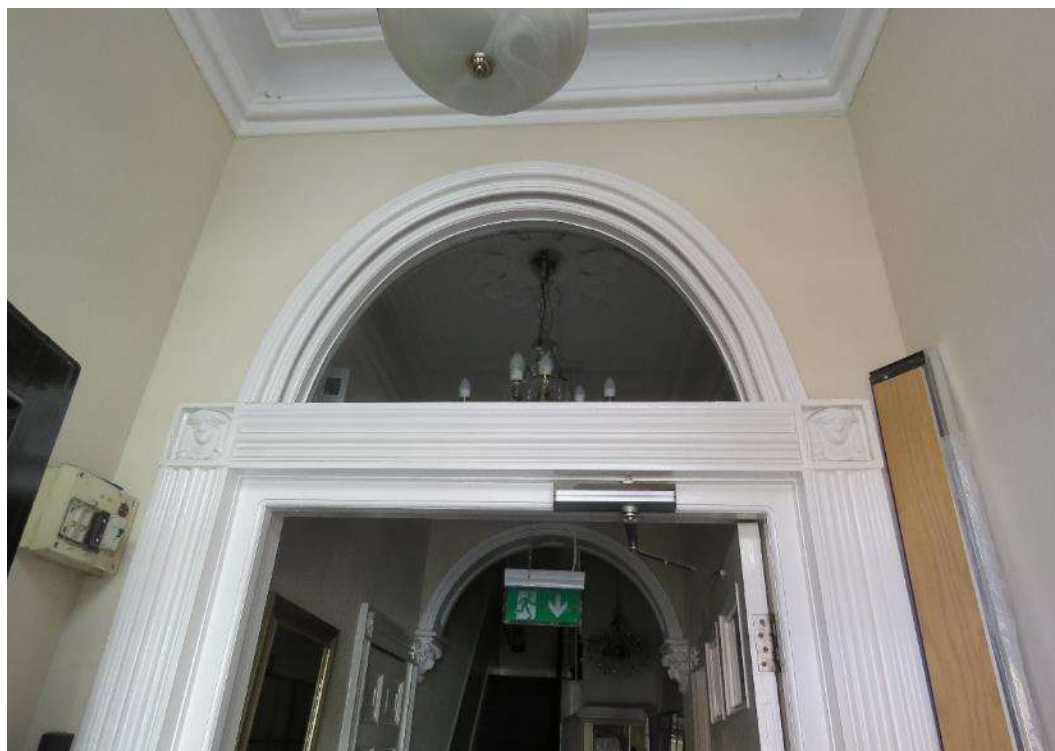


Figure 12 – The inner vestibule, looking south into the main entrance hall. Note the original use of carved figureheads to each corner of the architrave.



Figure 13 – The entrance hall (Room 02) showing the entrance into Room 03 (right) and the original fitted closet to the left, which mirrors the entrance to Room 03. Again, note the use of carved figureheads to the architraves.



Figure 14 – The original staircase with hardwood handrail (Room 02).



Figure 15 – The fitted hall closet, showing the original panelled door with slender inner beading.



Figure 16 – The original decorative plaster ceiling rose and cornice to the entrance hall.



Figure 17 – The panelled staircase showing the original basement door (right) which has since been sealed shut.



Figure 18 – A later 19th century half-glazed door leading from the hall into the rear of the building (Room 05), featuring etched blue and red glass spandrel panels. This door has been split in half to form a reception counter.



Figure 19 – The original grey/blue marble fire surround to the front room (Room 03) which contains a c1950s tiled insert and hearth .



Figure 20 – The deep original plaster cornice to the front room (Room 03).



Figure 21 – The original panelled door into Room 03, showing an original/early brass beehive door knob.



Figure 22 – Looking into the rear reception room (Room 04), showing the original panelled door.



Figure 23 – Looking into Room 04 showing the original built-in cupboard to its north-west alcove, denoting that this room was likely originally a dining room. The door retains an original, decorative brass doorknob as seen used in other houses on St John Street.

First Floor

The First Floor level would have originally contained the family's bedrooms, and possibly a narrow servant's staircase in the current location of the WC (Room 07).



Figure 24 – Existing First Floor plan (Source: JM Architects).



Figure 25 – The First Floor landing, looking south into the rear outrigger.



Figure 26 – The First Floor WC (Room 07), housed in what appears to have originally been the bottom of a two-storey servant's staircase leading to the Second Floor. (See Figure 48)



Figure 27 – The large, rear outrigger room (Room 08), showing original stone fire surround (now painted). The modern suspended ceiling covers a simple cornice.



Figure 28 – The former principal bedroom (Room 09) showing the very deep moulded skirting boards, dado rail, deep plaster cornice and a later-19th century timber fire surround (with 20th century tiled insert) and period brass hearth fender.



Figure 29 – The original panelled door into Room 09 (as viewed from inside Room 09). Note the original decorative brass door knobs.



Figure 30 – The original panelled door into Room 10, as viewed from inside Room 10) with Edwardian brass doorknobs.



Figure 31 – Room 10 showing the original plaster cornice, simpler original skirting, and an Edwardian fire surround with fender.

Second Floor

The Second Floor level would have originally been used to accommodate servant's bedrooms, and as such the rooms and their decorative elements were of a simple design and quality. The rooms to the front (north) of the Second Floor retain their original subdivided planform, as also seen in No. 13 St John Street.

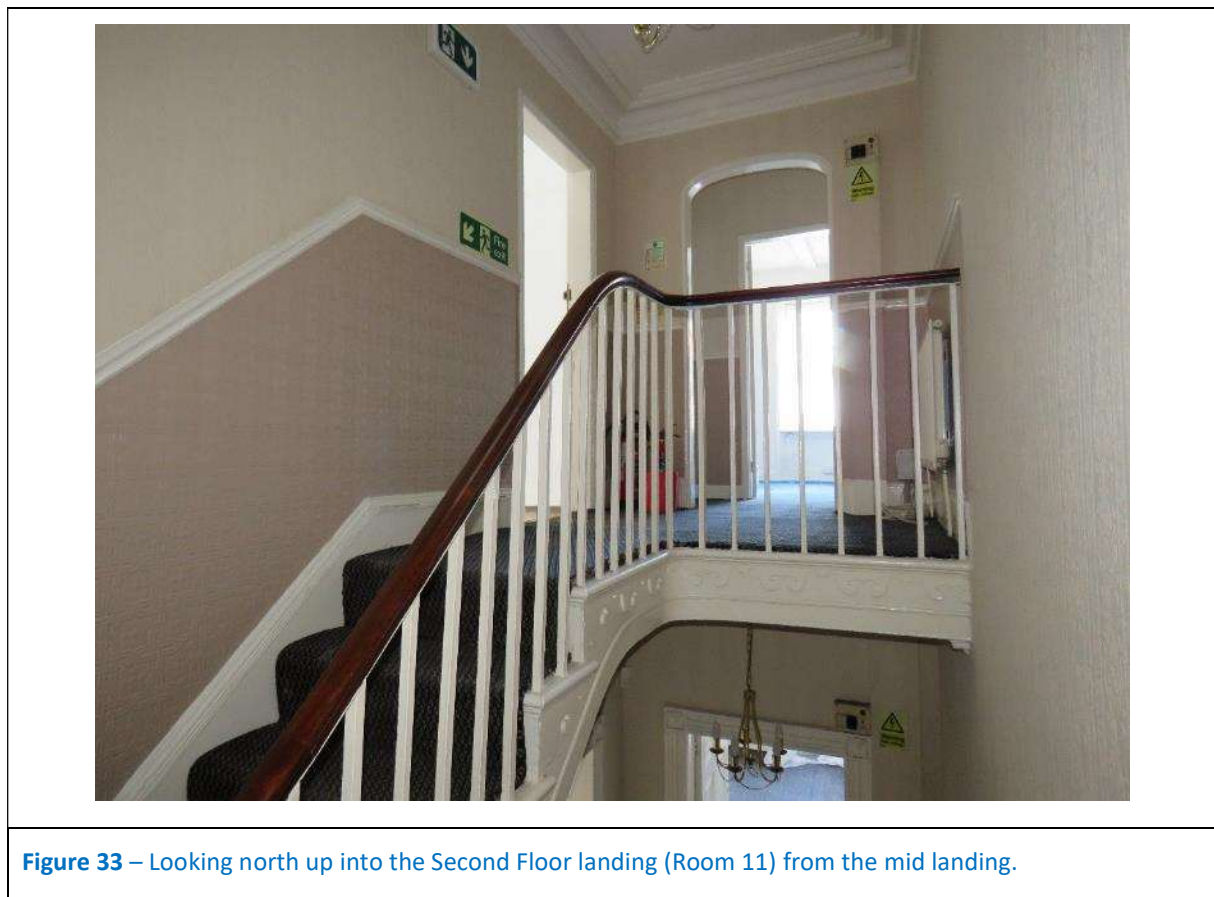
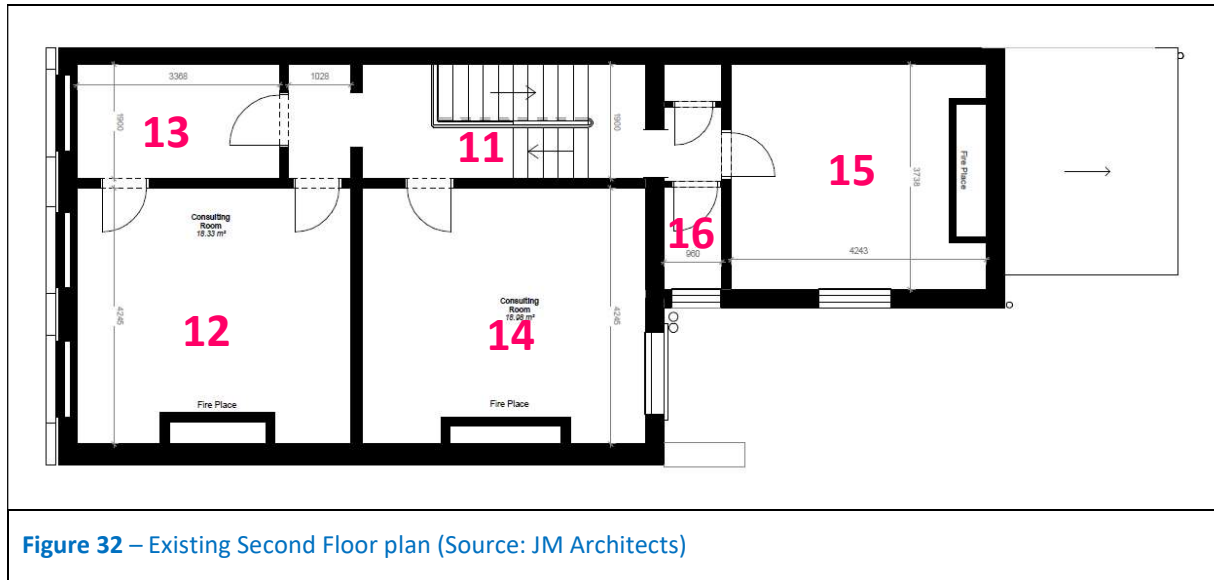




Figure 34 – The circa late-19th century stained glass laylight to the top of the staircase (Room 11), which is fitted into the original c1820 circular opening. The same circular opening can be seen in No. 13 and No. 11 St John Street. Note the original deep plaster cornice.



Figure 35 – A former servant's bedroom (Room 12), denoted by the use of simple skirtings, picture rail and fire surround (a surviving cast iron hob grate, though damaged, has been found concealed behind modern boarding).



Figure 36 – Looking east across Room 12 showing the much simpler original six-panelled door without the use of inner beading.



Figure 37 – A late-19th century timber fire surround to Room 14 (which may be concealing a surviving cast iron fire insert behind modern boarding).



Figure 38 – Room 15, again illustrating the simpler design of these Second Floor rooms. The original fire surround may be concealing a surviving cast iron fire insert behind modern boarding.



Figure 39 – The modern WC (Room 16), which appears to be located in what was originally a double-height servant's staircase, linking the Second Floor with the First Floor below.

Evidence of this is seen with the double-height sash window, which has since been divided into two halves to accommodate a new floor level. See Figure 48 for the external appearance of this window.



Figure 39 a – Newly uncovered cast-iron hob grate; arched chimney breast; and exposed brickwork



Figure 39 b – King-post truss revealed

Basement Floor

The basement floor level would have originally contained service and storerooms used by the servants. Rooms would have included a coal store and chute (beneath the front vestibule), wash house, wine cellar and store rooms etc.

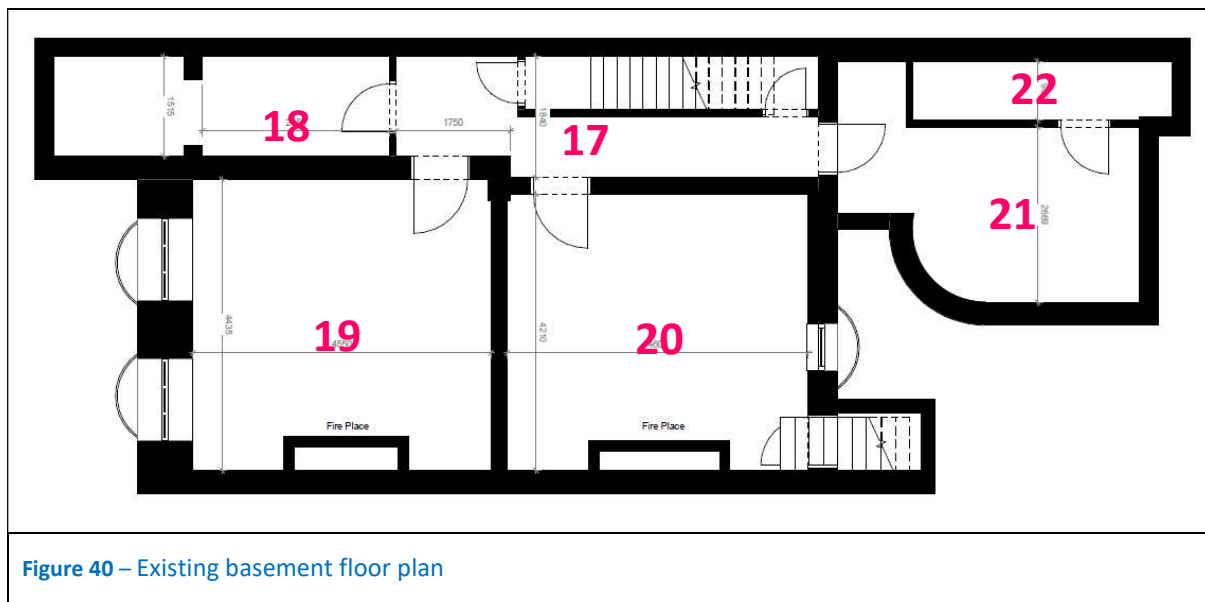


Figure 40 – Existing basement floor plan



Figure 41– Looking down into the basement from beneath the main staircase (Room 17). Note the modern plastered walls.



Figure 42 – Looking towards the original coal store beneath the vestibule (Room 18). Note the modern door and plasterwork.



Figure 43 – The front room (Room 19), showing the modern plastered walls, joinery, ceiling and sash windows.



Figure 44 – The rear room (Room 20) showing the modern plastered walls, joinery, door, ceiling and sash window.



Figure 45 – Beneath the rear outrigger (Room 21), showing the original barrel-vaulted ceiling. Note the modern plastered walls, joinery and door.

Exterior



Figure 46 – The front entrance with original classical timber doorcase.



Figure 47 – The rear outrigger as seen from Room 10, showing the original multi-pane sash window to Room 08 (with Edwardian patterned glass), and modern windows to the Ground Floor level.



Figure 48 – Looking east towards the rear outrigger of No. 17 (as seen from No. 19 St John Street) showing the modern painted brickwork, modern UPVC Second Floor windows, later-19th century window (marked by blue star) and narrow, double-height sash window (left) which retains its original upper half (Rooms 07 & 16).

5. SIGNIFICANCE ASSESSMENT

5.1 Defining significance

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of No. 17 St John Street (the Site).

Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England's criteria outlined in '*Conservation Principles, Policies and Guidance*, 2017 Draft' have also been considered.

The key criteria for listing are special historic or architectural interest. In order to determine the significance of a certain component of a heritage asset; the sum of its architectural / artistic, historic, or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

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

Architectural and artistic interest

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

Historic Interest

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

The analysis below of the significance of the fabric of the Grade II listed No. 17 St John Street allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to inform and justify the building's capacity for change, and thus the development of the Proposals. The focus is on providing the necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The 'Statement of Significance' summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which has informed development options.

This Significance Assessment will inform the subsequent Heritage Impact Assessment (Section 6), which considers the effects of the proposals in heritage terms upon the significance of the physical fabric of the heritage asset. This in turn allows, in a policy context, the extent of “harm” upon the heritage asset incurred by the proposals to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England’s guidance.

The below hierarchy of significance is tailored to No. 17 St John Street to outline individual features and building elements across the Site, and is not intended to be directly transferable to other listed buildings as the purpose is to disaggregate the relative interest of its particular fabric components.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and has been largely been avoided in the proposed development.
Medium significance relates to those components of the Site deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a moderate adverse impact on the special interest of the building.
Low significance relates to those components of the Site deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.
None/Detrimental features and elements of the Site that do not contain any special interest. These can detract from the significance of the Site and maybe evidence of poor craftsmanship or ad-hoc additions. The loss of such elements (through demolition, removal or alteration) could potentially have a beneficial impact on the special interest of the building.

5.2 Significance of No. 17 St John Street

No. 17 St John Street forms one of seven Georgian townhouses that were built by the Holt family on the south side of St John Street in c.1820, which together now form the last remaining Georgian street in the city. No. 17 is a relatively unaltered example of a late-Georgian townhouse, which retains a high level of its original decorative features and planform, which illustrate the original use and social hierarchy of the house.

The house follows many of the same design features and planform as seen in the other houses by the Holt family on St John Street, with minor design differences that illustrate that each house was finished to slightly different decorative schemes, possibly originally to occupants’ specifications.

The basement floor level of No. 17 is of a generally low significance and retains little historic fabric, with all surfaces, joinery etc being of a modern date.

The Ground Floor level forms a principal floor and retains a high level of original high quality decorative elements and planform of high significance. However, the rear outrigger (Room 05) retains no historic fabric, with all surfaces and joinery being of a modern date.

The First Floor level also forms a principal floor and retains a high level of original high quality decorative elements and planform of high significance. The Second Floor level retains a high level of original simple decorative elements and planform, illustrating the floor's original use as servant's accommodation.

5.3 Statement of significance

The special architectural and historic interest of No. 17 St John Street is recognised by its Grade II Listed designation. The building retains a high amount of its original building elements fixtures and fittings, and has been little altered since its original construction in c1820.

No. 17 St John Street is located on the principal thoroughfare of the St John Street Conservation Area, where it forms a key component of the conservation area. However, due to the location and enclosed nature of the rear yard this is largely concealed from views from the wider Conservation Area.

Areas/elements of **high significance** include:

- **The principal north elevation including its original (altered) sash windows, original panelled door and decorative door surround.**
- **The surviving original joinery to the ground and First Floors, which includes very deep skirtings, dado and picture rails to principal rooms (Rooms 02, 03, 04).**
- **All original internal doors, which include fine timber beading to each panel, some examples of original and early ironmongery and highly decorative architraves with unusual carved figureheads to each corner to both sides.**
- **The simpler original doors/architrave to the Second Floor level, which denotes the original servant's living accommodation.**
- **Original features such as the built-in hall closet (Room 02) and built-in former dining room closet (Room 04).**
- **The principal staircase with hardwood handrail.**
- **The original marble chimneypiece to the front Ground Floor rooms Room 03 and Room 04.**
- **All remaining original plaster cornice to principal ground and First Floor rooms.**

- Surviving upper part of double-height Venetian sash window to rear outrigger.
- The original cast-iron hob grate to the Second Floor (Room 12)
- King-post truss to roof

Areas/elements of **medium significance** include:

- Later fire surrounds installed in the late-19th century to Rooms 09 and 10, including surviving hearth fenders.
- The late-19th century stained glass circular laylight above the Second Floor staircase hall (Room 11).
- The mid-19th century red and blue glass half-glazed door to the hallway (Room 02).

Areas/elements of **no significance** include:

- Modern UPVC casement windows to the rear elevation.
- Modern sash windows to basement.
- All finishes to the basement floor level, including doors/architraves.
- All interior finishes to Ground Floor Room 05
- All toilet suites.
- External painting to brickwork in the rear yard.

6. HERITAGE IMPACT ASSESSMENT

6.1 Physical Impact Assessment

6.1.1 Scope of Physical Impact

The following section summarises the physical (or direct) heritage impact of the proposed scheme on the Grade II listed No. 17 St John Street. The aim is to demonstrate the cumulative impact of the proposed works to the listed building. A summary of the potential impact of the proposals on the listed building is provided below in Table 3.

The key purpose of the Heritage Impact Assessment is to ensure that the Proposals demonstrably balance the degree of change, to deliver both an optimum and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no standard methodology for the appraisal of physical impact on listed buildings, therefore, the method used below is a synthesis of the Historic England's guidance on "*Conservation Principles*" (2017 Draft). The assessment 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 proposed works will require a degree of intervention and change. Consequently, in evaluating the overall impact of the works careful consideration has been given to the 'balance of benefits' in order to reach a proportionate and justifiable conclusion.

6.1.2 Assessment Methodology

The impact of the Proposals on the individual components and the overall integrity and significance of the building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, to ensure that these instances are outweighed by the demonstrable benefits of returning the building back to its original use (i.e. its optimum viable use).

The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the following criteria in Table 1:

Table 1: Criteria for defining the degree of physical and visual heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts <i>(physical alteration or change to the site's character)</i>	Indirect heritage impact <i>(visual change to the experience or setting of the site and its context)</i>
Major adverse Impact. <i>Substantial harm of this nature, which results in</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or	Substantially harmful change to the fabric and character of a designated heritage

<i>total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	fundamental compromises the setting of a designated heritage asset.	asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate that interest and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition or fundamental change) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate that interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate that interest.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the interest of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage interest which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of

<i>imperceptible or appropriately balanced.</i>		the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic interests of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interests.	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interests. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interests.	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interests.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

6.1.3 Physical Impact Appraisal

The following section sets out in tabular form each of the proposed works to the listed building, setting out the proposed impact of each intervention and any mitigating circumstances.

Table 2: Physical Impact Appraisal			
Ground Floor level			
Building element	Approved intervention	Proposed intervention	Impact/mitigation
Door opening from Room 02 into Room 03	Seal door opening shut and block from inside face – including the removal of original architrave/moulded corner blocks from Room 03, which will be salvaged and used elsewhere.	No change	Minor adverse
Opening between Rooms 03 and 04	Create large new opening between rooms 03 and 04 to link both rooms. The opening will preserve the original cornicing to both rooms, and also small ribs of the wall to east and west.	No change	Minor adverse
Original fireplace to Room 03	Retain original marble fire surround and remove later, mid-20 th century insert.	No change	Minor beneficial
Kitchen units	Install high quality kitchen units to the east elevation, extending over the original doorway into Room 03.	No change	Neutral
19th century stained/etched door to Room 02	Retain 19 th century door and reaffix both halves of modern stable door arrangement to form a single door.	No change	Minor beneficial
Window to Room 04	Remove original sash window, drop sill and insert new door into proposed extension. Fill western part of opening with salvaged brick.	No change	Minor adverse

Floor to Room 04		Section of floor to be removed and glass floor to be inserted	Minor Adverse
Lightwell to basement	To be infilled	Glazed floor to be inserted over lightwell	(A) Minor adverse
			(P) Negligible adverse
WC	See Room 05 below	Room to remain in use as a WC. Replace WC and WHB with new fittings.	(A) Minor/moderate adverse
			(P) Neutral
Room 05	Demolish original external walls to Room 05 and extend proposed lounge across yard area, including addition of new windows, concertina doors and two rooflights.	Demolish part of original external wall, increasing opening size and replacing non-original double doors with fixed glazing; form wall at lean-to, re-instating original external outrigger wall position, and install sliding glazed doors; remove non-original roof to lean-to and external wall to extend exterior yard space.	(A) Minor/moderate adverse
			(P) Negligible/minor adverse
External Yard Area	Mostly enclosed by proposed extension of lounge (see Rooms G05 and G06)	External yard area increased slightly by partial demolition of existing lean-to; introduction of bin store; steps from basement enclosed by glazed, bi-fold screen and lean-to glazed roof	(A) Minor/moderate adverse
			(P) Negligible adverse
Plan form	Alteration to Ground Floor plan form by the reconfiguration of the rear outrigger rooms and the joining of Rooms G03 and G04.	Alteration to Ground Floor plan formed by the joining of Rooms G03 and G04; retention of larger elements of historic walls; re-instatement of wall between Room G05 and lean-to.	(A) Minor adverse
			(P) Negligible/minor adverse

First Floor level			
Building element	Approved intervention	Proposed intervention	Impact/mitigation
Room 07	Remove modern WC, original dividing wall/door/fanlight and open out into corridor. Remove altered bottom half of external window and insert new door onto proposed balcony.	Remove modern WC, original dividing wall/door/fanlight and open out to form En-Suite to Room 08. Bottom half of altered external window to be retained.	(A) <i>Minor adverse</i>
			(P) <i>Negligible /minor adverse</i>
Room 08	Form new family bathroom comprising modern shower, toilet, double sinks and free-standing bath.	Room to be used as bedroom. Reconfiguration of the room by insertion of En-Suite.	(A) <i>Neutral</i>
			(P) <i>Negligible /minor adverse</i>
Room 08	Replace later patterned glass to sash window with clear glass.	No change	Minor beneficial
Room 09	Room to remain unchanged	Room to be sub-divided with furniture only (not full height) to form walk-in wardrobe area	(A) <i>Neutral</i>
			(P) <i>Neutral</i>
Door opening from Room 09 into Room 10	Form door opening between Master Bedroom and Walk-in Wardrobe / En-Suite	No change	Minor Adverse
Door opening from Room 06 into Room 10	Seal door opening shut and block from inside face – including the removal of original architrave/moulded corner blocks from Room 03, which will be salvaged and used elsewhere.	No change	Minor Adverse
Room 10	Form new sub-dividing wall across room to create walk-in wardrobe and En-Suite	Room to remain un-sub-divided and used as En-Suite only	(A) <i>Minor adverse</i>
			(P) <i>Neutral</i>
Plan form	Alteration to First Floor plan form by division of the original second bedroom into two rooms	Secondary bedroom to remain un-sub-divided; outrigger bedroom reconfigured by En-Suite	(A) <i>Minor adverse</i>
			(P) <i>Negligible /minor adverse</i>

External	Create external balcony /terrace	Balcony / terrace omitted	(A) <i>Minor Adverse</i>
			(P) <i>Neutral</i>
Second Floor level			
Building element	Approved intervention	Proposed intervention	Impact/mitigation
Removal of walls to Rooms 12 and 13		Remove original dividing walls/joinery/doors to Room’s 12 and 13 to form a single room	(P) <i>Moderate adverse</i>
Doorway between Rooms 11 and 12		Insert door into original segmental-arched opening at northern end of landing using salvaged architrave and figureheads from elsewhere.	(P) <i>Minor adverse</i>
Create new segmental arched opening between Rooms 12 and 14		Create a new segmental-arched opening between Rooms 12 and 14 to match the existing between Rooms 11 and 12 to form link between Lounge and Study.	(P) <i>Minor adverse</i>
Original door between Rooms 11 and 14		Seal original door closed and block from the inner room side (Room 14), including removal of original architrave to Room 14.	(P) <i>Minor adverse</i>
Rooms 12 and 14		Remove wall plaster; clean brick and leave exposed; repair skirtings	(P) <i>Moderate adverse</i>
Rooms 12 and 14		Remove ceiling plaster and structure; leave original king post truss exposed and form vaulted ceiling	(P) <i>Moderate adverse</i>
Stained glass laylight (Room 11)	Repair and redecorate.	No change	Negligible beneficial
Room 15	Remove original walls between Room 16 and Room 15 to form large family bathroom	Partially remove original wall between Room 16 and Room 15 to form larger bedroom and new En-Suite.	(A) <i>Minor adverse</i>
			(P) <i>Minor adverse</i>

Plan form	Alteration to Second Floor plan form by reconfiguration of the rear outrigger rooms	Alteration to second floor plan form by removal of original internal walls to former servant's bedrooms and the reconfiguration of the rear outrigger bedroom to form En-Suite	(A) Minor adverse
			(P) Moderate adverse
Rooms 12, 13 and 14		Alteration to the character of the second floor servant's quarters by removal of ceilings; exposure of roof structure; removal of wall plaster	(P) Moderate adverse
Basement			
Building element	Approved intervention	Proposed intervention	Building element
Room 18	Install new toilet suite and block opening into original coal bunker with an access panel.	Insert new plant room and block original opening into original coal bunker with an access panel.	(A) Negligible adverse
			(P) Negligible adverse
Wall between Rooms 19 and 20	Remove dividing wall, retaining small nib wall to eastern end.	No change	Minor adverse
Door between Rooms 17 and 19	Block original door opening.	Retain original door opening	(A) Minor adverse
			(P) Neutral
Door between Rooms 17 and 20	Retain original door opening	No change	Neutral
Room 20	Block small original window opening onto the back yard lightwell.	Retain small original window opening onto the back yard lightwell	(A) Negligible adverse
			(P) Neutral
Reconfigure Rooms 21 and 22	Remove modern WC and replace with plant and wine vault; reconfigure modern stud walls/openings.	Remove modern stud partition, exposing full original vaulted ceiling	(A) Neutral
			(P) Minor beneficial

Plan form	Alteration to the basement plan form by the removal of a dividing wall.	Alteration to the basement plan form by the removal of a dividing wall; and removal of rear outrigger non-original partitions	(A) <i>Negligible adverse</i> (P) Neutral
Exterior			
Building element	Approved intervention	Proposed intervention	Impact/mitigation
Front entrance door	Repair and redecorate original door and ironmongery.	No change	Negligible beneficial
Modern paint to rear	Remove modern paint layers from rear aspects of house.	No change	Minor beneficial
Rainwater goods	Replace modern rainwater goods with metal replacements.	No change	Minor beneficial
General			
Building element	Approved intervention	Proposed intervention	Impact/mitigation
Internal doors	Any new internal doors required will be made using the template from the original panelled doors.	No change	Neutral
Original windows	Retain and redecorate all original windows and install secondary glazing to window reveals.	No change	Negligible adverse
Modern uPVC and timber windows	Replace modern windows to rear of building with new timber sash windows using historic precedents.	No change	Moderate beneficial
Fireplaces	Retain original fireplaces and uncover/redecorate any surviving cast iron fire inserts (currently behind modern boarding)	No change	Minor beneficial
Flooring	Remove modern carpet and install new flooring throughout.	No change	Neutral

Lighting	Install new, sensitive lighting scheme throughout.	No change	Neutral
General redecoration	All original features, joinery, doors, staircase, windows and cornice etc will be redecorated and repaired where necessary.	No change	Minor beneficial

6.2 Impact Assessment Conclusions

This Statement has presented details on the conversion of the Grade II listed No. 17 St John Street back to its original use as a single domestic dwelling. The overriding aim of the previously approved proposals has been to formulate a sustainable scheme that ensures the building has an appropriate long-term use whilst minimising any impact on historic fabric and this aim is not negated by the current proposed variations.

The significance assessment within this report has established a baseline from which the potential impact of the Proposals has been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the building as a whole.

The proposed scheme to convert the building back into a single dwelling has been demonstrated to have a largely **low adverse impact** on the character and historic building fabric of the Grade II listed building and, when compared to the previously approved scheme, there is marginal improvement in some areas. It has also been shown that the proposals will have no impact on the character and appearance of the St John Street Conservation Area.

The scheme will see the most significant parts/features of the building being retained and refurbished, whilst accommodating a sustainable new use with associated new build elements of high-quality design and craftsmanship, and renewed facilities for a modern, luxury dwelling of this nature.

7. SUMMARY AND CONCLUSIONS

No. 17 St John Street is a Grade II Listed building and is located within the St John Street Conservation Area. It was built in c1820, and from the mid-to-late 19th century has been used for medical and office uses.

The NPPF requires that all planning proposals contribute to the achievement of “sustainable development” (NPPF. Paragraph 8), which in this case means the preservation of the character and appearance of the Grade II listed building. This requires a clear and proportionate evaluation of the significance and impact on the affected heritage assets. This has been outlined above.

The proposals aim to balance the degree of change, to deliver both an optimum and sustainable use which will see the listed building being converted back to its original residential use, allowing for the retention and

celebration of many of its significant components and decorative schemes, which will be able to be appreciated in their original and intended context.

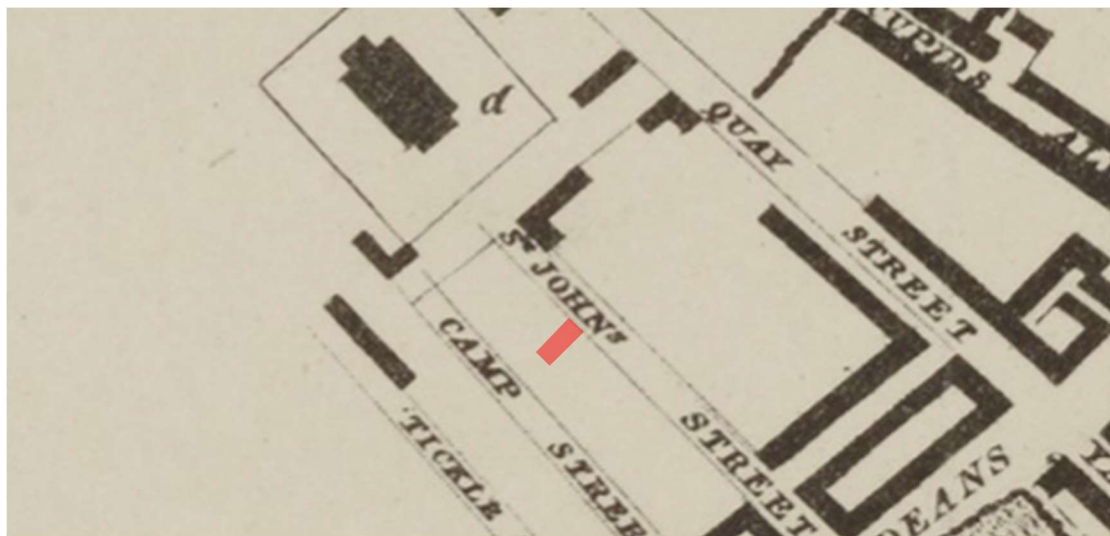
The current proposals strive to convert the building back into a single dwelling and include instances of both beneficial and adverse impacts. In the context of the NPPF, it is considered that the scheme results in ***less than substantial harm***, with an overall aim of returning the building back to its optimum use as a high-quality residential dwelling.

This Statement addresses the relevant policies within the NPPF concerned with the historic environment (principally Section 16) but should also be read in conjunction with statements provided by JM Architects and Zerum Consult Ltd for planning benefits and justification.

8. APPENDICES

8.1 Appendix i - 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 that remain today.



1772 Tinker – This early map shows St John Street (originally known as 'St John's Street') soon after its original formation. The map shows that development focussed to the corners of the northern side of the street. The Church of St John can be seen to have been constructed terminating the western end of St John Street. The site of No. 17 remains an empty parcel of land.



1787-94 William Green – This detailed early map illustrates development on St John Street to still be focused on the northern side with a number of new townhouses having now been completed. The southern side of St

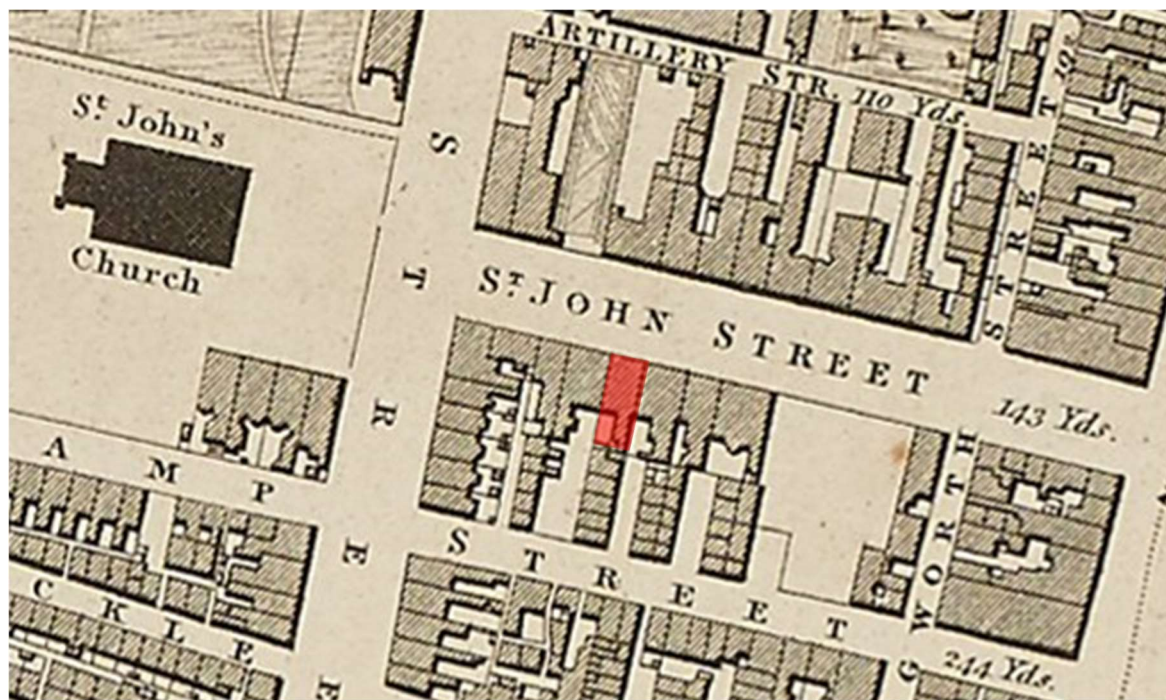
John Street can be seen to have two buildings constructed to its western and eastern ends, with the former building now forming No. 19. The site of No. 17 remains an empty parcel of land.



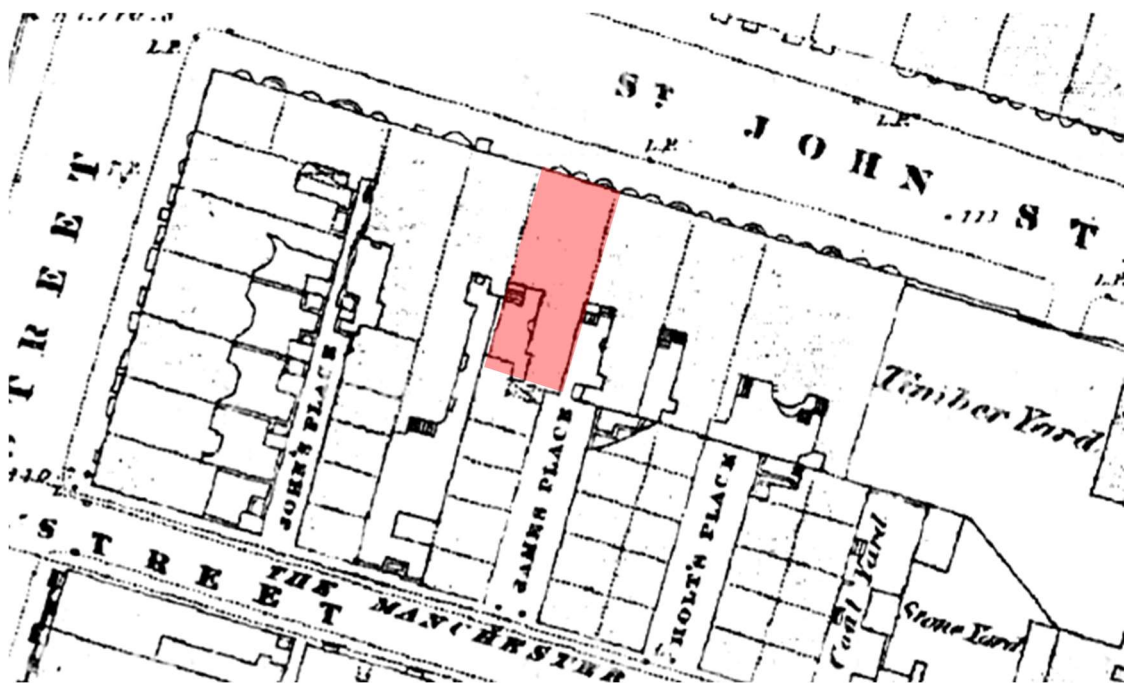
1819 A Plan of St Peter's Field – By 1819 the location of No. 17 is still yet to be developed. This plan also shows that the northern side of the street is now fully developed.



1829 Pigot - This 1829 map shows No. 17 for the first time, along with the completion of the Holt family's other townhouses along the southern side of the street. This map shows that originally an alleyway ran east-west along the rear of each property.



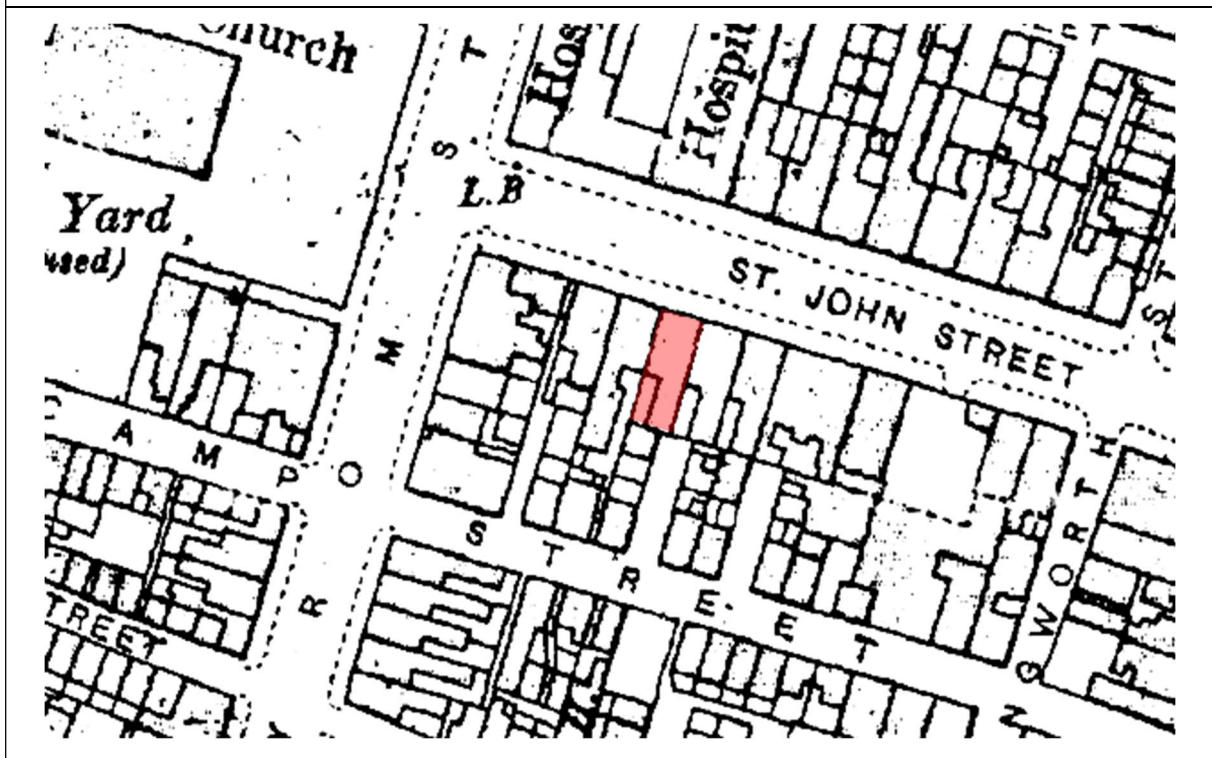
1832 Bancks & Co – By 1832 No. 17 remains largely unaltered, however the original rear alleyway has now been removed and the rear yards to each property extended southwards to include small rear extensions to each outrigger.



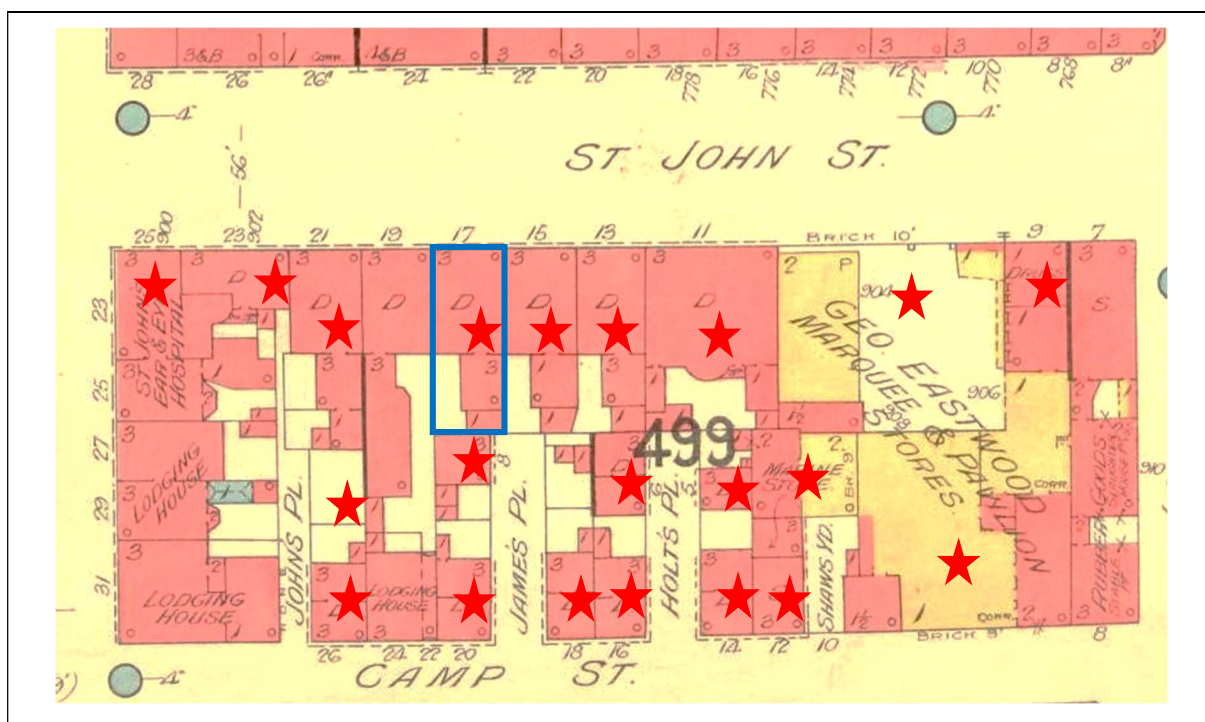
1849 OS – This detailed OS map shows a clear depiction of No. 17. The rear yard includes a small outbuilding to its south-west corner.



1891 OS – This map illustrates the curved outrigger the small rear outbuilding can be clearly seen to form part of the rear yard of No. 17.



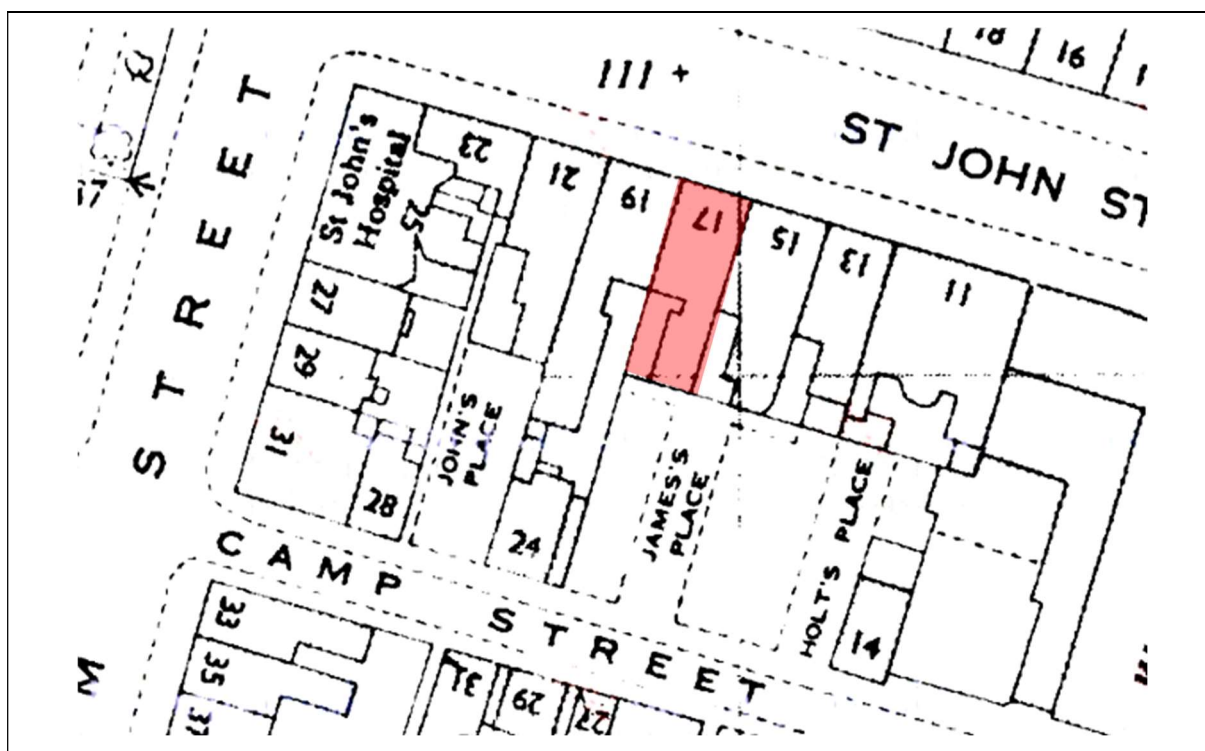
1908 OS – By 1908 the Site is largely unaltered, except for the small outbuilding to the south-west corner of the rear yard having now been demolished.



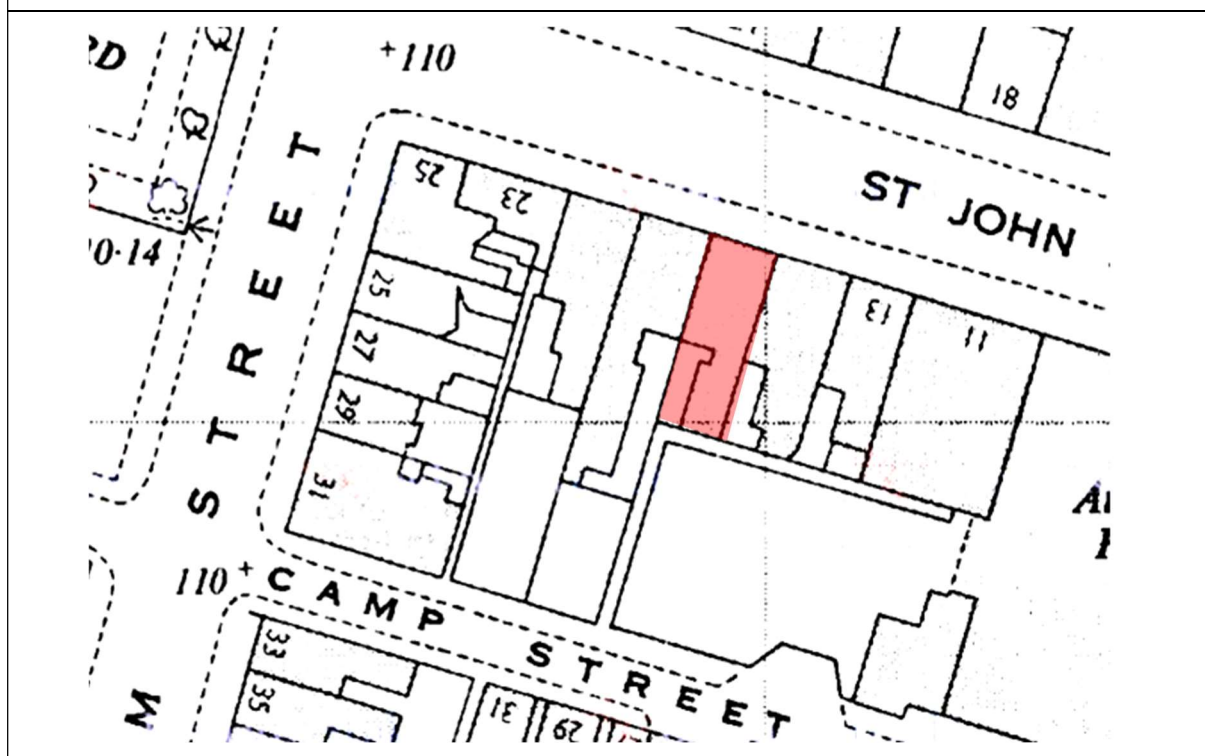
1913 Goad's Fire Insurance Plan – This plan shows No. 17 outlined blue, and the other properties owned by the Holt family in the early 1900s marked with red stars. The plan shows that the rear outrigger to No. 17 is three storeys, whilst the small extension to its south is one storey.



1922 OS – By 1922 the Site remains unaltered.



1948 OS – By 1948 the Site remains unaltered, however, the early 19th century blocks of back-to-back dwellings to James' Place, John's Place and the majority of Holt's Place have all been demolished.



1962 OS – This indicative map shows that by 1962 the Site remains unaltered.

