Paul Butler Associates
Planning, Development & Heritage Consultants

**CubicWorks Ltd.**

Winter's Buildings, St Ann's Square

# Heritage Statement

22 July 2026

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# 1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of CubicWorks Ltd. It provides an understanding of the significance of the Winter's Buildings [the site] and assesses the impact that the development proposals will have on the site. A change of use to the 2nd, 3rd and 4th floors to residential use is proposed along with associated internal and external works.

**Approach and Methodology**

1.2 This Statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2024), specifically paragraphs 207 and 208, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning application to assess the effect on significance of any proposed changes. There is also a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making.

1.3 This document broadly follows the staged approach to decision-making set out within *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019):*

- *Understand the form, materials and history of the affected heritage asset(s),*
- *Understand the significance of the asset(s),*
- *Understand the impact of the proposal on that significance,*
- *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF,*
- *Look for opportunities to better reveal or enhance significance.*

1.4 Research has been desk-based, consulting historic mapping, photographs and written secondary sources. A visual and photographic survey of the site, its interior, and its surroundings was also undertaken on 11th February 2026.

# 2. The Application Site and its Surroundings

### Site location

2.1 The application site is situated within St Ann's Square, on the corner of St Ann's Street and St Ann's Churchyard, within the city centre of Manchester.

### Designations

2.2 Winter's Buildings is Grade II listed and sits within the St Ann's Conservation Area. The surrounding area includes a number of listed buildings (these are identified by Fig 2.1).

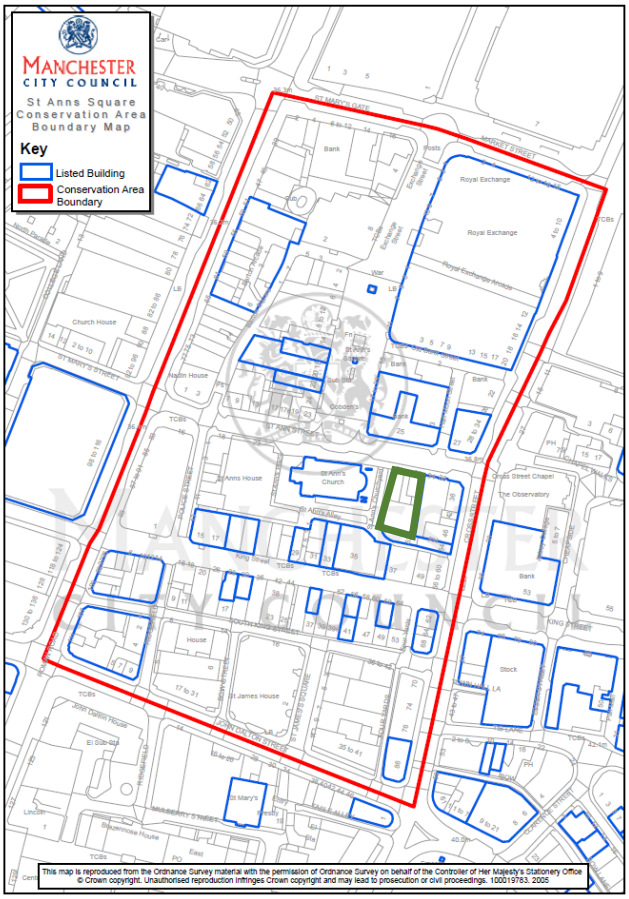



**Fig 2.1** Plan showing boundary of the St. Ann's Conservation Area – outlined red with listed buildings in blue. The subject building is outlined green.

2.3 The Historic Environment Record (HER) was consulted and is available to view in Appendix C.

**The Site**

Exterior

2.4 The building is four storeys with an attic and basement and is constructed on a corner plot. It is built of red brick with terracotta dressings with a granite plinth. The ground floor consists of a glazed arcade forming shopfronts. Windows are 1-over-1 vertical timber sashes with replacement modern single glazing.

2.5 The building is constructed in an eclectic style with Elizabethan features and some Art Nouveau decoration such as the 'Jacobethan' style strapwork terracotta band.

2.6 The building has a slightly curved canted corner facing into St. Ann's Square which rises to a decorative terracotta pediment with a datestone: "1901 WINTER'S BUILDINGS".

2.7 The roof is of Welsh slate which although partially visible is largely concealed from street level by a low red brick parapet with terracotta scrollwork and the pitched red brick and terracotta dormers. Further up the roof there are a series of leaded dormers in two tiers with the lower dormers now ventilation extracts. The roofline also has a series of tall red brick chimney stacks.



**Fig 2.2** View of site from St Ann's Square



**Fig 2.3** Western Elevation

Interior

2.8 Basement to attic level was reviewed on site. Beyond the external façade wall there was no evidence of any historic fabric, with the floors and structure now comprised of a series of concrete slabs.

2.9 What was presumably a historic timber framed roof is now a modern steel framed structure.

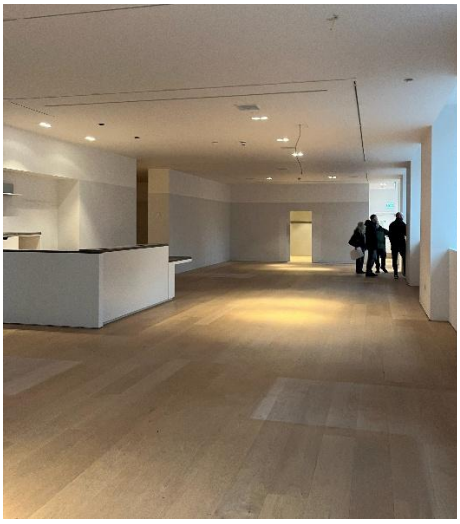


**Fig 2.4** First Floor interior



**Fig 2.5** Second Floor interior



**Fig 2.6** Attic interior containing plant



**Fig 2.7** Third Floor Interior

# 3. Historical Development

### St Ann's Square

3.1 The area that is now St Ann's Square was once known as Acresfield and is first mentioned in 1222. During this period, Acresfield was granted an annual fair; the rest of the time the land was used for grazing. This was its use up until the late 17th century when Manchester began to grow into a town.

3.2 In 1708 an Act of Parliament was passed for the building of St Ann's Church, this also mentioned that 30 yards wide should be left to accommodate the annual fair. This later became St Ann's Square from 1820 onwards, when the fair was moved to Shudehill. The church itself was most likely designed by a pupil of Sir Christopher Wren. The interior was re-designed by Alfred Waterhouse in the c.1880s, which can still be seen today.

3.3 During the Georgian period, the area had been dominated by large three storey townhouses, however by the early 20th century, these had been largely demolished and replaced with commercial properties, mostly in use as shops or offices. This started the area's popular association with retail.

3.4 The Royal Exchange building, now a theatre, was and continues to be a key feature of the square. Its construction began in 1867, although it has been altered on multiple occasions, most recently by Bradshaw and Gass between 1914-1921.[1]

3.5 In 1996 an IRA bomb exploded on Corporation Street. This destabilised many buildings and they required renovation works in the mid-1990s. Today the area continues to be a thriving area of central Manchester, known as one of the most popular shopping districts in the city.

### The Site

3.6 Prior to the construction of the current building, the site was previously occupied by other buildings also known as 'Winter's Buildings' (see 1851 OS map). These had a central courtyard which would later have a glazed roof lantern by 1886.

[1] https://historicengland.org.uk/listing/the-list/list-entry/1200826?section=official-list-entry

3.7 One of these buildings is partially shown on a photograph dated 1863 (see fig. 3.1) with it having the appearance of a Georgian townhouse. This is also visible on the 1886 Goad Insurance Plan (see fig 3.3), which shows that during this period the buildings are in use mainly as offices.

3.8 An article in the Manchester Evening News of 28th October 1905 describes James Dilworth who in 1847 opened a warehouse in the Winter's Buildings, St. Ann's Street and goes on to discuss the buildings –

*"Winter's Buildings stood at the corner of St. Ann's Churchyard and delivered their name from Gilbert Scott who lived at Stock's House. The buildings were chiefly notable from the fact that in one of the rooms the Liverpool and Manchester railway scheme was developed, and the earlier meetings of the directors held."*[2]

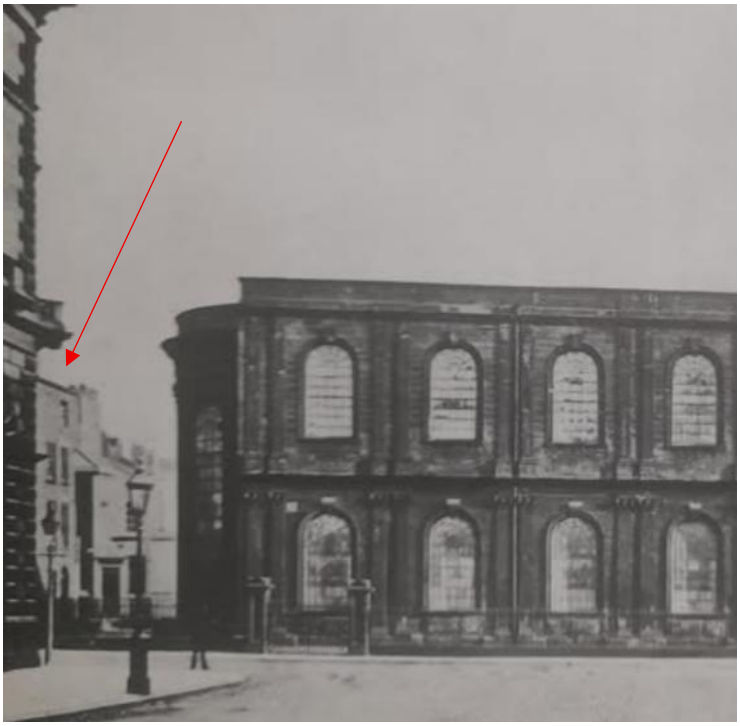


**Fig 3.1** Photograph from, c.1863 showing the site area to the left of the image

[2] Manchester Evening News of 28th October 1905 "a well-known business concern"

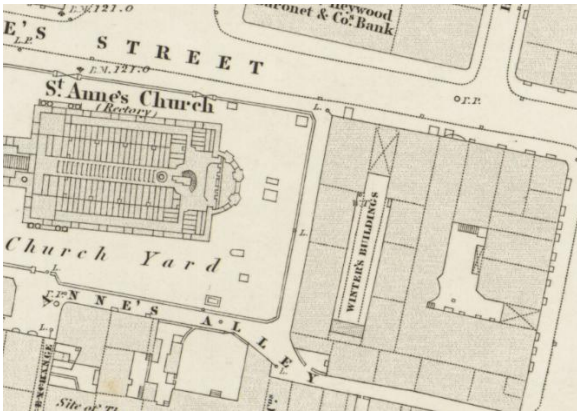



**Fig 3.2** Manchester and Salford Sheet 28 Surveyed: 1849, Published: 1851.




**Fig 3.3** GOAD Insurance Plan of the City of Manchester Vol. I; sheet 9 – August 1886

3.9 There was a 'notice of removals' from the Winter's Buildings in March 1900 due to the building 'coming down on or after 21st March'[3].

3.10 The current Winter's Buildings was constructed in 1901 and designed by J W Beaumont[4]. Beaumont was an architect local to Manchester, born in Wilmslow, practicing in the area from 1865- 1930. He also designed the Whitworth Art Gallery and parts of Owens College (now the University of Manchester).

3.11 Although the canted corner remains, there is no evidence of any parts of the earlier buildings, particularly as only the façade of the building which replaced them remains to provide any evidence.

3.12 In a 1909 article criticising the design of other shopfronts, others on St. Ann's Square are compared in 'contrast to those designed by John Mark and the Winter's Buildings'[5], but no further detail is given.

3.13 In aerial photos from 1927 and 1948 (see fig 3.4 and 3.5), the site is visible with the building and its roofline largely recognisable with its chimney stacks and dormers shown, although an area of the central ridge is now currently flat (possibly intended as a plant-deck).

[3] The Manchester Guardian (1828-1900); Manchester (UK). 17 Mar 1900: 1
[4] Historic England, Winter's Building List Entry.
[5] The Manchester Guardian (1901-1959); Manchester (UK). 01 Jan 1909: 4.



**Fig 3.4** Photo from 1927 from the south showing the roof in full view. Site outlined in red.

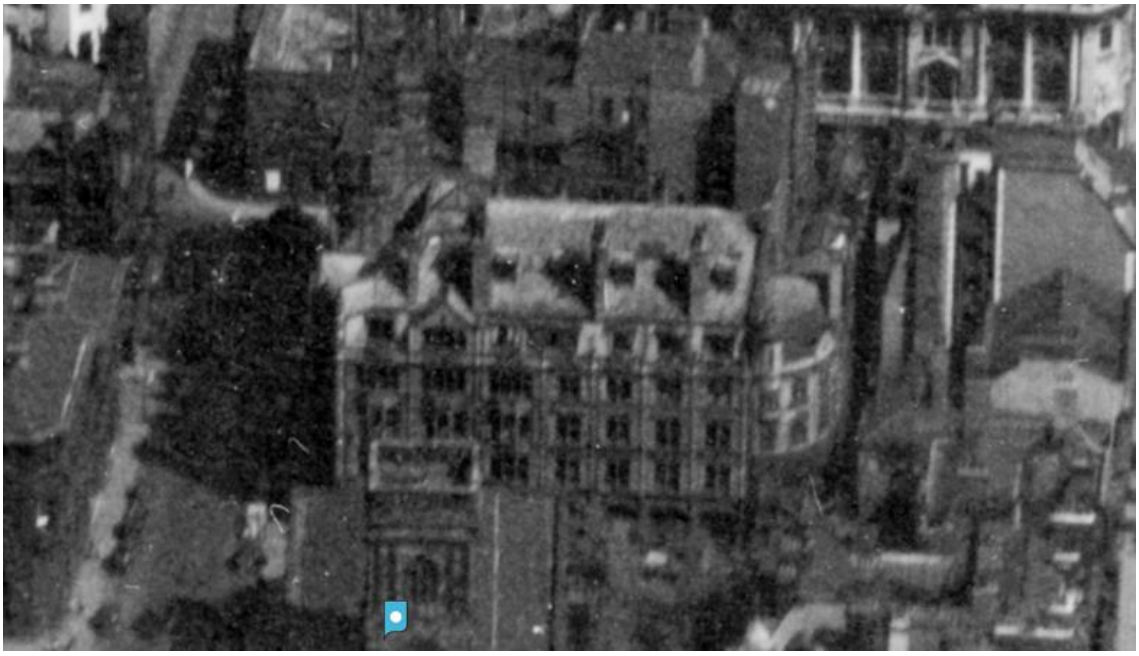


**Fig 3.5** 1948 Aerial Photo showing the western elevation.

3.14 The 1949 OS map shows the unit division of the building into 1 and 3 St Ann's Churchyard and 28 and 30 St Ann Street.

3.15 In 1995 there was a major renovation of the building (047346/FO/CITY1/95) with the following description of works, 'Removal and replacement of existing walls and floors of building for retail development with retention of existing façade'; works can be seen taking place in a photo from 1996 (see fig 3.6).

3.16 It is described in a 1995 newspaper article as being '*reconstructed behind the original facades to provide retail and back-up space on its basement, ground and three upper floors.*[6]'

3.17 Comments on the application's planning file from 1995 include a conclusion by MCC's Conservation Advisory Panel that the interior was of 'modest quality'.

3.18 The site has continued in use as retail, with the most recent occupier being the clothing brand 'COS'. The site is currently vacant.



**Fig 3.6** 1996. The Winter's Buildings are in the background fully scaffolded.

[6] Manchester Evening News, Tuesday 07 November 1995. 'Gap will be bigger.'

# 4. Significance

4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets, the following criteria are employed within this report to assess significance:

4.2 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

4.3 **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.

4.4 **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. 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.

4.5 The criteria for relative levels of significance of each asset is outlined below:

| Significance | Criteria |
|---|---|
| **Very High** | Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important.<br><br>These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance. |
| **High** | Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. |

| Significance | Criteria |
|---|---|
| | These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance. |
| **Medium** | Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance.<br><br>These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest. |
| **Low** | Sites, buildings, landscapes and remains of 'limited interest'.<br><br>These include historic sites that through level of alteration or typology may be considered of local interest. |
| **Neutral** | Sites, buildings, landscapes and remains of 'no or negligible interest'.<br><br>These include sites or landscapes of no (or very minor) interest. |
| **Intrusive / Detrimental** | Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets. |

**St Ann's Conservation Area**

4.6 St. Ann's Square was laid out in the Georgian period, early in the 18th century, and is one of the main public spaces in the city centre. The Church, which dominates the southern end of the Square is one of the few surviving buildings of that time. The significance of the conservation area is largely centred around St Ann's Church and the architecture of the surrounding area along with its spatial characteristics as a Georgian Square in the heart of the city centre. It also contains prominent landmark buildings such as The Royal Exchange.

4.7 Manchester City Council note that it is the relationship between these buildings within the street wall that dominates the conservation area, as opposed to the individual buildings which adds to significance.[7]

4.8 St Ann's Church is described by MCC as being the 'most prominent building' within the conservation area, due to its positioning at the top of the square, it is also Grade I listed.

4.9 <u>The St. Ann's Conservation Area is of high significance.</u>

[7] https://www.manchester.gov.uk/info/511/conservation_areas/144/st_anns_square_conservation_area/7

**Winter's Buildings (The Site)**

4.10 The significance of the Winter's Buildings is predominantly derived from the external façade, which faces both St. Ann's Churchyard and St Ann's Street. This is due to a façade retention scheme for the building which took place in 1995-6, when the interior was completely removed and reconstructed with a concrete frame. Beyond the façade wall the interior makes no contribution to significance.

4.11 The design of the façade has been described by Historic England as being in an 'eclectic style with Elizabethan features and some art Nouveau decoration.'[8] This is reflected in the grey granite, red brick and terracotta tiles which characterise the site.

4.12 Although there were existing buildings on site (also called the Winter's Buildings), there is no evidence that any of the current building incorporated any earlier fabric.

4.13 The architect, J. W. Beaumont, was local to the Manchester area, having been born in 1848 in Wilmslow.[9] Beaumont also designed the Whitworth Art Gallery and one of the early laboratories at the University of Manchester, which was then known as Owen's College.

4.14 There is also an element of group value, due to its prominent position in St. Ann's Square on a corner plot. It is part of the 'Street Wall' as described by MCC which is central to the significance of the conservation area.

4.15 The complete loss of the interior has inevitably eroded significance to some extent, although the building's façade appears to have largely been retained. The roofline largely replicates that seen historically but its construction is entirely modern, it contributes to significance in terms of the architectural presentation of the building but has no historic interest beyond the possible re-use of the slates.

4.16 Therefore, the significance of the building predominantly relates to its architectural interest with its façade a good example of Edwardian 'Jacobethan' design. There is also some

[8] https://historicengland.org.uk/listing/the-list/list-entry/1270793
[9] https://manchestervictorianarchitects.org.uk/architects/james-william-beaumont#:~:text=James%20William%20Beaumont%2C%20the%20son,Manchester%20from%201870%20to%201871.

historic interest related to a prominent local architect, J. W. Beaumont. The site has a prominent location within the conservation area and a group value of surrounding assets.

4.17 The Winter's Buildings is of high significance.

# 5. The Heritage Planning Policy Context

**Town and Country Planning Act 1990**

5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.

**Planning (Listed Buildings and Conservation Areas) Act 1990**

5.2 The Planning Act (1990) defines a conservation area as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Paragraph 72 states that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

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

**National Planning Policy Framework**

5.4 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.

5.5 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

5.6 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to

understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.7 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications-

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

5.8 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

5.9 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

5.10 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 216).

5.11 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

5.12 Section 11 of the NPPF, Making Effective Use of Land, is also of relevance. Paragraph 125 (c) advises that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Paragraph 125 (e) advises that decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

5.13 Paragraph 128 confirms that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.

5.14 Section 12 of the NPPF, Achieving Well-Designed Places is relevant. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.15 Paragraph 135 states that planning policies and decisions should ensure that developments:

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.

**National Planning Practice Guidance (NPPG)**

5.16 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include:
    - sustaining or enhancing the significance of a heritage asset and the contribution of its setting
    - reducing or removing risks to a heritage asset
    - securing the optimum viable use of a heritage asset in support of its long term conservation.
- Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

5.17 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker,

having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723).

**Manchester Development Plan**

5.18 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Manchester City Council, the adopted Development Plan consists of the Places for Everyone (adopted March 2024), the Core Strategy (adopted 2012) and the Saved Policies of the Manchester Unitary Development Plan (adopted 1995).

Manchester City Council Core Strategy (2012)

5.19 The policies of the Core Strategy in relation to heritage are outlined below –

- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.
- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

5.20 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

- Policy DC18 'Conservation Areas' which states that the Council will give particularly careful consideration to development proposals within Conservation Areas. They will seek to preserve and enhance character of designated conservation areas by carefully considering the following issues:

  i) the relationship of new structures to neighbouring buildings and spaces;

  ii) the effect of major changes to the appearance of existing buildings;

  iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

  iv) the effect of signs and advertisements;

  v) any further guidance on specific areas which has been approved by the Council.

- Policy DC19 'Listed Buildings' which seeks to ensure that development does not have a detrimental impact upon the setting of listed buildings.

Places for Everyone (2024)

5.21 The Places for Everyone Plan (2024) has been adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

*We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of*

*place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

*Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.*

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

5.22 The guidance does not form part of the Development Plan but is a material consideration. It identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

**Online Guidance for St Anne's Conservation Area**

5.23 The Council have published guidance on their website in relation to the St Ann's Conservation Area. Although this does not form part of the Development Plan the following guidance is of note:

- The 'main criterion in urban design terms' in the area is the importance of fitting into the street pattern and the scale of the development proportions and materials that are used.
- Applications should be prepared with views down the entire street, which further highlights the importance of the streetscape.
- The area's characteristics of massing, proportions, elevational subdivision, colours and materials should be acknowledged when proposing development.
- The height of most buildings is between 3 and 6 storeys with reference to new proposals being scaled appropriately.
- It notes that residential could be an option within the conservation area, as long as it contributes to its character.
- It specifically mentions that the '*narrow fronted character of the older buildings' should be retained in any new development'* to ensure the '*vertical rhythm of the street wall.*' This is to ensure unity which is part provided by the *'tri-partite subdivision of elevations of an overlarge ground floor, a middle portion and a top part.*'
- In terms of materials, it favours the use of traditional materials, in particular stone, as opposed to 'large expanses' of cladding, concrete and glass. With most windows being of the sliding sash type.

**<u>Other Relevant Heritage Guidance</u>**

**Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)**

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

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

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

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

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

**Historic England: Conservation Principles Policies and Guidance**

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

# 6. Heritage Impact Assessment

6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.

6.3 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

| Impact Grading | Criteria |
|---|---|
| **High Beneficial** | Comprehensive changes to an asset or its setting resulting in a major enhancement of significance. |
| **Medium Beneficial** | Significant changes to an asset or its setting resulting in a notable enhancement of significance. |
| **Low Beneficial** | Modest changes to an asset or its setting resulting in a slight enhancement of significance. |
| **Neutral** | No or negligible change to an asset or its setting resulting in no or negligible change to significance. |
| **Low Adverse** | Modest changes to an asset or its setting resulting in slight harm to significance. |
| **Medium Adverse** | Significant changes to an asset or its setting resulting in notable harm to significance. |
| **High Adverse** | Comprehensive changes to an asset or its setting resulting in major harm to significance. |

6.4 The application proposals are assessed in accordance with the above methodology, within the sections below.

**Internal Works**

6.5 Following the façade retention scheme in 1995/96 the interior of the property has no historic fabric or planform surviving, with it being entirely modern and of no significance. As such the internal changes do not have the potential to affect the significance of the asset as significance is now only derived from the external facades.

6.6 From a philosophical perspective the building was historically subdivided so was also not a historically open-plan footprint and therefore the internal changes and subdivision of the upper floors do not result in any harm to significance.

6.7 Overall, the internal works are regarded to result in a **Neutral** impact upon the building's significance.

**Inset Roof Terrace and Dormers**

6.8 The roof structure dates from the 1990s being a series of steel beams / trusses, although externally it largely reflects the historic arrangement and it is possible that the slates were re-used.

6.9 The lower level dormers are modern but mimic those which were previously in this location prior to their removal in the 1990s. They contain louvred extracts rather than glazing. Four louvred dormers will be removed and an inset roof top terrace created with glazed doors into the 4th floor penthouse apartment. No historic fabric will be lost from this change and the louvred windows are a visually inappropriate addition to the front façade. The louvres to the lower dormers at each end of the St. Ann's Churchyard elevation will be replaced with glazed windows which will enhance the setting and significance of the building. A balustrade set back behind the existing parapet is proposed to ensure the terrace is safe. This will be glazed to minimise visual impact.

6.10 Overall, the works to the roof to create a roof terrace are regarded to result in a **Low Adverse** impact upon the significance of the Building and Conservation Area, mitigated in part by the glazing of two currently-louvered dormer windows.

6.11 To the upper part of the roof, there are 6 dormers which do not serve a floor. As part of the essential ventilation works to serve the apartments, two of the dormer windows will need to be louvred. These windows are not historic but are currently glazed and due to their location, are visible from viewpoints within the conservation area. The visual impact of this intervention is nonetheless regarded to be minor due to the limited scale of the works, and can be mitigated via the sensitive use and finish of louvre materials.

6.12 The louvering of two currently glazed dormer windows is regarded to result in a **Low Adverse** impact upon the significance of the Building and Conservation Area. The louvering of these windows will ultimately enable part of the building to be brought back into use, helping to secure its future.

**Roof Profile Changes**

6.13 Historic aerial photographs suggest that the original building roof was a continuous pitched roof to the main St Ann's Churchyard elevation which curved round to the St Ann's Street elevation. When the roof was replaced as part of the mid 1990s building redevelopment, the main section was taller, and a flat roofed section was created where a hipped roof would have appeared a more conservation-sensitive design solution. It is possible the flat roofed section was intended as a plant deck that was never used. The proposals involve the adaptation of the roof to create a hipped section, covered with slates. This change removes an aspect of the roof which detracts from the appearance of the building and broadly reinstates the historic form of the building's roof. This change is regarded to result in a **Low Beneficial** impact on the building's significance.



Winters Buildings 2026 - photographic roof survey

**Fig 6.1** Photographic Roof Survey c.2026

**Formation of new Ground Floor Residential Entrance**

6.14 The proposed residential entrance utilises existing fire escape doors on the St Ann Street elevation. These currently comprise modern timber doors with applied panelling (see fig 6.2). These doors are set back and the recessed area is often used by rough sleepers. The proposed entrance incorporates glazing and high quality materials to create an entrance which is distinctively modern, whilst also sympathetic to the building. The door and side panels will be finished in a bronze-coloured metal and will incorporate a glazed transom panel over the door.

6.15 As part of this intervention the doors will be brought forward to where the dado plinth finishes. This will be more in keeping with the historic building line and in line with the adjacent shopfront glazing.

6.16 The proposed residential entrance design is of a high quality and the doors which will be replaced are not historic, therefore this intervention, which will be highly visible within the streetscene is regarded to result in a **Low Beneficial** impact upon the building and conservation area's significance.



**Fig 6.2** Existing fire escape doors.

**Windows**

6.17 The existing windows are likely to be the original historic frames with modern single glazing fitted as part of the redevelopment of the building in the mid-1990s.

6.18 The latest Historic England Guidance on retrofit of historic buildings[10] advises that –

*"Installation of secondary glazing to the windows will generally be acceptable.*

- *Secondary glazing will provide considerable improvements to thermal performance and energy conservation. In respect of multipane windows, it often outperforms double-glazing.*
- *In most cases, the impact of its installation on significance will only cause minimal harm to historic fabric and architectural interest, which will generally be acceptable in view of the benefits obtained.*
- *Exceptions may include interiors of exceptional architectural quality (such as the finest state rooms of a great house), buildings with historic shutters which would be damaged or rendered inoperative by the installation, and buildings with glazing of exceptional significance which should not be obscured. In many of these cases, temporary secondary glazing used seasonally will generally be acceptable.*
- *Listed building consent is unlikely to be required for all other secondary glazing works."*

6.19 As the interiors of the asset are of no heritage interest, no harm is considered to arise to the architectural interest via the proposed works. There are no shutters or other historic features which require removal for the installation.

6.20 The proposal retains the external appearance of the building partly as a result of the retention of the existing windows, which will be adapted into double glazed windows. Secondary glazing will be installed so that the residential accommodation can achieve the required acoustic and energy efficiency standards. The secondary glazing will need to attach into the internal timber mullions that separate the sash windows, however as noted within the Historic England guidance above, the minimal harm to the historic fabric that this will cause is outweighed by the benefits.

6.21 A window survey has been undertaken by Quadriga which has identified required repairs to some windows. These repairs will be undertaken as part of this project. The retention of the original frames as part of the proposed scheme is a significant heritage benefit, and the

[10] Historic England Advice Note 18 (HEAN 18)

repair works mean an overall **Low Beneficial** impact upon the building and conservation area's significance.



**Fig 6.3** Principal facades on the site, showing windows.

**Downpipes**

6.22 The current downpipes on the building are a mixture of likely original cast iron elements, later cast iron replaced sections, and modern upvc sections. The downpipes are no longer functional with all the rainwater currently routed through modern internal pipework. This change is likely to have happened during the mid-1990s redevelopment of the building.

6.23 It is proposed to reinstate the original rainwater strategy for the building which will enable the removal of cumbersome internal pipework. Following a survey into the condition of the downpipes, all pipes have been identified as severely corroded; many pipe brackets are damaged or lost meaning several pipes are not fully secured.

6.24 The comprehensive replacement of all rainwater goods and brackets is therefore proposed, with cast iron replacements which have been fabricated to match surviving original / historic pipes on the building.

6.25 The replacement of inappropriate modern pipes is beneficial. There is some loss of heritage fabric from the replacement of historic corroded pipework, however, fundamentally if the pipework can no longer carry out its intended function and is corroded beyond repair then this approach is considered justified. Overall, these works are considered to result in a **Low Beneficial** impact upon the building and conservation area's significance, due to the visual enhancement resulting from the new cast iron rainwater goods.

**Summary and Conclusions**

6.26 There would be some harmful impacts on the significance of the asset resulting from the proposals although in each case the harm is at the lowest end of the scale of less than substantial. The majority of the interventions are considered neutral, having no impact either positive or negative and are therefore acceptable in principle. Equally some elements result in enhancements to the building's significance.

6.27 Although harm would be on the lowest end of the scale of 'less than substantial', 'any harm to, or loss of, the significance of a designated heritage asset…requires clear and convincing justification…' (paragraph 213, NPPF 2024) and 'this harm should be weighed against the public benefits of the proposal' (paragraph 215, NPPF 2024).

6.28 Securing the vacant asset's 'optimum viable use' is identified as a potential public benefit by the NPPF (2024 paragraph 215) and the proposals are to bring the vacant upper floors back into use. Other public benefits include:

- Reuse of part of an existing building on previously developed land which will help to address housing demand in Manchester and reduce pressure to develop greenfield and Green Belt sites.
- External works including the proposed residential entrance, replacement of rainwater goods, the glazing of currently louvered windows, and the installation of a hip to the slate roof thereby having a positive impact on the setting of the Listed Building and St Ann's Square Conservation Area.
- The apartments will be located in a highly accessible and sustainable location within close proximity to City Centre shops, services, employment and leisure opportunities.

- The provision of a development with high sustainability credentials that will deliver economic, social and environmental benefits.

- Delivery of five apartments which will help to meet an identified need for such accommodation within this area and contribute to the creation of a sustainable community.

- Securing direct investment into the local community through the provision of jobs during the construction stage of the project and increased spending in nearby facilities by future residents.

- The encouragement of further investment into the City Centre and the provision of residential use that will encourage natural surveillance to help reduce crime and the fear of crime.

- Exploiting opportunities to minimise the carbon footprint of the development, thereby assisting the City's aspirations to be carbon neutral by 2038.

6.29 Where harm has been identified, this is mitigated and minimised as far as possible via high quality design, and the sensitive use of materials.

# References

Britain from Above. Various pictures. Available at https://www.britainfromabove.org.uk/

Historic England, Official List Entry. '1, St Ann's Churchyard.' Available at https://historicengland.org.uk/listing/the-list/list-entry/1270793?section=official-list-entry

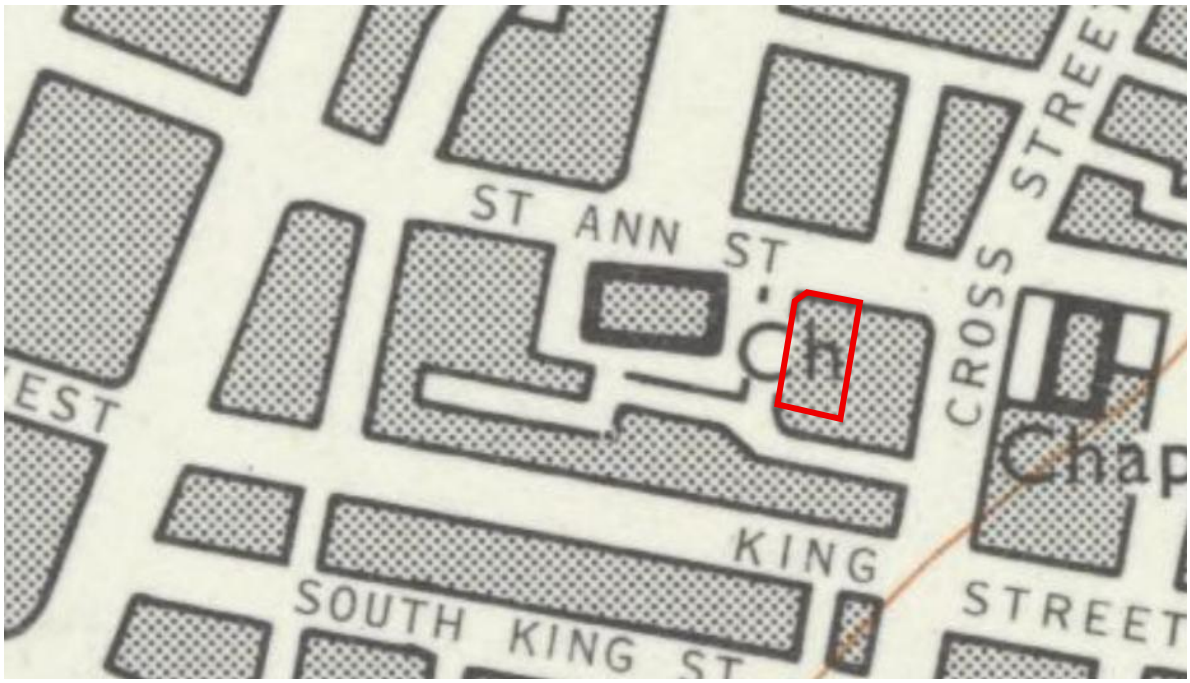
Manchester City Council. St Ann's Square Conservation Area. Available at https://www.manchester.gov.uk/info/511/conservation_areas/144/st_anns_square_conservation_area/9

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Manchester Victorian Architects. James William Beaumont. Available at https://manchestervictorianarchitects.org.uk/architects/james-william-beaumont

Manchester Victorian Architects. Winter's Building. Available at https://manchestervictorianarchitects.org.uk/buildings/winters-building-st-anns-square

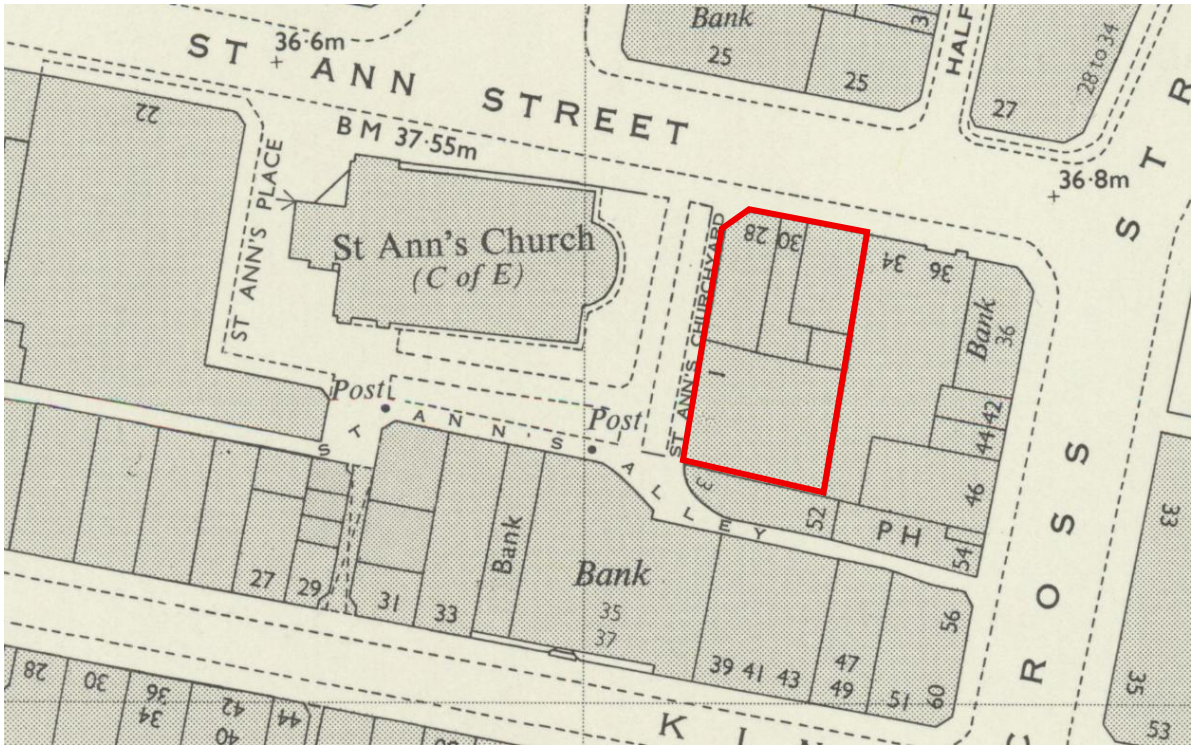
# Appendix A: Map Regression



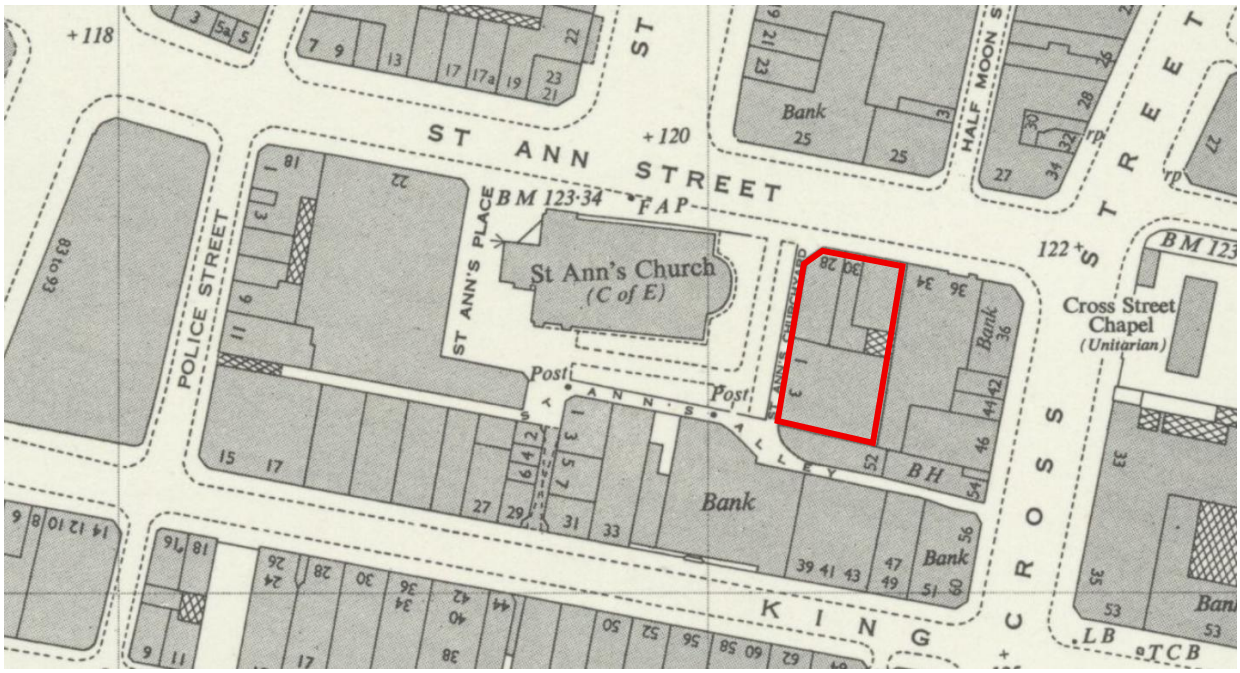

SJ89NW – A Surveyed / Revised: 1949 to 1972, Published: 1972



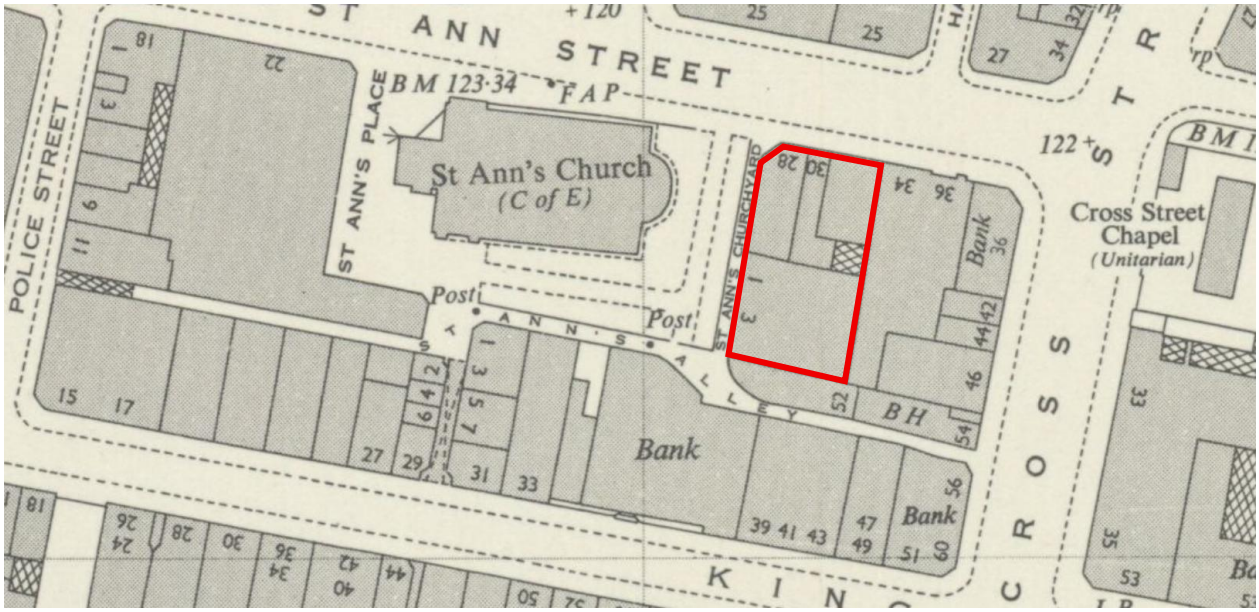

SJ8298-SJ8398 – DD Revised: 1961 to 1970, Published: 1971




SJ8398SE – C Revised: 1970, Published: 1970



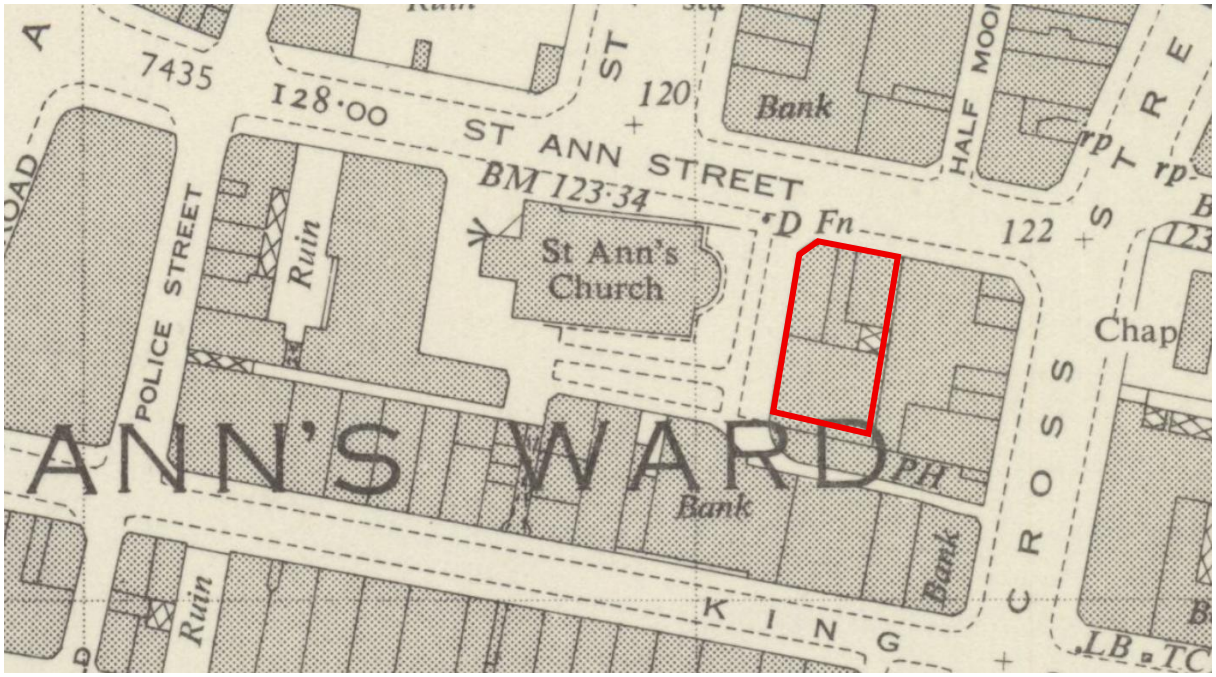

SJ8298-SJ8398 – CC Revised: 1953 to 1961, Published: 1963



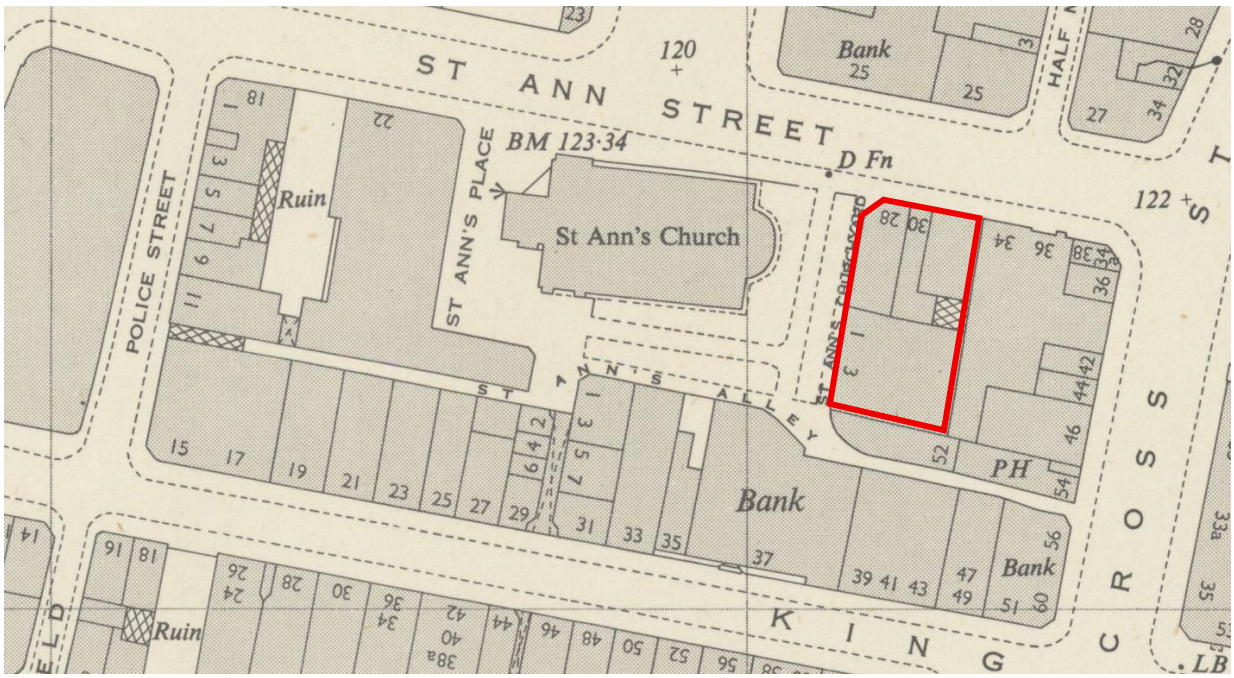

SJ8398 – B Revised: 1953 to 1957, Published: 1958



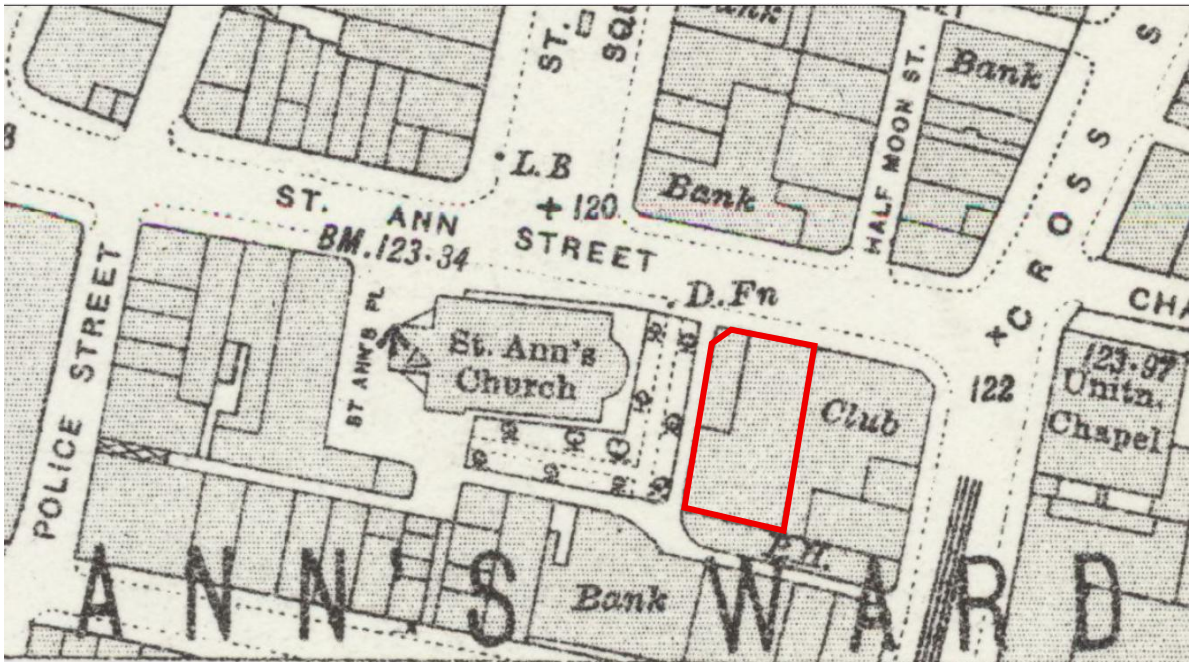

SJ8398SE – B Revised: 1955, Published: 1956



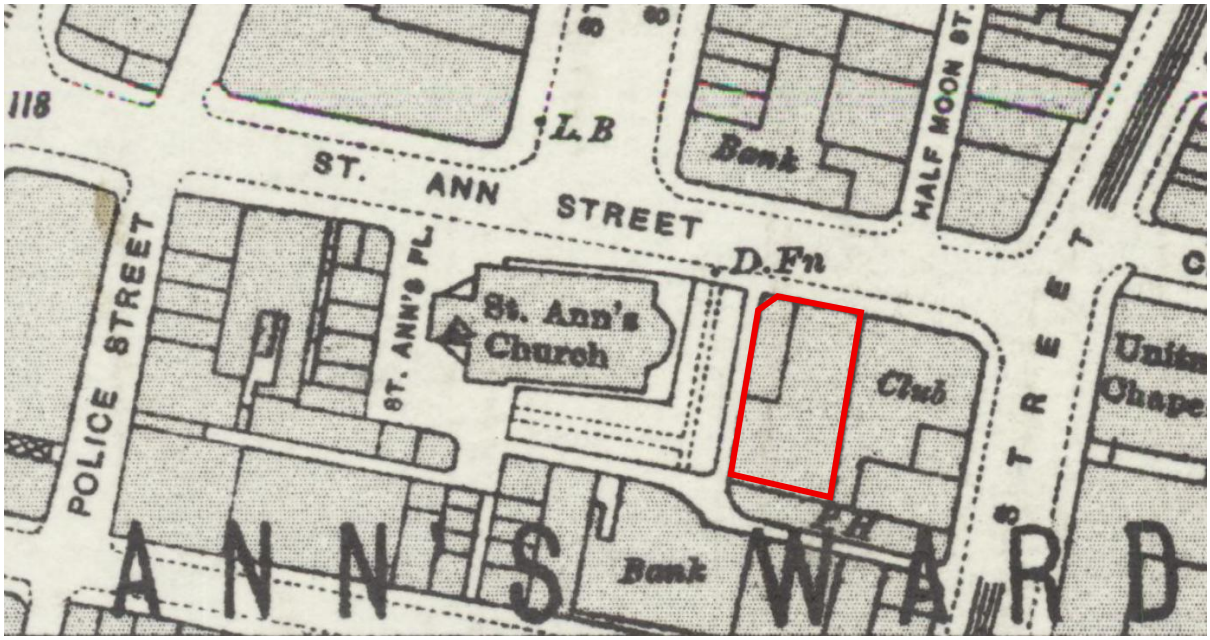

SJ8398 – A Revised: 1948 to 1949, Published: 1951




SJ8398SE – A Surveyed: 1948, Published: ca.1949



Lancashire CIV.6 Revised: 1931, Published: 1933



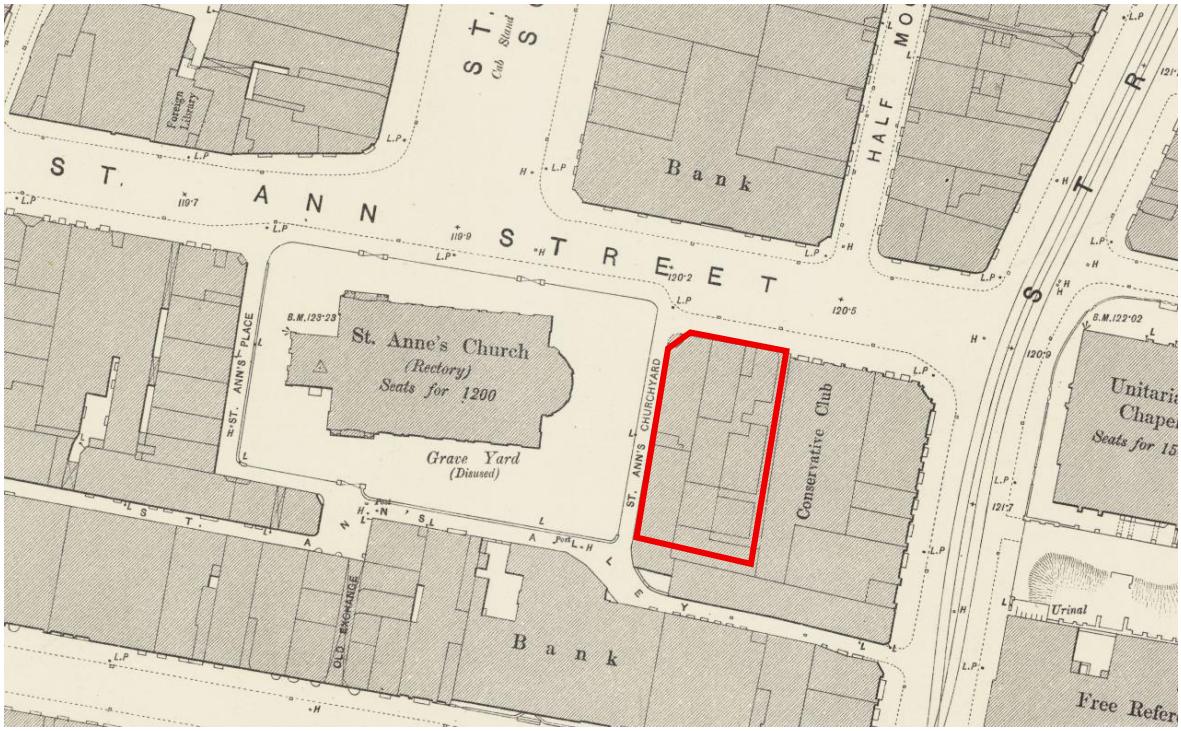
Lancashire CIV.6 Revised: 1915, Published: 1922



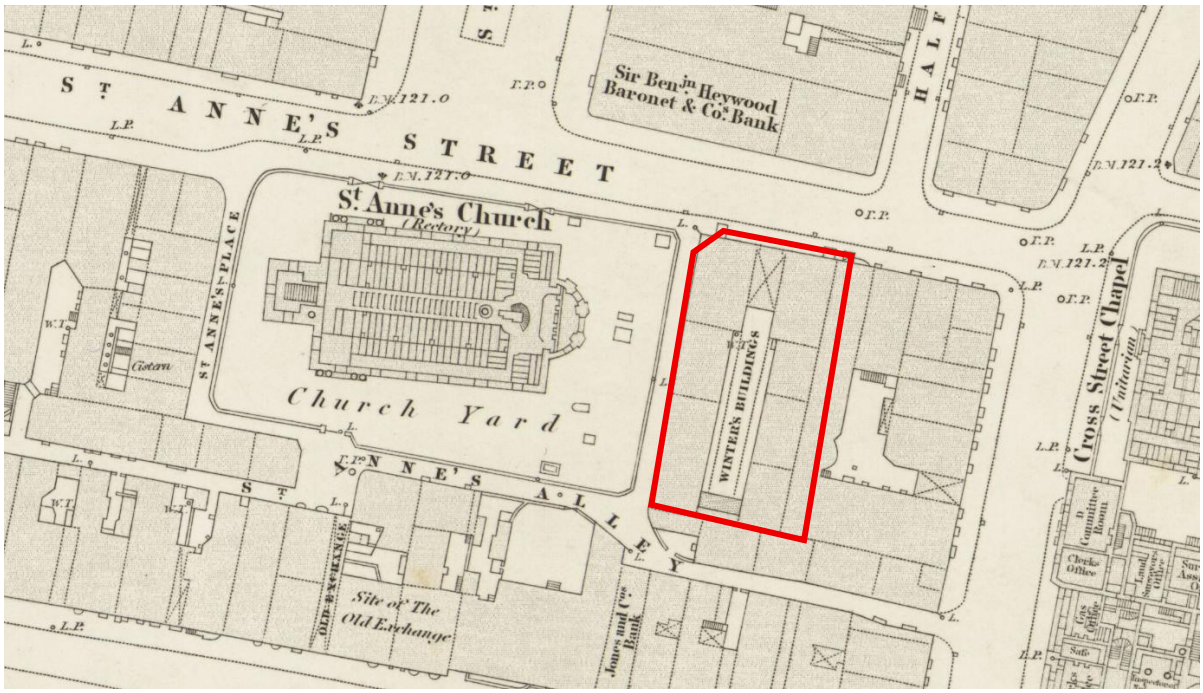
Lancashire Sheet CIV.NW Revised: 1905 to 1906, Published: 1909




Insurance Plan of the City of Manchester Vol. I; sheet 9 – August 1886

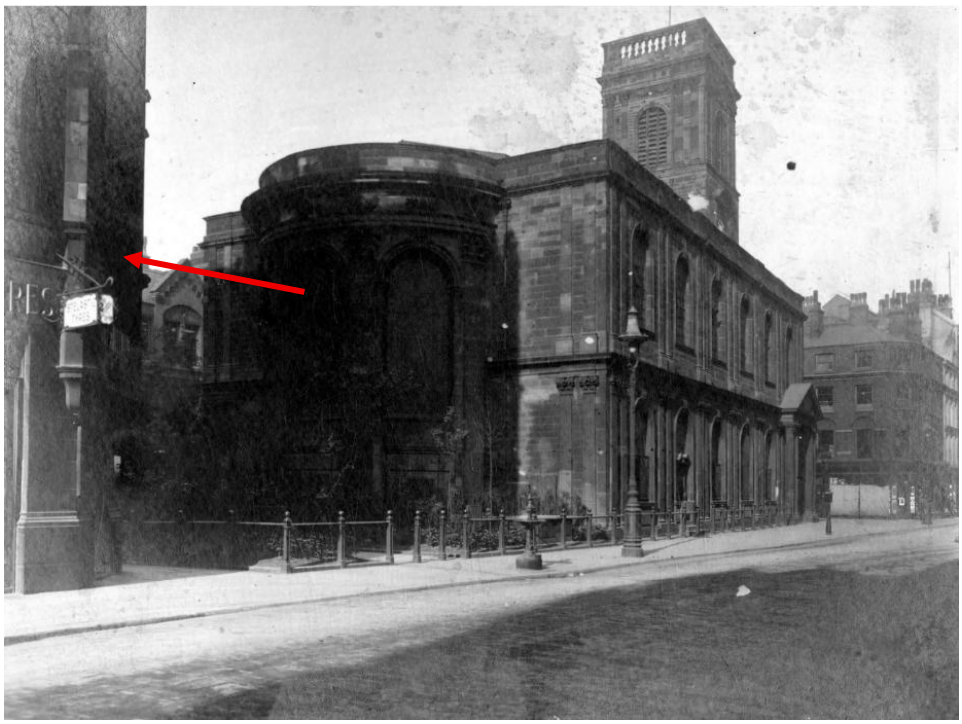



Manchester & Salford - Lancashire CIV.6.24 Surveyed: 1889, Published: 1891.




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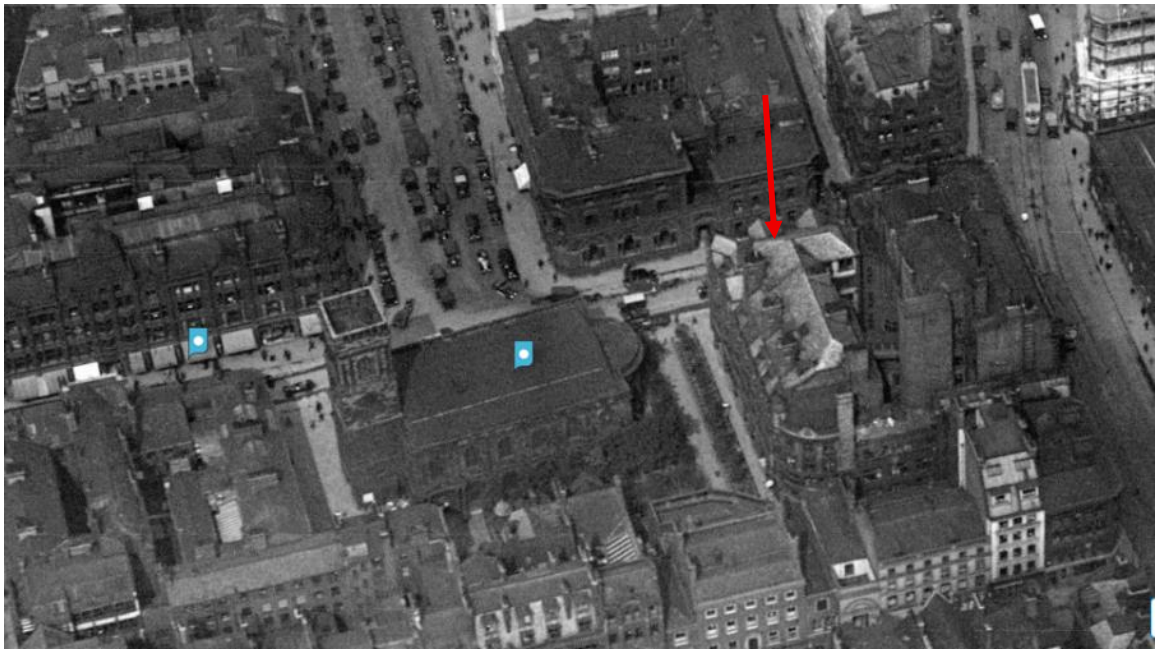
# Appendix B – Other Sources



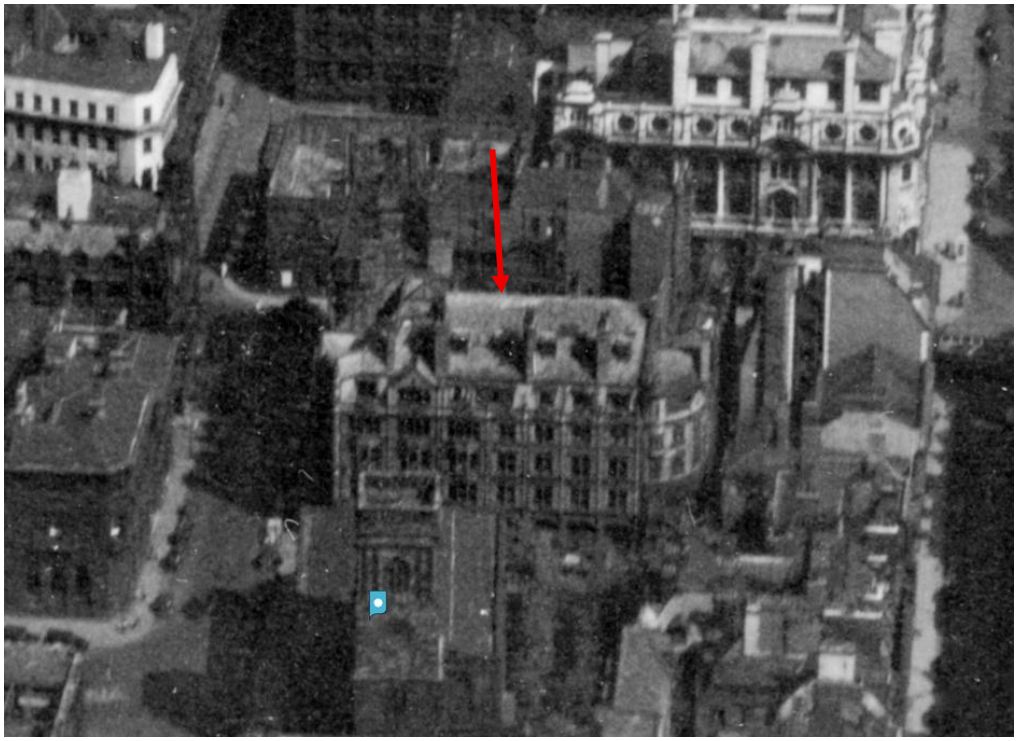
1903 – St Ann's Church with the site to the left



Early 20th century – Site is in the background.



EPW019137 ENGLAND (1927). The Royal Exchange and St Ann's Church, Manchester, 1927 (Britain from above). St Ann's seen to the middle of the photo with the Winters buildings to the right.



EAW016004 ENGLAND (1948). The Royal Exchange, St Ann Street and environs, Manchester, 1948. This image has been produced from a print. (Britain from Above). Winter's Buildings to the centre of the picture, with the elevation onto the church yard visible.




1957. Winter's Buildings visible to the left with St Ann's in the foreground.



1965 – St Ann's in the distance with the Winter's Buildings just in front of it.



1996 St Ann's church is in the foreground, with the Winters Buildings to the top left of the picture, covered in scaffolding.



c.2000

# Appendix C – HER and List Entry

**HER Number:** 12137.1.0
**Name:** Winters Buildings
**Grid Reference:** SJ 8382 9834
**Map:** Show location on Streetmap
**Protected Status**

- Listed Building (II) 1270793: Winters Buildings
- Conservation Area: St Ann's Square

**Full description**
Site includes No.1 St Ann's Churchyard. Now a grocer's shop, café and offices. 1901 by JW Beaumont. Probably iron framed with cladding of grey granite at ground floor, red brick with buff terracotta above, slate roof. Rectangular plan on corner site with chamfered corner. Eclectic style with Elizabethan features and some Art Nouveau decoration. 4 storeys and attics, 4 bays plus the corner; with chamfered pilasters and octagonal tourelles, frieze over ground floor, band of moulded terracotta panels over 1st floor, plain brick band over 2nd floor, dentilled cornice, brick parapet and gabled dormers to the attic. Wide segmental-headed doorway to 3rd bay, segmental-headed window to corner, and 20th-century shop windows; 2- and 3-light mullioned windows with terracotta surrounds including canted oriel at 2nd floor of 1st bay, canted 2-storey oriel over doorway, pairs of 2-light windows to 3rd floor and dormers over 1st and 3rd bays; 2-light windows on all upper floors of corner including attic dormer which has shaped gable with moulded terracotta decoration including "WINTERS BUILDINGS". Tall clustered chimneys. Right-hand return wall, 3 bays in matching style, with 2-storey canted oriels in all bays, then No. 1 St Ann's Churchyard, 4 bays in simpler style; and wide segmental-headed windows at ground floor of the whole of this range with Art Nouveau enrichments. (1)
Grocer's shop, cafe and offices, now shops and offices. 1901, by JW Beaumont. (EXTRACT)(2,3)

<1> **Manchester CC**, *List of Buildings of Special Hist/Arch Interest* (Monograph). SGM1747.
<2> **Historic England**, 2016, *The National Heritage List for England: https://www.historicengland.org.uk/listing/the-list, Accessed 25/02/2016* (Website). SGM13647.
<3> **Historic England**, 2022, *The National Heritage List for England: https://historicengland.org.uk/listing/the-list/, Accessed 13/06/2022* (Website). SGM14541.

# Appendix D - List Entry

Grade: II

List Entry Number: 1270793

Date first listed: 06-Jun-1994

List Entry Name: Winters Buildings

Statutory Address 1: 1, ST ANNS CHURCHYARD

Statutory Address 2: WINTERS BUILDINGS, 28-32, ST ANN STREET

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83823 98341

Details: SJ8398SE ST ANN STREET 698-1/27/382 (South side) Nos.28 TO 32 (Even) Winters Buildings GVII Includes: No.1 ST ANN'S CHURCHYARD. Grocer's shop, cafe and offices, now shops and offices. 1901, by J.W.Beaumont. Probably iron-framed, with cladding of grey granite at ground floor, red brick with buff terracotta above, slate roof. Rectangular plan on corner site, with chamfered corner. Eclectic style with Elizabethan features, and some Art Nouveau decoration. Four storeys and attics, 4 bays plus the corner; with chamfered pilasters and octagonal corner tourelles, frieze over ground floor, band of moulded terracotta panels over 1st floor, plain brick band over 2nd floor, dentilled cornice, brick parapet and gabled dormers to the attic. Wide segmental-headed doorway to 3rd bay, segmental-headed window to corner, and C20 shop windows; 2- and 3-light mullioned windows with terracotta surrounds, including canted oriel at 2nd floor of 1st bay, canted 2-storey oriel over doorway, pairs of 2-light windows to 3rd floor and dormers over 1st and 3rd bays; 2-light windows on all upper floors of corner including attic dormer which has shaped gable with moulded terracotta decoration including "WINTERS BUILDINGS". Tall, clustered chimneys. Right-hand return wall, 3 bays in matching style, with 2-storey canted oriels in all bays, then No.1 St Ann's Churchyard, 4 bays in simpler style; and wide segmental-headed windows at ground floor of the whole of this range, with Art Nouveau enrichments.
Listing NGR: SJ8382298342