



# Paul Butler Associates

Planning, Development & Heritage Consultants

## **Stockport Leisure Limited**

The White Lion Public House, Great  
Underbank, Stockport, SK1 1LW

## **Planning and Statement**

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**Professional Planning, Development & Heritage Advisors since 1992.**

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### Appendix 1: Listed Building Descriptions

## 1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Stockport Leisure Limited. The statement has been provided in support of applications for planning permission and listed building consent for internal and external alterations to facilitate reuse of The White Lion Public House as a public house (sui generis use) and provision of an ancillary outside seating area.
- 1.2 The proposed scheme is for the sensitive refurbishment and reuse of The White Lion Public House which is a prominent Grade II listed building in Stockport Town Centre which has been vacant since 2008. The scheme will return the building to its original and optimum use and deliver a series of planning, heritage and regeneration benefits which are discussed in detail within this statement.
- 1.3 An ancillary outside seating area is also proposed on part of the footway adjacent to the building which will add activity and vibrancy to the surrounding streetscenes. The overall scheme will complement the established and emerging leisure and night-time offer within the Market / Underbanks area which has largely been driven by independent operators, and makes a vital contribution to the attractiveness of Stockport Town Centre.
- 1.4 The scheme will return the building back to its lawful use as a public house (sui generis use) and no change of use is required. The premises will provide a food offer which will be ancillary to the main public house function. The proposed hours of operation applied for are 9 am to 11.30 pm Monday – Thursday, and 9 am to midnight Friday to Sunday.
- 1.5 Extensive consultations have been completed by Stockport Leisure Limited and the design team prior to the submission of the application and the proposal has been developed having regard to feedback from officers of the local authority.
- 1.6 As noted above the existing building is Grade II listed. In accordance with relevant heritage legislation/policy this statement considers the significance of the building and potential impact of the proposed works upon this. The statement also considers the potential impact on the setting of listed buildings and the relationship with the character and appearance of the Market/Underbanks Conservation Area. The statement has been prepared in

accordance with the policies and procedures of the National Planning Policy Framework (NPPF, July 2021) following a visual and photographic survey of the site (undertaken June 2021).

1.7 This statement includes:

- A description of the application site and surrounding area;
- A summary of the recent planning history associated with the property;
- An overview of the application proposal;
- A summary of the national and local planning and heritage policy context;
- An appraisal of the planning and heritage matters (including Heritage Impact Assessment) associated with the development; and.
- A conclusion.

## 2. The Application Site and Surrounding Area

- 2.1 The White Lion Public House is located on the north side of the junction of Great Underbank and Little Underbank / Deanery Way in Stockport Town Centre (see figure 1). The site is located between the Market Place to the east and the main Merseyway shopping area to the west. The postal address is The White Lion Public House, Great Underbank, Stockport, SK1 1LW.



Figure 1: Aerial view of The White Lion and the surrounding context.

- 2.2 The building is a prominent feature within the townscape with its corner location, four storey height and level of detail and architectural embellishment enabling it to act as something of a local landmark. The public house has been closed and vacant since 2008. In 2017 planning permission and listed building consent was granted to convert the upper floors of the building to 11 apartments and this development has now been completed. The ground floor and basement of the building to which this application relates remain vacant.
- 2.3 The site is irregular in shape and has an area of approximately 0.06 hectares. The building is set back from the main built frontage of properties to Great Underbank with a wide footway



provided. There is a yard area to the rear, part of which provides a bin store for the apartments on the upper floors of the building. This can be accessed via a vehicular route along the back of the building from Little Underbank / Deanery Way. There is no car parking associated with the application premises.

- 2.4 The building dates from 1904 and was purpose built as a public house, replacing an earlier public house / inn on the site. It is of brick and stone construction with a plain tiled roof. It has late medieval and Baroque influences in its architecture, reflecting the Edwardian fashion for referencing past architectural styles. Notable features include a semi-circular entrance porch on the corner surmounted by a tower, full-height pilasters, mullioned and transomed windows and jettied timber upper storeys with quatrefoil panelling (The Listed Building Description provided at Appendix 1 gives a more detailed physical description).



Figure 2: View of The White Lion.

- 2.5 Internally many features of the former public house have been removed and the ground floor is effectively in a shell condition with exposed walls and floors. A suspended acoustic ceiling has been installed when the upper floors were converted to apartments. Some historic features do remain internally including mosaic tiled flooring, carved timber detailing / panelling, and stained glass. The basement level is also in shell condition with acoustic membrane waterproofing installed to walls.



Figure 3: General shot of the shell interior of the ground floor.



Figure 4: Mosaic tile flooring around entrance.



Figure 5: Main entrance and carved timber detailing.



Figure 6: Carved timber detailing and stained glass around main entrance area.



- 2.6 The site is located within the designated Stockport Town Centre and a Shopping Area. It is also located with Flood Zone 2. There are a number listed building in proximity to the site which area identified on figure 7 below:



Figure 7: Plan showing listed buildings / structures (blue triangles) in proximity to the site.

## The Market/Underbanks Conservation Area

- 2.7 In addition to being Grade II listed (Listed Entry Number 1356854), the building lies within the Town Centre and the Market/Underbanks Conservation Area where it occupies a prominent location on the junction of Great Underbank and Little Underbank / Deanery Way.
- 2.8 The Market/Underbanks Conservation Area is described as having historical significance. The Conservation Character Appraisal describes the importance of the area which includes Stockport's historic Market Place, noting that it boasts one of the last remaining traditional street markets in the North West which has traded in the same position in the heart of

Stockport since the 13th century. The Appraisal notes that *'As well as the Market Place the medieval town included several streets. Millgate, Hillgate and Underbank are all mentioned in the C15th as the site of burgages and Churchgate is documented in the C16th. From the second half of the C16th Stockport was influenced by the Great Rebuilding, a national revolution in house design. The timber framed buildings that fronted the streets in and around the Market Place during the medieval period were a product of this transformation. Elements of one such medieval house remain in Staircase House on the north side of the Market Place, the earliest parts of which date from C15th making this the oldest known surviving town house in Stockport. The former Underbank Hall and the Three Shires, both located on Great Underbank and dating from the C16th provide further surviving evidence of early timber framed town houses within the conservation area'*.

- 2.9 The Appraisal goes on to note that *'The development of the Market / Underbanks area is clearly shown on two early plans of Stockport: 'The Mappe of Stockport Town' (1680) and a map of the Stockport Township prepared for the lord of the manor, Sir George Warren (1770). Both plans clearly illustrate the Market Place, Little and Great Underbanks, High Street, Churchgate, Millgate, Lower Hillgate and Bridge Street Brow, featuring a dense concentration of narrow fronted buildings along street frontages'*.
- 2.10 The Appraisal states that *'The town developed rapidly during the late C18th and C19th and Stockport became one of the region's first centres of the Industrial Revolution. Factories were established in close proximity to the town centre. Industry in Stockport created, for the first time, a large body of workers who lived, worked and shopped in the town. During the C18th the town's many inns remained a central part of its social life and increasingly its business life with thirty-one inns recorded in the township in the mid 1750s. The principle hostelry at this time was the White Lion Hotel on Great Underbank, Stockport's main coaching inn and the venue for the Court Leet banquets '* (this refers to an earlier White Lion building rather than the current).
- 2.11 The Appraisal describes the Underbanks Area in 2011 as follows: *'Great Underbank has adapted to become home to the principal financial service sector in Stockport – most major banks and building societies are represented here giving it an important role in Stockport. Little Underbank is the area's main shopping street containing a number of interesting and*

*speciality and independent retailers, selling fashionwear, shoes, leather goods, fine art, bridalwear, theatre clothes and records etc.*

*The Underbanks retain much of their medieval street layout and grain of development and represents one of the most nostalgic and interesting parts of Stockport. The sense of enclosure on Little Underbank is created by the continuous frontage of the back of pavement buildings which are stepped in response to changing levels, the restricted width of the street and higher terraces of land to the east and west.*

*The predominant architectural character of the Underbanks is established by early to mid C19th three storey buildings, mainly constructed in brick with pitched slate roofs. Contrasting with this are the 2 storey C16th Underbank Hall and Three Shires with their distinctive timber framing and jettied upper floors. Architectural features and materials relating to the late 19th century are varied and include pediments, overhanging eaves with shallow slated roofs, mock-Tudor gables and semi-pedimented gables, and brick and rendered facades and traditional shop windows with pilasters and dentil cornicing. The street scene is interspersed with a variety of buildings from later periods, including black and white vernacular revival, classical ashlar elevations, and stone baroque and some modern flat roofed buildings, the latter harming the character of the roofscape as seen from higher levels.*

*Particularly important to the character of Little Underbank are the steep brows and the precipitous steps which lead off it giving access to the Market Place and St. Petersgate, such as Meal House and Bridge Street Brows. St. Peters Bridge as one of the most impressive features of Stockport's civil engineering of past times, with its interesting cast iron section spanning the Underbank and carrying the Borough's coat of arms.*

### 3. Recent Planning History

3.1 A planning history search undertaken in February 2022 using the Council's planning application database identified a series of planning applications related to the subject property. The most recent applications are listed first and include:

- DC/073362 Discharge of condition 2 (cycle store), 3 (rear yard), 6 (external materials), 9 (joinery and glazing), 10 (brick and stone cleaning) and 11 (chimney stacks) of planning permission DC/064627 Approved 10.07.2019
- DC/073536 Discharge of condition 3 (materials), 6 (joinery and glazing), 7 (brick and stone cleaning) and 8 (chimney stacks) of listed building consent DC/064628 Approved 10.07.20219
- DC/066005 Discharge of planning condition no.s 4, 5, 7, 8 and 18 of Planning application DC/064627 and 2, 4, 5 of Listed Building Consent DC 06/4628. Approved 27.07.2017
- DC/064628 Change of use of part of the Grade 2 Listed Building, the White Lion, a former public house/hotel, into residential use (C3) with removal of later additions and modifications. The restoration and repair of the existing external elevations and fabric. The conversion of part ground floor, first, second and third floors to residential use to provide 1 duplex and 10 apartments. The balance of the ground floor and basement to remain as an A4 Use. Approved 12.05.2017
- DC/064627 Change of use of part of the Grade 2 Listed Building, the White Lion, a former public house/hotel, into residential use (C3) with removal of later additions and modifications. The restoration and repair of the existing external elevations and fabric. The conversion of part ground floor, first, second and third floors to residential use to provide 1 duplex and 10 apartments. The balance of the ground floor and basement to remain as an A4 Use. Approved 12.05.2017
- DC/062420 New security gates to access road between The White Lion and Merseyway, on Deanery Way Approved 25.01.2017

- DC/040196 Listed building application for demolitions and alterations associated with the conversion of upper floors into 14 flats together with and other internal and external work. (Amended details which includes the creation of dormer windows above the existing first floor function room) Finally disposed of 10.02.2016
- DC/051908 Change use of upper floors to form 14 flats together with other external alterations which include, a two storey extension to create a rear residential entrance, cycle and refuse storage areas, new gates and enclosures as well as other ancillary work. (Amendment to original proposal including creation of dormer windows over the existing first floor function room) Approved 23.05.2013
- DC/051909 Change use of upper floors to form 14 flats together with other external alterations which include, a two storey extension to create a rear residential entrance, cycle and refuse storage areas, new gates and enclosures as well as other ancillary work. (Amendment to original proposal including creation of dormer windows over the existing first floor function room) Approved 30 May 2013
- DC/040016 Change of use of upper floors to form 14 flats together with other external alterations which include; a two storey extension to create a rear residential entrance, cycle and refuse storage areas, new gates and enclosures as well as other ancillary work. (Amendment to original proposal including creation of dormer windows over the existing first floor function room). Approved 19.03.2010
- DC/039954 Proposed works to form a rear beer garden and new entrance Approved 15.12.2008
- DC/040149 Proposed works to form beer garden in rear yard. Garage and fire escape to be demolished and new entrance. (Listed Building application) Approved 15.12.2008
- DC/028665 Change of use of part of pavement to use as outside drinking area with removable canvas barriers. Approved 07.03.2008
- DC/007260 Non-illuminated and illuminated signs and banner sign. Approved 20.05.2002



- DC/007261 Listed Building Consent for the erection of various advertisements. Approved 20.05.2002
- DC/006636 Proposed fire escape from ground floor to rear yard. Refused 14.03.2002
- DC/006635 Proposed fire escape from ground floor to rear of premises Granted 14.03.2002
- J/57103 "PROJECTING BARREL FEATURE SIGNS, AMMENITY BOARDS & HANGING BASKETS." Approved 07.04.1993
- J/54847 Free standing clock with advertising panels Refused 27.04.1992
- J/33114 Erection of fire escape from first floor function room. Approved 02.04.1985
- J/32357 Installation of 7 light fittings, 4 canopies and replacement of stained glass window panes with clear glazing. Refused 04.12.1984
- J/32356 Public House sign projecting. Approved 04.12.1984
- J/31449 Alterations to external appearance of ground floor elevation to Deanery Way. Refused 13.09.1984

3.2 The extensive planning history for the application site reflects the fact that the building has had to adapt over the years to accommodate change. Applications DC/064628 and DC/064628 are specifically of the most interest and relate to the recent conversion of the upper floors of the building to provide 11 apartments. These applications did not relate to the ground floor and basement of the building which are confirmed as remaining in use as a public house use. Application DC/028665 is also of note and relates to the provision of an outside seating area with removable canvas barriers on the pavement in front of the White Lion. This application was approved in March 2008 confirms that the principle of outside seating in this location has previously been established.

## 4. The Proposed Scheme

- 4.1 The proposed scheme is for internal and external alterations to facilitate reuse of The White Lion Public House as a public house (sui generis use) and provision of ancillary outside seating area. The scheme involves the sensitive refurbishment and reuse of The White Lion Public House which is a prominent Grade II listed building in Stockport Town Centre which has been vacant since 2008. The scheme will return the building back to its lawful use as a public house (sui generis use) and no change of use is required. The premises will provide a food offer which will be ancillary to the main public house function. The proposed hours of operation applied for are 9 am to 11.30 pm Monday – Thursday, and 9 am to midnight Friday to Sunday.
- 4.2 An ancillary outside seating area is also proposed on part of the footway adjacent to the building which will add activity and vibrancy to the surroundings streetscenes. It will operate during the hours of operation of the premises if weather conditions allow. It will have a maximum capacity of 60. Fabric umbrellas will be provided and the area will be enclosed by planters and fabric barriers.
- 4.3 The overall scheme will complement the established and emerging leisure and night-time offer within the Market / Underbanks area which has largely been driven by independent operators and makes a vital contribution to the attractiveness of Stockport Town Centre. It will deliver a range of planning, regeneration and heritage benefits which are discussed throughout this report.
- 4.4 Physical alterations proposed by the application are identified on the submitted application drawings prepared by Paul Astill & Associates and include:
- Installation of double glazed doors with minimal framing to main entrance for acoustic and security purposes (existing doors are retained behind).
  - Installation of kitchen plant equipment (including ‘plasma clean xtract 2100 odour neutraliser’) and other mechanical plant. Existing openings will be used for extract routes where possible, using the non-original parts of the building to terminate other routes.

- Public House fit-out including WCs, kitchen, back of house areas, horseshoe bar, bench seating and decorative finishes etc. Limited areas of plain internal walls in the basement require removal to facilitate conversion.
- Cleaning of identified mosaic tile flooring. Other areas to be covered over and protected to allow for installation of new floor finishes.
- Repair works to timber decoration / mouldings around entrance.
- Provision of external rear staircase from the basement for emergency exit and associated alteration of railings / plinth.
- Covering of existing internal staircase between the ground floor and basement to provide compliant staircase. Raising of lintels of adjacent doorways to allow head height.
- Installation of new suspended acoustic ceiling to ground floor. Services to be concealed within the void with plaster cornicing installed. Services left on display within basement spaces.
- Creation of refuse store within rear yard area.
- Installation of external feature lighting.
- Reinstatement of retained 'White Lion Hotel' sign.

4.5 The works are discussed in more detail within section 6 of this Statement which assesses the impact on the heritage significance of the building.

## 5. National and Local Planning Policy Context

- 5.1 The planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

### National Planning Legislation, Policy and Guidance

#### Town and Country Planning Act 1990

- 5.2 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.
- 5.3 In this instance the statutory development plan currently comprises: Policies set out in the Stockport Unitary Development Plan Review (UDP) adopted 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; and Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (CS) adopted 17th March 2011. The provisions of these documents are discussed below.
- 5.4 Due weight should be given to relevant UDP and CS policies according to their degree of consistency with the National Planning Policy Framework ('NPPF') which was most recently updated in July 2021 (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given); and how the policies are expected to be applied is outlined within the Planning Practice Guidance ('PPG') launched on 6th March 2014.

#### National Planning Policy Framework

- 5.5 Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was most recently updated in July 2021, and sets out the Government's planning policies. The NPPF continues to be a key part of reforms to make the planning

system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.

5.6 Section 2 '**Achieving sustainable development**' of the NPPF (July, 2021) advises that:

Para 7.: *'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

Para 8.: *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

Para 9.: *'These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play*



*an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.*

Para 10.: *‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’.*

5.7 Section 4 **‘Decision-making’** of the NPPF (July, 2021) advises that:

Para 38.: *‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.*

5.8 Section 8 **‘Promoting healthy and safe communities’** of the NPPF (July, 2021) advises that:

Para. 93: *‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

*a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

*d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community’.*

5.9 Section 12 **‘Achieving Well Designed Places’** of the NPPF (July, 2021) advises that:

Para. 130: *‘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; 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.*

5.10 Section 16 of the NPPF (July, 2021) deals with **'Conserving and Enhancing the Historic Environment'**. The following is relevant:

5.11 Para. 194: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.*

5.12 Para. 195: *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this 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'.*

5.13 Para. 197: *'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their*

*economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness’.*

- 5.14 Para. 199: *‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*
- 5.15 Para. 200: *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*
- 5.16 Para. 201: *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent’.*
- 5.17 Para. 202: *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*
- 5.18 Para. 206: *‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.*

## **National Planning Practice Guidance (NPPG)**

- 5.19 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 Revision date: 23.07.2019)

## **Historic England Guidance**

- 5.20 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

### **Historic England Advice Note 2: Making Changes to Heritage Assets**

- 5.21 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

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

- 5.22 This document was published in March 2015 and 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)'**

- 5.23 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: 'Conservation Principles Policies and Guidance'**

- 5.24 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.

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

- 5.25 Published in October 2019, this advice note 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 change to heritage assets.

## **Local Planning Policy Guidance**

- 5.26 This section provides an overview of local planning policy documents of relevance to the application proposal. This comprises:
- Stockport Local Development Framework Core Strategy Development Plan Document (adopted 17th March 2011) [Development Plan Document]
  - Saved policies of the Stockport Unitary Development Plan (Adopted 2006) [Development Plan Document]



- Market / Underbanks Conservation Area Character Appraisal (adopted 2005 updated 2011)
- Market / Underbanks Conservation Area Management Plan (adopted 2005 updated 2011)
- Town Centre Masterplan SPD (Adopted 2005)
- Stockport Outdoor Café Design Guide

## **Stockport Local Development Framework Core Strategy Development Plan Document (adopted 17th March 2011)**

- 5.27 Policies of the core strategy of relevance to the proposed scheme include:
- 5.28 Development Management Policy SIE-3 *'Protecting, Safeguarding and enhancing the Environment'*, Section B *'Controlling Pollution'* advises that development that results in the production unacceptable levels of noise or odour will not be permitted.
- 5.29 Development Management Policy SIE-3 *'Protecting, Safeguarding and enhancing the Environment'*, Section D *'Protecting the Historic Environment'* states at Paragraph 3.352 *'Development which preserves or enhances the special architectural, artistic, historic or archaeological significance of heritage assets will be welcomed. Heritage assets include the listed building, the Conservation Area and proximate listed buildings.*

## **Saved policies of the Stockport Unitary Development Plan (Adopted 2006)**

- 5.30 The building is located within Stockport Town Centre in a 'Shopping Area'. Policy TCG2.1 *'Central Shopping Area'* advises that *'Within the Central Shopping Area, new retail development and redevelopment or refurbishment of existing shopping provision will be permitted, provided schemes display a high standard of design, materials and construction, with particular care being given to accessibility and pedestrian links. Proposals must also accord with relevant shopping policies. Other service uses such as restaurants, leisure, health and fitness and hotel facilities will be permitted subject to the above criteria and provided that they do not conflict with Policy PSD2.2'.* The justification to this policy notes, *'A nucleus*

*of activity should also be created around the historic Market and Underbanks, with proposals enhancing the historic quality of the area and securing the reuse of buildings for housing, shops, restaurants and bars, together with tourist attractions / museums and a revitalised market. This area has a wealth and diversity of historic buildings and schemes will need to take account of conservation policies for the area’.*

- 5.31 Policy MW1.5 ‘Control of Waste from Development’ advises that ‘In considering development proposals the Council will require that adequate provision is made for the storage, handling and removal from the site of waste, including effluent, arising from the development and the use of land’.
  
- 5.32 Policy HC1.3 ‘Special Control of Development in Conservation Areas’ advises that development within a Conservation Area will be permitted if the siting, scale, design, materials and landscaping of the development are sympathetic to the site and surroundings; the proposal safeguards important open spaces, views, skylines and other features which contribute to the character and appearance of the Conservation Area; and, the application is accompanied by sufficient details to show the proposals within their settings and the likely impact on the Conservation Area.
  
- 5.33 Policy SE1.2 ‘Shopfronts’ advises that permission for new or replacement shop and commercial fronts will be permitted provided that the design and materials to be used are sympathetic to the character, scale, proportions and detailing of the whole building and properties adjacent.
  
- 5.34 Policy SE1.3 ‘Advertisements on shops’ advises that applications for advertisement consent will be considered against the following criteria: ‘(i) all advertisements, illumination apparatus, hanging signs and canopies should reflect the character and scale of buildings to which they relate, respect existing architectural features, and should not form an unduly dominant or intrusive element in the street scene; (ii) the height of fascia boards should respect the proportions of the building and the original fascia in the case of traditional shopfront replacement; and (iii) in most circumstances projecting box signs and internally lit box fascias are not appropriate in Conservation Areas and consent will not be granted for

*these unless the character or appearance of the conservation area would be preserved or enhanced*'. It is understood that an advertisement application for the scheme will be prepared and submitted in due course.

## **Market / Underbanks Conservation Area Character Appraisal (adopted 2005 updated 2011)**

5.35 The Market / Underbanks Conservation Area Character Appraisal was adopted in 2005 and updated 2011. The document identifies the special character of the conservation area which is summarised in the document as follows:

- The townscape and group value of the large number of surviving historic buildings make a major contribution to the special interest of the area.
- Unique topographical setting creating dramatic views and vistas.
- Strongly urban character which is densely packed with hard edges between public spaces and private buildings.
- Important historic route with resultant layers of development.
- Finely grained street pattern reflects the area's long history and development
- Diversity of type and period-style of individually significant buildings which chart the historic development of the thoroughfare and enhance the visual qualities of the area.
- Harmonious use of architectural materials and detailing to unify buildings of different dates and styles.
- Traditional craftsmanship embodied in original building materials and architectural features
- Hard surfaces dominate the public realm and traditional natural materials are evident in many of the streets running to and from the Market Place.

## **Market / Underbanks Conservation Area Management Plan (adopted 2005 updated 2011)**

5.36 The Market / Underbanks Conservation Area Management Plan was adopted in 2005 and updated 2011. The aim of the document is to complement existing national and local policies by providing further advice on the management of the conservation area. It sets out a possible management plan for the conservation area. The recommendations contained within the management plan are intended to put in place management measures to ensure

that the character and appearance of the conservation area is preserved and enhanced, and assist in managing change by paying due regard to the area's special interest.

## **Town Centre Masterplan SPD (2005)**

- 5.37 The Town Centre Masterplan SPD provides guidance on the implementation of the Stockport Town Centre Masterplan (Future Stockport) approved by Stockport Council in February 2005. The document states *'A nucleus of activity should also be created around the historic Market and Underbanks, with proposals enhancing the historic quality of the area and securing the reuse of buildings for housing, shops, restaurants and bars, together with tourist attractions / museums and a revitalised market. This area has a wealth and diversity of historic buildings and schemes which will need to take account of the conservation policies for the area.'*

## **Stockport Outdoor Café Design Guide**

- 5.38 This document provides guidance to applicants for proposals to located outdoor seating areas of pavement/highways land.

## 6. Planning and Heritage Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of the Proposal including ancillary outside seating area;
- Heritage Assessment;
- Sustainable Development: Economic, Social and Environmental Benefits;
- Servicing: Waste Management and Deliveries;
- Ventilation and Kitchen Extraction;
- Access for Disabled People;
- Crime and Safety Issues;
- Accessibility; and
- Local Amenity.

### **Principle of the Proposal including ancillary outside seating area**

6.2 The proposal involves the refurbishment and fit out of The White Lion Pub to return it to active use as a public house. No change of use is required and this remains the lawful use of the building. The proposal will bring back into use a vacant listed building helping to maintain its long-term future. Bringing the building back into an active commercial use will provide positive regeneration benefits including increasing activity on surrounding streets and improving the general appearance of the area. An ancillary outside seating area is also proposed on part of the footway adjacent to the building which will add activity and vibrancy to the surroundings streetscenes.

6.3 The proposal will be a destination in its own right and will encourage linked trips and generate pedestrian footfall which will be beneficial for the Market / Underbanks area and the Town Centre generally. The premises will provide a service for the convenience of the shopping public thereby improving the overall attractiveness of the centre.



- 6.4 Opening hours have been applied for to allow the premises to open during the daytime and into the evening. The evening and night-time economy, including both restaurants and drinking establishments, have played an important part in the renaissance of this area and have assisted in bringing other buildings back into active economic use. The proposal will contribute to the ongoing regeneration and improvement of Stockport Town Centre.

## **Heritage Assessment**

- 6.5 The subject building is statutorily listed and is located within Market/Underbanks Conservation Area which is defined as a '*Designated Heritage Asset*' by Annex 2 of the National Planning Policy Framework. In accordance with national planning policy, this section considers the potential impact of the proposed works on the significance of the building and the conservation area. It also considered potential impact on the setting of proximate listed buildings. These heritage matters are considered below:

### The White Lion Public House (Grade II)

- 6.6 Historic England Advice Note 12 (21 October 2019) 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' sets out a number of 'interests' which guide the recognition of heritage values in the historic environment. The assessment of significance below has been carried out in accordance with this guidance, and is proportionate to the nature of the works proposed by the application.
- 6.7 Historic England Advice Note 12 expands on the guidance within National Planning Policy Guidance (NPPG). For a building the following interests should be described:
- 6.8 Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 6.9 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.

- 6.10 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.

### *Heritage Significance*

- 6.11 The heritage significance of The White Lion is assessed against the Historic England criteria below:

Archaeological interest – the site holds archaeological value due to its location in the centre of Stockport Town Centre. A Norman castle is known to have existed nearby on the site known as Castle Yard at the north-west end of the Market Place with a Market charter granted in 1260 following which the town developed through the medieval period as a prosperous market town. Underbanks was mentioned in the C15th as the site of burgages and the area around the site continued to be at the centre of Stockport's development over the years as the town developed from a market one to an industrial one into the C18th and C19th. 31 inns were recorded in the township in the mid 1750s with the White Lion Hotel on Great Underbank being Stockport's main coaching inn. This related to a low black and white timbered building, as opposed to the current building that was rebuilt in 1904 on a grander scale in the Edwardian Baroque/Tudorbethan style. Given its history the site has high archaeological value although this is not affected by the application proposal.

- 6.12 Architectural and artistic interest – the current building has a high level of architectural embellishment and decoration as a purpose designed public house / hotel. It has late medieval and Baroque influences in its architecture, reflecting the Edwardian fashion for referencing past architectural styles. The building retains a number of early components and finishes including semi-circular entrance porch on the corner surmounted by a tower, full-height pilasters, mullioned and transomed windows and jettied timber upper storeys with

quatrefoil panelling. The exterior retains much of its architectural and artistic interest with largely sympathetic alterations undertaken as part of the 2017 approval for the conversion of the upper floors to residential use. Within the ground floor and basement public house areas much of the historic fabric has been removed and the building is in 'shell' condition, taken back to brick with walls and floor finishes removed and a suspended ceiling installed at ground floor. Historic features remaining internally include areas of mosaic tiled floor and moulded timber panelling/decoration around the main entrance area. The overall architectural and artistic interest of the building is high although the contribution of the internal spaces of the ground floor and basement to this is low.

- 6.13 Historic interest – The present 1904 building continues the early history of the site and is considered to be the longest continually licenced public house in Stockport, dating to at least the middle of the 18th century. The medieval White Lion Hotel, which stood on the site before the rebuilding of 1904 was a prestigious Inn and hotel of its time and was the principal coaching house in the town. The present 1904 building echoes the original style and detailing of the original White Lion Hotel which stood on the site previously, and is a good example of the Edwardian fashion for reimagining past historic periods. Although changes have taken place within the building, the ability to interpret the former use, functions and wider historical significance of the building has not been diminished. The building is considered to have high historical value. Located in a prominent corner position in the busy heart of the town of Stockport, which receives much passing footfall, the building forms a significant local landmark and is a positive contributor to the Market/Underbanks Conservation Area.

## *Overview and Statement of Significance*

- 6.14 Having regard to the above assessment, key elements which contribute to the significance of the building include:
- The subject site is a positive contributor to the character and appearance of the Market/ Underbanks Conservation Area.

- The external architectural and artistic interest of the White Lion is recognised by its Grade II listed status. The architectural merit has high streetscape value.
- The historic value of the White Lion recognises it to be a well preserved and good example of an Edwardian public house / hotel, built on the site of an earlier public house / hotel. The site has archaeological potential due to its proximity to the historic centre of Stockport. It also holds communal value as a local landmark building which has been publically accessible (although not since c.2008).
- Internally the building has been substantially altered. The application spaces at ground floor and basement levels are largely in shell condition with many historic features removed, or in the case of the ceilings covered. Remnants of historic features remain including mosaic flooring and carved timber panelling around the entrance and these are of high significance.

## *Assessment of Heritage Impact*

6.15 The impact of the proposed works on the application building/site are assessed in the table below, with appropriate mitigation identified where appropriate.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	<b>External Works</b>		
1.	Installation of double glazed doors with minimal framing to main entrance for acoustic and security purposes.	The existing main entrance doors are retained but non-original ironmongery is replaced with antique brass hardware inkeeping with the age of the property. To ensure appropriate acoustic mitigation and prevent sound outbreak from the premises new glazed double doors will be installed in front of the existing entrance (refer to acoustic report for justification). The doors will also serve to ensure the security of the premises	Detailed drawing of proposed doors is provided and can be conditioned.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		and prevent unauthorised use of the entrance porch area. The doors have been designed with minimal framing and large areas of glazing to retain visibility of the main entrance when they are in closed position. This will be limited to evening periods with the doors otherwise being in the open position when they do not need to be closed for acoustic reasons. The design of the doors will enable them to be visually read as modern additions although will reflect the appearance of the building/fitout. The proposed doors will have a minor negative heritage impact.	There is evidence of previous fixings of gates in front of the entrance. These previous fixing positions will be reused where possible to minimise impact on stonework.
2.	Installation of air conditioning / kitchen extract equipment on the rear elevation.	Required extract and mechanical plant is to be installed on the rear elevation in a consolidated location. The location identified is located furthest away from apartment windows to minimise noise impact. The installations will affect a secondary elevation of the building only being within the rear yard area which has limited visibility. No decorative fabric or features will be affected. The flue will be finished black to minimise its visual impact and will finish at eaves level. Further discussion of the M+E installations is provided later in the statement. The installations will have a moderate negative heritage impact although this is mitigated as far as possible and reflects the constraints that exist.	No mitigation required.
3.	Provision of external rear staircase from	Due to the capacity of the premises it is necessary to provide an additional means of	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	the basement for emergency exit and associated alteration of railings / plinth.	escape to meet relevant building regulations. The proposal is to utilise the existing rear lightwell and install an external staircase. The external staircase will avoid internal impact on the building or the need to create an enclosed staircase structure which would have a visual impact. The staircase will be a discrete addition with limited visual impact on the building. The existing railings around the rear lightwell (which are not historic) and stone plinth will be modified to provide access from the staircase. The installation of a rear staircase and associated works will have a minor negative heritage impact.	
4.	Reinstatement of retained 'White Lion Hotel' sign	The existing 'White Lion Hotel' sign that remains within the building will be reinstated into its former position on the external elevation. This will have a minor positive impact.	Existing fixing/holes to be reused.
5.	Installation of external feature lighting.	To minimise visual impact on the exterior whilst highlighting the stone features of the exterior the building will be illuminated with low level 10w gu10 warm glow Ip65 discreet fittings set 100mm from floor level. These would be black finish. The heritage impact is neutral.	Any physical attachments to be made into mortar joints rather than face of brickwork /stone.
6.	Creation of refuse store within rear yard area.	A timber refuse store is to be created which will have a similar appearance to the existing store serving the apartments on the upper levels of the building. The provision of a store will help to	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		mitigate the negative visual impact associated with bins and is generally a positive intervention.	
	<b>Internal Works</b>		
7.	Limited areas of plain internal walls in the basement require removal to facilitate conversion.	The proposal will ensure the efficient use of the building through utilisation of the basement. The basement currently has a compartmentalised layout making it difficult to provide an open central bar. To overcome this constraint five small areas of plain walling are to be removed to allow for a large central bar to be provided. This will link the basement spaces and improve the operation of the bar and allow for good levels of surveillance by staff. Other small areas of plain walls are also proposed for removal to facilitate the creation of doorways to provide access through the basement spaces (eg. toilets and back of house area). The removal of the plain walling will have a minor negative heritage impact.	No mitigation required.
8.	Cleaning of identified mosaic tile flooring. Other areas to be covered over and protected to allow for installation of new floor finishes.	Mosaic tiled flooring exists in parts of the ground floor including in front of the main entrance and in parts of the rear area. The scheme will retain areas of the mosaic tile flooring in front of the entrance on display. The tiling will undergo gentle cleaning and restoration. The intention of the cleaning/repair will not be to reinstate an 'as new' appearance rather it will retain the aged patina and character. Some areas of tiling in the position of the bar remains on an ad hoc basis and it is not possible or desirable to incorporate into the scheme. These area will be protected	Specialist to be appointed to undertaken cleaning / repair works.



	Proposed Works	Impact on significance	Mitigation required to be undertaken
		and covered over with ply ensuring no fixing into tiles, thereby protecting for future use if required. The cleaning and incorporation of mosaic flooring will have a minor positive heritage impact.	
9.	Repair works to timber decoration / mouldings around entrance.	Areas of carved timber mouldings and panelling remain around the main entrance although they currently finish abruptly adjacent to exposed brickwork/fabric. The proposed scheme will retain the timber decoration and will reflect the approach to the columns either side of the doorway. The repair works and timber detailing proposed around the entrance will have a minor positive heritage impact.	No mitigation required. Refer to detailed drawing which can be conditioned.
10.	Covering of existing internal staircase between the ground floor and basement to provide compliant staircase. Raising of lintels of adjacent doorways to allow head height.	The existing staircase has very narrow treads and does not provide a safe means of access and egress to the basement. The proposed solution is to install a new timber staircase over the existing with compliant rise and treads. The existing staircase will be retained and protected beneath the new staircase allowing it to be reused were this ever to be required. There will be some physical attachment to the staircase/structure to install the new staircase although the impact on fabric will be minimal. The installation of the new staircase will have a minor negative impact by concealing the original staircase and the associated works required.	No mitigation required.
11.	Public House fit-out including WCs, kitchen, back of	Fixtures and fittings and the overall design of the public house will reflect and complement the age and character of the building but with some	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	house areas, horseshoe bar, bench seating and decorative finishes etc.	modern elements. The centrepiece will be a large traditional horseshoe bar with panelled bar front, brass footrail and marble top. The basement spaces will have a more industrial character which complements the character of these areas. The design aesthetic and overall quality of the fitout will transform the current shell condition of the building and will have a major positive heritage impact.	
12.	Installation of new suspended acoustic ceiling to ground floor. Services to be concealed within the void with plaster coricing installed. Services left on display within basement spaces.	A new suspended acoustic ceiling is required to the ground floor areas to avoid noise transfer to the apartments above. This will sit below the existing suspended ceiling and will not conceal any original/historic details. The ceiling will also be detailed so that it does not cause any obstruction to windows. The new ceiling will be decorated with coricing and other finishes to complement the design approach in the ground floor space with integrated/concealed services. Refer to submitted ceiling plans for details.	No mitigation required.

## *Impact on Setting*

- 6.16 The NPPF requires that any impacts of an application on the setting of a designated heritage asset need to be duly considered. The setting of The White Lion is a densely developed townscape setting which has been formed overtime from the historic and later development of Stockport Town Centre. The quality of the built development is mixed including historic and listed buildings of significant merit, and later infill development dating from the 20<sup>th</sup> Century which has a neutral of negative impact on setting. The White Lion has

a prominent position within the streetscene due to its corner location, scale and level of architectural embellishment. The public realm around the site has been improved by the Council at various times which has included high quality paving and setts, street lighting and furniture. The White Lion building is setback from the building line of adjacent development on Great Underbank with an area of paved public realm in front.

- 6.17 The proposed scheme will involve the use of the paved area in front of the building for an ancillary outside seating area. The area will comprise metal framed benches with timber tops, planters and fixed poles with removable fabric barriers to define the area (refer to submitted details/visuals). High quality fabric umbrellas will be installed. The existing telephone box is retained with the applicant having offered to purchase then for possible reuse as service points to the outdoor space. The outside seating area will partially screen views of lower parts of The White Lion Public House building, however this will only be modest, and it is not considered to materially affect the building's setting. In addition, the installations will be removable in the future if required. In general terms the seating area will provide activity and vibrancy which will enhance the general environment around the building.

### *Cumulative Impact*

- 6.18 The table above has identified the impact of a range of works on the significance of the building/site. The majority of the works proposed will have positive impacts, generally relating to the refurbishment, repair and sensitive fit-out of the building to facilitate its reuse for its original and optimum use as a public house. Whilst there are a small number of negative impacts these are judged to be necessary in terms of facilitating the sustainable reuse of the building and have been carefully designed to minimise impact as far as possible aligning with the requirement of Paragraph 195 of the NPPF. Furthermore any negative works are largely reversible and do not affect key characteristics which contribute to the building's significance.
- 6.19 It has been found that whilst the scheme does have some minor negative impacts on listed fabric, these are judged to be outweighed by the positive impacts and cumulatively the

works will secure the optimum reuse of the building, removing the possibility of further deterioration and decay during vacancy. Positive impacts noted include:

- Public House fit-out including WCs, kitchen, back of house areas, horseshoe bar, bench seating and decorative finishes etc which reflect the character of the building.
- Cleaning of identified mosaic tile flooring.
- Repair works to timber decoration / mouldings around entrance.
- Reinstatement of retained 'White Lion Hotel' sign.

6.20 On balance it is considered that the positive aspects of the development will outweigh the negative impacts when taking account of the mitigation that has been identified. Should the Council regard that there is a level of harm associated with the proposal this can only reasonably be said to amount to 'less than substantial harm' and at the lowest end of the scale. Having regard to paragraph 202 of the NPPF it is recognised that there are a range of substantial public benefits associated with the scheme which are set out throughout this Statement and summarised below, which clearly and convincingly outweigh any attributable harm:

- The sensitive conversion and refurbishment of the building returning it to its original and optimum use as a public house.
- The reuse of a prominent building in Stockport Town Centre which has been vacant since c.2008 and bringing it back into active viable use which will deliver economic, social and environmental benefits.
- The scheme will contribute to the existing leisure offer in this part of Stockport which is helping to drive the regeneration of the Market Place / Underbanks area. The proposal may act as a catalyst for further investment and development in Stockport Town Centre
- Creating employment opportunities when the public house is operational as well as during the construction/fitout phase.
- Reuse of the building and provision of the outside seating area will promote footfall, activity and vibrancy on surrounding streets helping to improve safety and security, and benefiting other businesses in Stockport Town Centre.

## Market/Underbanks Conservation Area

- 6.21 The site is located within the Market/Underbanks Conservation Area which is one of Stockport's 37 Conservation Areas. It was originally designated in 1974 and was extended in 2005. The Council have adopted a Conservation Area Character Appraisal and Management Plan to inform and guide development within the conservation area. A definition of the special interest of the conservation area is set out in section 3 of the Character Appraisal. The 'Character and Appearance' section at 3.4, notes that: *'The conservation area is strongly urban in character – densely packed with hard edges between public spaces and private buildings. It is finely grained, a reflection of the area's long history and development. Hard surfaces dominate the public realm and traditional natural materials are evident in many of the brows.....The overriding character and significance of Market/Underbanks Conservation Area is associated with the quality of its townscape and the group value of surviving historic buildings. The area is characterised by blocks of continuous building frontages that step down to follow the slope of the land, each block consisting of a mix of shops, pubs, public buildings, houses or workshops. This finely grained pattern of development respects the medieval arrangement of long and narrow burgage plots fronting the principal streets in the historic core. Most buildings are three storey Georgian or Victorian, aligned at back of pavement and constructed of a variety of traditional materials and styles. The surviving buildings in the conservation area chart the historic development of the area and the variety of architectural styles, details and materials enhance the visual qualities of the area'.*
- 6.22 The White Lion Public House as a nationally listed building is a positive building within the conservation area. In addition to the application building, the block in which it is sited also contributes to the historic and densely developed character, whilst the building has a greater degree of prominence due to its corner location and scale. With the exception of the upper floors of the building it is currently vacant and bringing the property back into active economic use will ensure a greater positive contribution to the conservation area is achieved. The reuse and alterations proposed do not involve any major external changes to the listed building with the scheme involving few changes to the external appearance of the building. The reintroduction of an active commercial use will have a beneficial impact

with the proposed use will generate activity and footfall contributing to the ongoing regeneration of the area around Underbanks. The provision of an ancillary outside seating area will similarly contribute to the activity and vitality of the area and will be a positive addition. Overall the scheme will have a positive impact on the Market Place / Underbanks Conservation Area.

## Proximate Listed Buildings / Structures

6.23 Section 16 of the NPPF requires that impact on the setting of designated heritage assets is duly assessed. As previously noted the site is located in an area where there are a number of listed buildings / structures present. The closest are identified by figure 8 below as blue triangles with the following listed buildings / structures identified:

- 1) Pair Of K6 Telephone Kiosks – Grade II
- 2) 16 and 18 Great Underbank – Grade II
- 3) 10 Great Underbank - – Grade II\*
- 4) Portion Of Town Wall To Rear Of Numbers 9 To 13 Town Wall – Grade II
- 5) The Farm Produce Hall – Grade II
- 6) 13 and 15 Great Underbank – Grade II
- 7) 19 Great Underbank – Grade II
- 8) 21 and 23 Great Underbank – Grade II
- 9) 9 and 11 Little Underbank – Grade II
- 10) 13 Little Underbank – Grade II
- 11) 24-28 Great Underbank – Grade II
- 12) 30 and 32 Great Underbank – Grade II

6.24 The listed building entries for the above assets are provided at Appendix 1 of this Statement. For the scope of the application proposal it is considered proportionate to consider these assets only. Regard has been had to the varied topography of Stockport Town Centre which allows for longer range views to be afforded in some instances, however it is not considered that there would be any material impact on the setting of any further listed buildings than those noted above.

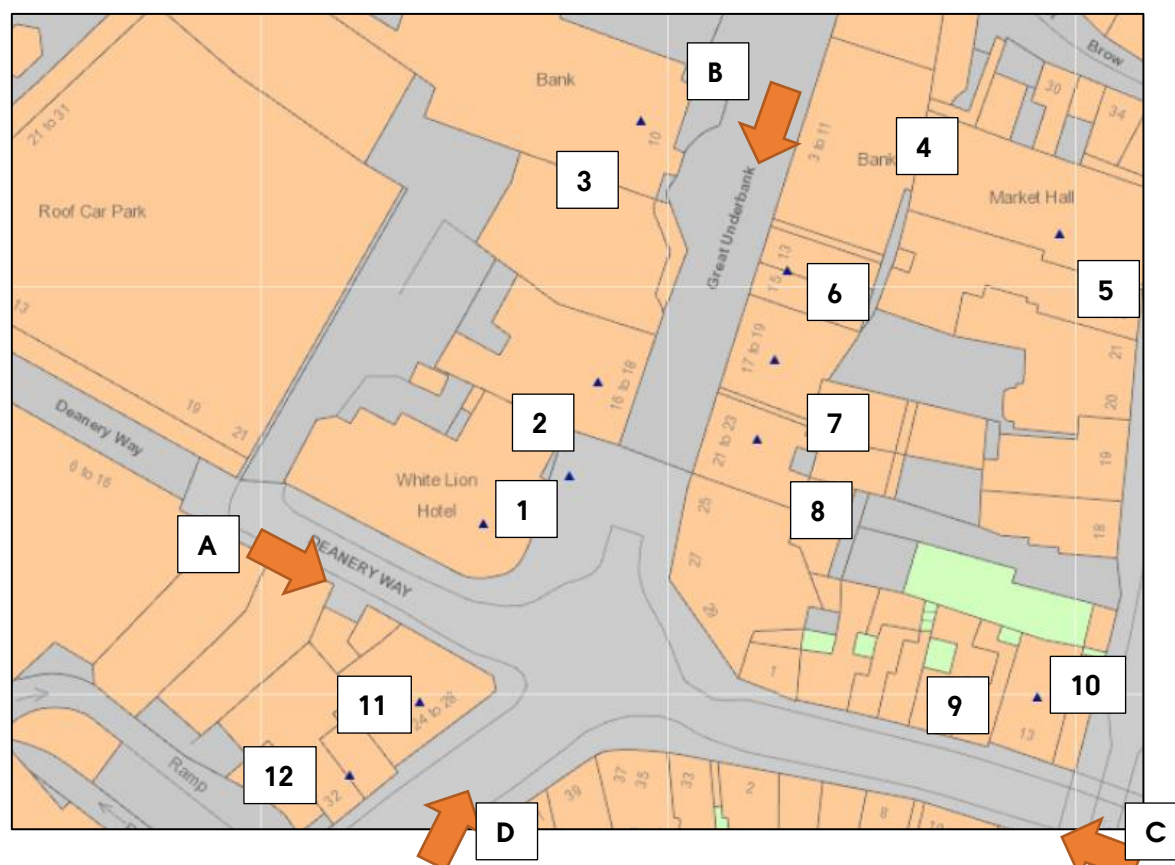





Figure 8: Plan showing listed buildings / structures (blue triangles and numbers) in proximity to the site. Key views are shown by the orange arrows and letters and are assessed in the table below.


6.25 The proximate listed buildings / structures generally have a townscape setting forming part of the developed frontage / streetwall of Great Underbank and Little Underbank (the pair of telephone kiosks and Market Hall excluded). When considering potential impact of the scheme upon the setting of the listed buildings / structures the key views are looking along these streets. Any change to the setting of these assets is confined to external alterations to the building and the provision of the outside seating area. An analysis of potential impact is provided in the table below:

View	Heritage Assets affected	Assessment
A – Looking south east along Deanery Way	9, 10, 11	This viewpoint is looking along Deanery Way to Little Underbank



		<p>beyond. Listed buildings form part of a consistent streetwall to Little Underbank and were not intended to have a defined individual setting. The proposed scheme does not include any external physical works to the Deanery Way elevation and this viewpoint will not be altered. The scheme will return the building to active use and bring vibrancy to the streetscene which will enhance the setting of all surrounding heritage assets.</p>
<p>B – Looking south west along Great Underbank</p> 	<p>2, 3, 6, 7, 8</p>	<p>From this viewpoint the setback of The White Lion from the established building line means that it is not visible within the streetscene. The minor proposed works to the principal elevation of The White Lion will not be visible nor will the</p>

		<p>proposed outside seating area. The outside seating area will become visible from shorter range but is considered to have a beneficial impact on the setting of listed buildings by creating activity and vibrancy.</p>
<p>C – Looking west along Little Underbank</p> 	9, 10, 11	<p>From this viewpoint the principal elevation of The White Lion is visible, becoming more so the closer one is to the building. The historic streetscene of Little Underbank and presence of listed and historic buildings contributes greatly to the townscape. The external alterations proposed to the front elevation of The White Lion will be visible when looking from Little Underbank, however these are modest (glazed doors, subtle lighting, signage etc.) and will not be</p>

		<p>associated with any harm to the setting of listed buildings. On the contrary the proposal enables the reuse of the building which together with the outside seating area will add activity and vibrancy to the area improving the setting of other listed buildings.</p>
<p>D – Looking north along Great Underbank</p> 	<p>2, 11, 12</p>	<p>From this viewpoint the setback of The White Lion means views of the building are not possible. Views do open up moving closer to The White Lion and the modest external alterations proposed to the principal elevation will be apparent. As noted previously these are modest and it is not considered that they will have any material adverse impact on the setting of other listed buildings. The reuse of the building which has been vacant since</p>

		2008 will be positive for the townscape and the environment in which nearby listed buildings are appreciated whilst the proposed outside seating area will have a positive impact adding activity and vibrancy to the streetscene.
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6.26 The above assessment of the key views confirms that the only perceivable change to the setting of some of the identified assets is associated minor external alterations and the proposed outdoor seating area. Due to the corner location of the site and the proposed outdoor seating area there will be intervisibility with a number of buildings / structures, although these are largely restricted to short range views. The outdoor seating area will be associated with an increase in activity and vibrancy on surrounding streets delivering significant benefits to the townscape and the setting of assets. Whilst there will be a level of paraphernalia including tables, chairs, umbrellas associated with the outdoor seating area, and therefore some impact on views of certain buildings / structures, these will be seen as temporary and modern elements, clearly distinct and separate from the established built development of the area. Overall and based on the above appraisal it is considered that on balance the proposed outdoor seating area will be beneficial to the setting of proximate listed buildings. Any negative impact can only be considered to amount to 'less than substantial harm' whilst the public benefits associated with the outdoor seating area, and the scheme more widely, will outweigh any such impact.

## Overview of Heritage Impacts

- 6.27 This section has assessed the heritage impacts of the proposal including direct and indirect impact on the application building; impact on the character and appearance of Market / Underbanks Conservation Area; and impact on proximate listed buildings/structures. Through this assessment it is demonstrated that the scheme will deliver a series of positive impacts for heritage assets including the sensitive conversion and refurbishment of the building which has been vacant since c.2008 and returning it to its original and optimum use as a public house. The investment proposed by applicant is significant and will reinstate an active use to a vacant building and generate footfall and economic activity within Market/Underbanks Conservation Area which can only be good for the local economy and town centre generally. The majority of the proposed works will be beneficial for the aforementioned heritage assets, whilst harm has been minimised and is deemed to be clearly and convincingly outweighed by identified public benefits.
- 6.28 For the reasons set out within this section, the proposal accords with the provisions of the NPPF (Section 16); Core Strategy Policy SIE-3; Saved UDP Policy HC1.3; and provisions of the Market/Underbanks Conservation Area Character Appraisal and Management Plan documents.

## Sustainable Development: Economic, Social and Environmental Benefits

- 6.29 The proposed scheme will achieve high sustainability credentials as a result of the economic, social and environmental benefits it will bring.

### Economic

- 6.30 The proposed development will bring a number of economic benefits during and post construction, particularly in terms of job creation and increased expenditure in the Town Centre. As well as the construction and service jobs created in the conversion of the application floorspace, permanent full-time jobs and part-time jobs will be created by the development.

## Social

- 6.31 The scheme will add to and enhance the food and drink offer in this part of the Town Centre and create a new attraction. It will provide a new venue for people to socialise, whilst active use of the vacant floorspace will add vitality to the area and minimise the potential of the vacant building to attract anti-social behaviour.

## Environmental

- 6.32 The proposed scheme will have environmental benefits since it involves bringing vacant floorspace within an existing building into viable economic use. Also, the site is easily accessible by public transport and on foot, assisting to minimise the use of private car.
- 6.33 The sustainability benefits of the scheme are in accordance with the provisions of the NPPF.

## **Servicing: Waste Management and Deliveries**

- 6.34 Refuse and recyclable waste will be stored within a dedicated refuse store located within the rear yard area. The bin store will provide for the storage of refuse, pulpable waste, biodegradable/food waste, and glass and cans.
- 6.35 Collections are anticipated to take place as previously, taking place by vehicles from Deanery Way. The frequency of waste and recycling collections will depend on the operating capacity of the business which has yet to be confirmed. With regards to any waste generated during the fit-out phase out phase, this will be stored internally within the unit or within the rear yard area and then transported to either skips or awaiting vehicles. Collection vehicles can temporarily park alongside the building on Great Underbank or Deanery Way.
- 6.36 With regards to deliveries to the premises use, the aforementioned provision can be used as previously with goods being taken by hand or sackbarrow/trolley into the unit.

- 6.37 For the reasons outlined above, arrangements regarding waste management and deliveries to the public house are considered to be satisfactory and will be in accordance with saved policy MW1.5 '*Control of Waste from Development*' of the UDP.

## **Ventilation and Kitchen Extraction**

- 6.38 A detailed ventilation and extract strategy has been designed, ensuring satisfactory arrangements for ventilation, extract and allowing the positioning of air handling units to be considered as part of the application (refer to submitted HVAC plans and specifications). Extraction positions have been selected so as not to be prominent on either the listed building or within the Conservation Area, being sited to the rear which is a secondary elevation with limited visibility. Existing openings are utilised where possible minimising physical impact on the building.
- 6.39 A range of locations were considered for the air conditioning units. Floor mounted air conditioning units were considered to the rear of the bin store, however this would have not allowed for sufficient space for bin storage. Installation within the lightwell is not possible as this is to be used as an escape stair, whilst this location would also be below windows of apartments. Restricted air flow in this location would inhibit the operation of the system particularly the air conditioning units. The identified location is away from apartment windows mitigating noise impact, whilst any views will be limited due the installation on the rear elevation, with the black finished extract ductwork providing screening. Given these factors the installation location is considered appropriate and represents the only feasible location.
- 6.40 The proposed scheme is associated with an appropriate ventilation and extract system. For this reason the scheme will be compliant with the provisions of NPPF and Core Strategy Development Management Policy SIE-3 'Protecting, Safeguarding and enhancing the Environment', Section B 'Controlling Pollution'.



## Access for Disabled People

- 6.41 The existing access to the public house incorporates two steps from the street level (see figure 9 below). The proposed scheme does not constitute a change of use in planning terms, nevertheless the future operator has been keen to ensure disabled access into and through the premises. Due to the listed status of the building and the significance of the entrance area it is not considered desirable to modify this entrance area to provide level access which would detrimentally impact the existing historic granite steps. Any modification could also impact on the public footpath and potentially create an obstruction. To avoid these issues it is instead proposed that a management plan will be in operation and staff will be trained to assist any disabled customers entering the premises if required. A removable ramp will be available and provided whenever required. A buzzer/bell for those requiring access will be located adjacent to the entrance to enable any customers requiring assistance to attract attention.



Figure 9: View of the existing entrance.

- 6.42 A disabled W/C will be accommodated within the unit. The provision on the ground floor of the building will match that at basement level (in terms of food/drink/entertainment offer) ensuring that any disabled people unable to access the basement are not disadvantaged. Overall the proposed scheme makes acceptable provision for disabled access and therefore complies with the provisions of the NPPF.

## **Crime and Safety Issues**

- 6.43 The proposed scheme will reduce opportunities for crime and the fear of crime by providing a vacant building with an active use thereby improving natural surveillance and activity on surrounding street. The applicant is committed to ensuring that the venue is safe, secure and an attractive environment for people to visit and work in and will be run in a responsible manner. The application is supported by a Crime Impact Statement prepared by Greater Manchester Police and the recommendations provided will be adhered with. Crime and security aspects have been carefully considered in the design of the outside seating area and benches will fold up helping to deter rough sleeping (refer to submitted details)

## **Accessibility**

- 6.44 The site is in a highly accessible location within Stockport Town Centre and lies within an area that is well served by various methods of public transport including buses and rail services. The site can be easily accessed on foot. With regards to car parking, there is ample provision within walking distance including on street pay and display and multistoreys. For these reasons the proposal complies with the provisions of the NPPF.

## **Local Amenity**

- 6.45 The proposal will have a positive impact in terms of amenity by ensuring an active use that will add to the diversity of the leisure offer in this part of the Town Centre. It will provide activity and natural surveillance to surrounding streets and will help reduce the possibility of crime and anti-social behaviour to be associated with the vacant building.

- 6.46 In terms of neighbouring uses it is recognised that public house uses are associated with a level of activity and noise. It is however noted in this instance that no change of use is proposed, whilst noise impacts for the residential accommodation on the upper floors of the building were considered during the determination of that planning application (reference DC/064627). Notwithstanding this the application is supported by an acoustic report prepared by AEC Ltd which considers noise impacts, including those associated with new mechanical plant and the outside seating. The report assesses noise levels and confirms compliance with relevant standards. The recommendations/mitigations set out within the acoustic report can be secured via planning condition and will ensure that no adverse noise impacts are associated with the reuse of the premises. With regards to the outside seating area it is confirmed that fixed seating will be provided which will avoid any noise impacts associated with collapsing tables / chairs and taking furniture inside the premises at closing time.
- 6.47 On the basis of the above the scheme will not be associated with noise impacts which cannot be mitigated and for this reason the scheme will be compliant with the provisions of NPPF and Core Strategy Development Management Policy SIE-3 '*Protecting, Safeguarding and enhancing the Environment*', Section B '*Controlling Pollution*'.

## 7. Conclusion

7.1 The proposed development will provide a series of benefits that will have a positive impact on the application building, the Market / Underbanks Conservation Area, and the wider Town Centre.

7.2 A small number of works forming part of the proposals will be associated with some heritage impact, however these have been carefully considered to mitigate and minimise impact as far as possible. Such works can only be considered to amount to 'less than substantial harm' and are clearly outweighed by the direct positive impacts that the scheme will deliver. There are also a range of significant public benefits associated with the scheme which weigh positively in its determination, including:

- The sensitive conversion and refurbishment of the building returning it to its original and optimum use as a public house.
- The reuse of a prominent building in Stockport Town Centre which has been vacant since c.2008 and bringing it back into active viable use which will deliver economic, social and environmental benefits.
- The scheme will contribute to the existing leisure offer in this part of Stockport which is helping to drive the regeneration of the Market Place / Underbanks area. The proposal may act as a catalyst for further investment and development in Stockport Town Centre
- Creating employment opportunities when the public house is operational as well as during the construction/fitout phase.
- Reuse of the building and provision of the outside seating area will promote footfall, activity and vibrancy on surrounding streets helping to improve safety and security, and benefiting other businesses in Stockport Town Centre.

7.3 These benefits weigh positively in favour of the application and as has been demonstrated in this Planning and Heritage Statement, the proposal accords with all relevant national and local planning legislation and policies. Paul Butler Associates are pleased to submit this planning application on behalf of the applicant and look forward to working with Stockport MBC Officers to progress the application through to a positive determination.

## **Appendix 1: Listed Building Descriptions**



# THE WHITE LION HOTEL

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1240653

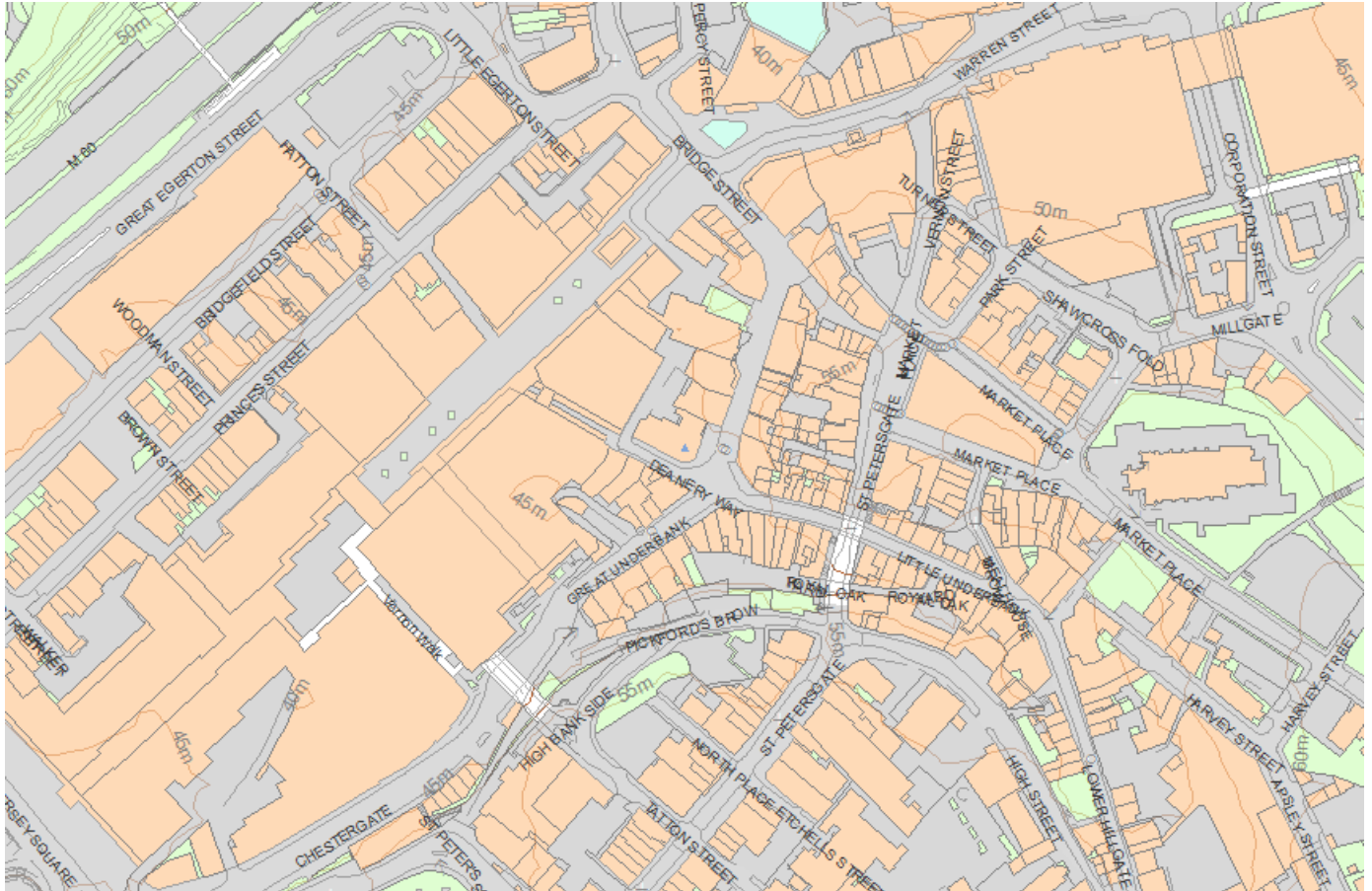
Date first listed:

21-Sep-1993

Statutory Address:

THE WHITE LION HOTEL, 20-22, GREAT UNDERBANK

## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/220987/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/220987/HLE_A4L_Grade|HLE_A3)

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## Location

**Statutory Address:**

THE WHITE LION HOTEL, 20-22, GREAT UNDERBANK

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

**District:**

Stockport (Metropolitan Authority)

**Parish:**

Non Civil Parish



## National Grid Reference:

SJ8956590513

## Details

The following building shall be added:

SJ8990NE 701-/1/10005

GREAT UNDERBANK

Nos. 20-22 (The White Lion Hotel) II

Public house. Dated on rainwater head, 1904. Brick with stone dressings, rendering and half timbering, combined for maximum picturesque effect. Plain tile roof. Hearty blend of late medieval and Baroque features in a typically exuberant Edwardian fashion. Three storeys and attics with two-storey wing to Deanery Way. Corner entrance and four-bay elevation, two-window return. Semicircular entrance porch surmounted by tower. Full-height pilasters marking the angles of the two elevations. Half-timbered tower above the entrance with bands of mullioned and transomed windows in two storeys, and rendered upper storey with oculus in cartouche; projecting domed cap. Elevation to main road comprises three gables, that to the right having decorative framing and overshadowing the pair to the left. Paired segmental-arched windows to ground floor with heavy voussoirs divided by corbel carrying upper oriel window. Other windows on first and second floors are mullioned lights with small pane sashes of original design. Jettied upper storeys are timbered with close studding and quatrefoil panelling in apex of gable. Stone dressings to windows in brick storeys, timber mullions above. Return to Deanery Way comprises two gables divided by a chimney breast. Each gable has segmental-arched window with stone voussoirs in brick lower storey, and mullioned sash windows in rendered upper storeys. Half-timbered jettied attic gables with mullioned windows in upper storeys. Stone pilaster at one side supports jettying of left hand gable. Lower wing beyond has high central entrance with segmental pediment, and flanking sash windows. Similar very tall sash windows with brick dressings in rendered upper storey. Decorative railings and rainwater furniture.

Listing NGR: SJ8956590513

## Legacy

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

Legacy System number:

358701

Legacy System:

LBS

## Legal

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

End of official listing

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# PAIR OF K6 TELEPHONE KIOSKS

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1240494

Date first listed:

02-Mar-1989

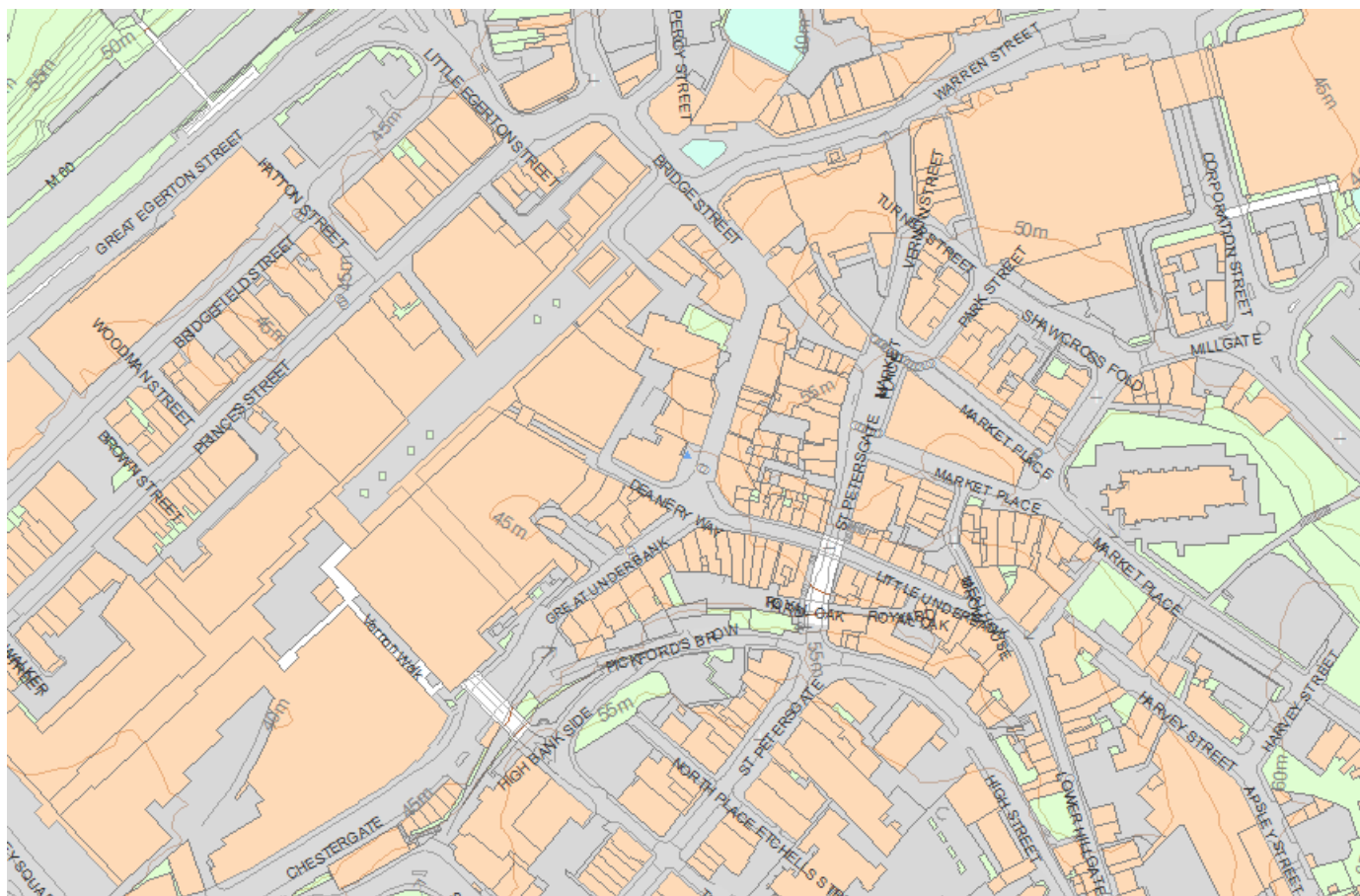
Date of most recent amendment:

07-Jan-2009

Statutory Address:

PAIR OF K6 TELEPHONE KIOSKS, GREAT UNDERBANK

## Map



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## Location

**Statutory Address:**

PAIR OF K6 TELEPHONE KIOSKS, GREAT UNDERBANK

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

**District:**

Stockport (Metropolitan Authority)

**Parish:**

Non Civil Parish

National Grid Reference:

SJ 89575 90518

## Details

STOCKPORT

701/1/255 GREAT UNDERBANK 02-MAR-1989 PAIR OF K6 TELEPHONE KIOSKS (Formerly listed as: GREAT UNDERBANK K6 TELEPHONE KIOSK)

GV II Pair of K6 Telephone kiosks designed by Sir Giles Gilbert Scott and made by various contractors.

MATERIALS: Cast iron and glass.

DESCRIPTION: The kiosks are identical, constructed in cast iron, with three glazed sides in eight registers with margin lights, and a solid rear side with reeded decoration. The Soane-inspired canopy dome is placed above the four arched sides, each with a crown in relief above a glazed panel inscribed 'TELEPHONE'. The kiosks are placed back to back and contain modern telecommunications equipment.

HISTORY: The archetypal K6 telephone kiosk was introduced in 1935 to celebrate the silver jubilee of King George V and is commonly known as the 'Jubilee Kiosk'. It was designed by Sir Giles Gilbert Scott as a development of his earlier K2 kiosk design of 1924. Its design has become iconic and represents the careful adaptation of Neoclassical design, influenced by the work of the Regency architect Sir John Soane, to a mass produced object with a modern technological function.

REASONS FOR DESIGNATION DECISION: The pair of K6 telephone kiosks on Great Underbank are designated for the following principal reasons: \* The K6 telephone kiosk is an iconic example of industrial design, showing Giles Gilbert Scott's adaptation of Neoclassical forms for a modern technological function. \* The pair are a good example of the type, sited in a Conservation Area and surrounded by listed buildings, being directly outside the listed White Lion Hotel and 16-18 Great Underbank.

## Legacy

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

Legacy System number:

210899

Legacy System:

LBS

## Legal

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

End of official listing

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# 16 AND 18, GREAT UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1067206

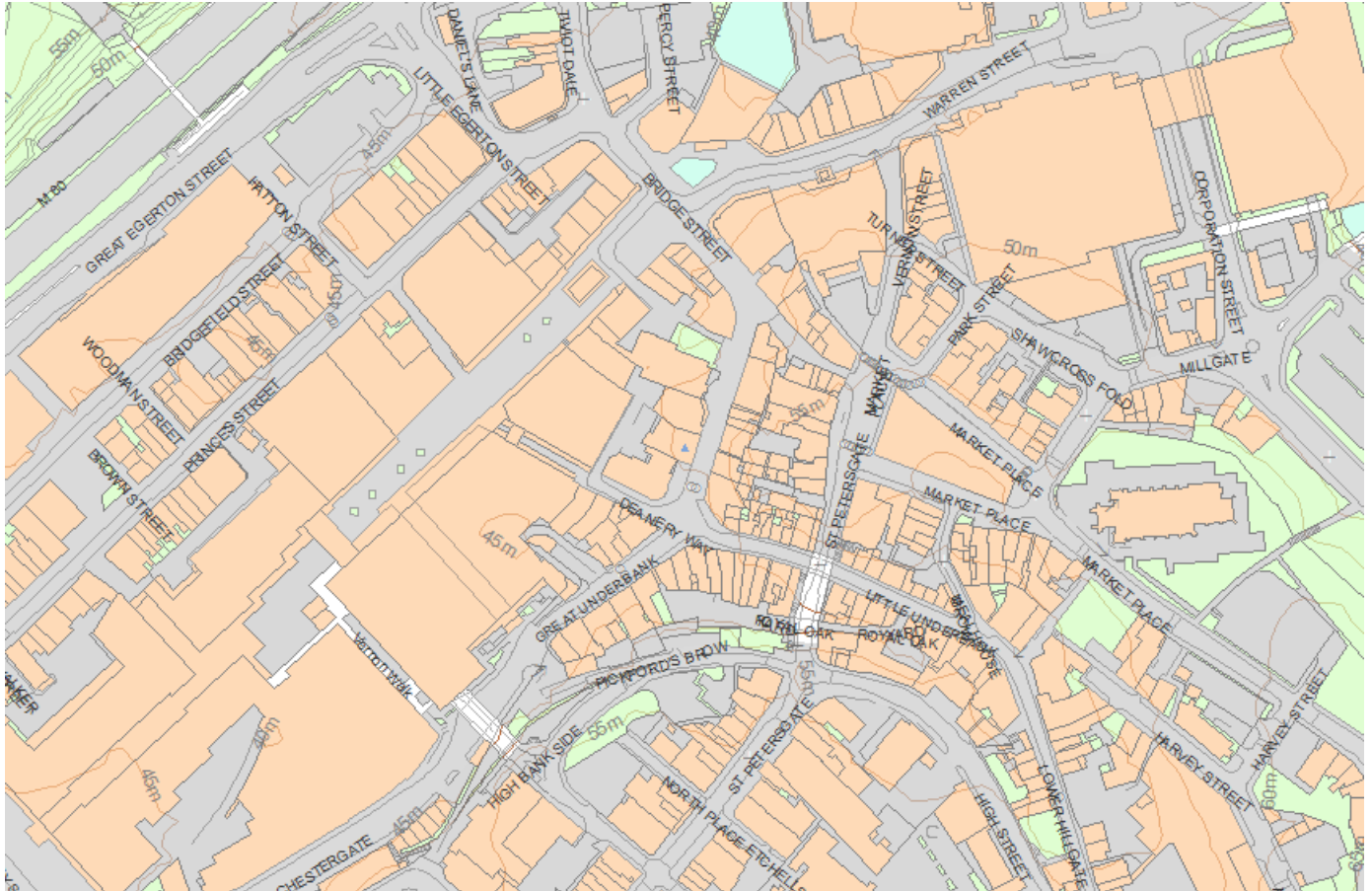
Date first listed:

10-Mar-1975

Statutory Address:

16 AND 18, GREAT UNDERBANK

## Map



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## Location

Statutory Address:

16 AND 18, GREAT UNDERBANK

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ8957890529

## Details

1. 5086 SJ 8990 NE 1/77

GREAT UNDERBANK (West Side) Nos 16 & 18

II GV

2. Early C19 origin, much altered. 3 storeys, rendered. 3 windows, hung sashes with glazing bars to 1st floor, band at cills. Modern ground floor includes Georgian doorcase. Included as part of a group.

Nos 12 to 18 (even) form a group.

Listing NGR: SJ8957890529

## Legacy

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

Legacy System number:

210808

Legacy System:

LBS

## Legal

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

End of official listing

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# 10, GREAT UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II\*

List Entry Number:

1356829

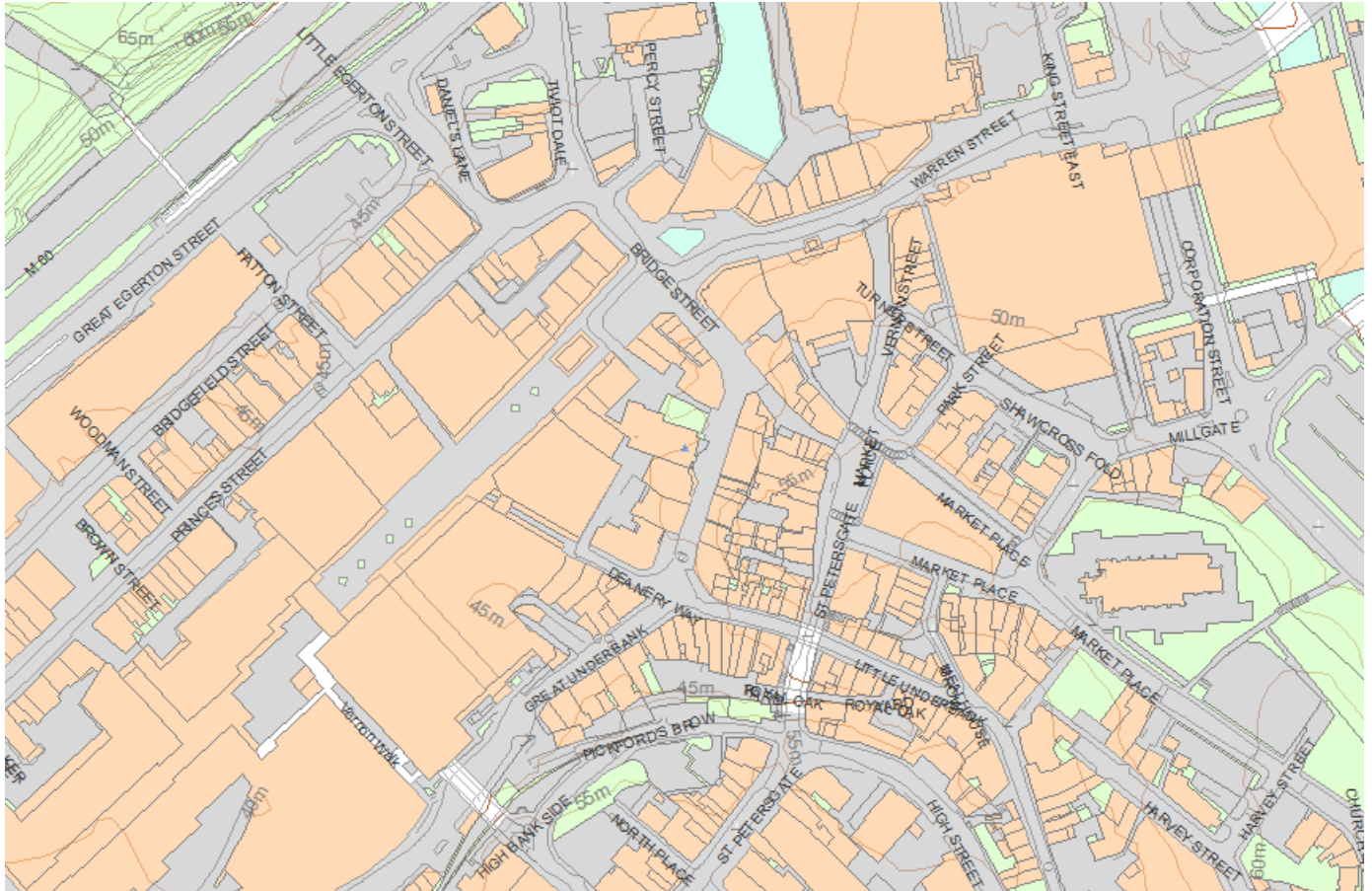
Date first listed:

14-May-1952

Statutory Address:

10, GREAT UNDERBANK

## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/399543/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/399543/HLE_A4L_Grade|HLE_A3)

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## Location

Statutory Address:

10, GREAT UNDERBANK

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ8958390558

## Details

1. 5086 SJ 8990 NE 1/4 14.5.52

GREAT UNDERBANK (West Side) No 10 II\* GV

2. Formerly Underbank Hall, the town house of the Ardernes of Harden, and occupied by them until 1823. At time of survey in use as bank premises. A C16 manor house in excellent condition. Timber frame and plaster. 2 storeys and attics, the upper storey slightly coved and having moulded wood bressummer along the 1st floor. 4 moulded wood transom and mullion windows of 8 lights on console brackets. The lower storey has almost continuous fenestration in the same manner. 2-storeyed porch wing, square-headed, with moulded wood cornices 3 coved gable heads, each with a 3-light and top light; bargeboards with lozenge enrichment and finials. Interior has panelling to C16 staircase and several rooms and a carved mantelpiece with family arms. Curtilage includes modern railing and end piers with pineapple finial.

Nos 2 to 18 (even) form a group of which Nos 2 to 8 are of local interest.

Listing NGR: SJ 8958390558

## Legacy

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

Legacy System number:

210806

Legacy System:

LBS

## Legal

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

End of official listing

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# PORTION OF TOWN WALL TO REAR OF NUMBERS 9 TO 13 TOWN WALL

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1067203

Date first listed:

10-Mar-1975

Statutory Address:

PORTION OF TOWN WALL TO REAR OF NUMBERS 9 TO 13, MEALHOUSE BROW

Statutory Address:

TOWN WALL, GREAT UNDERBANK

## A detailed street map of the Market Place area in York, showing streets like Great Egberton Street, Bridge Street, and Market Place, with various landmarks and elevation markers.

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District:  
Stockport (Metropolitan Authority)

**Parish:**

Non Civil Parish

**National Grid Reference:**

SJ 89614 90554

## Details

1. GREAT UNDERBANK 5086 Town Wall

SJ 8990 NE 1/206 SJ 8990 SE 2/206A

II GW

2. Remains of mediaeval town wall of Stockport. The most substantial section in vicinity of rear of premises occupied by Midland Bank, Great Underbank, consists of about 7 metres of roughly hewn red sandstone ashlar blocks, supported by a buttress. About 0.75 metres above the top of the buttress and 1 metre to the south along the wall there is a water spout which drains the original rampart and cuts through the remaining section of wall. The 2nd fragment of wall is located to the east of Mealhouse Brow, behind Nos 9 to 13 (odd). It is less substantial and is a collection of fragments rather than a continuous stretch. Other fragments are said to exist to the rear of Nos 9 to 13 (odd) Little Underbank.

Listing NGR: SJ8961490554

## Legacy

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

**Legacy System number:**

210800

**Legacy System:**

LBS

## Legal

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

End of official listing

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# THE FARM PRODUCE HALL

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1356854

Date first listed:

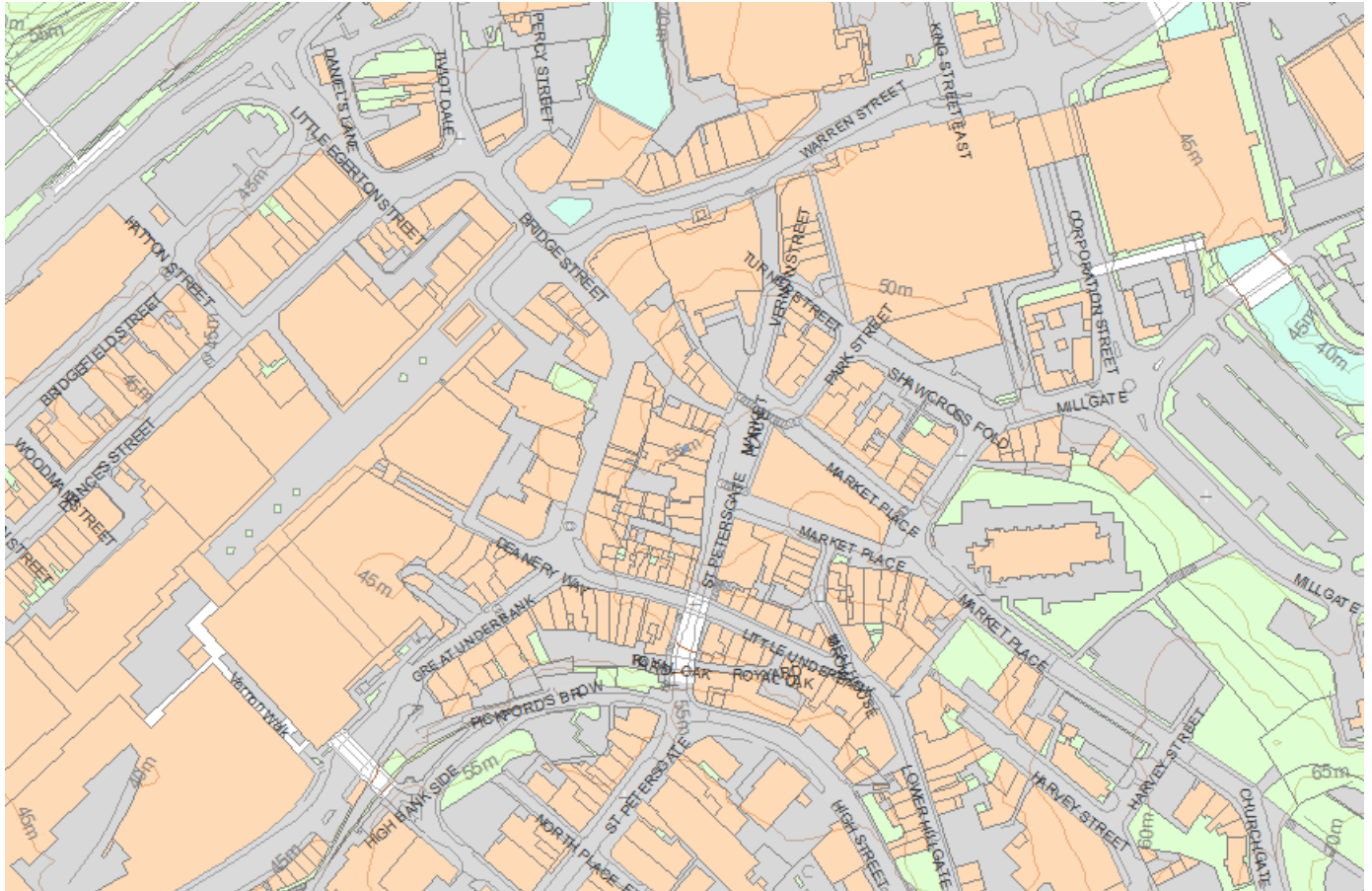
10-Mar-1975

Statutory Address:

THE FARM PRODUCE HALL, MARKET PLACE



## Map



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## Location

Statutory Address:

THE FARM PRODUCE HALL, MARKET PLACE

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish



National Grid Reference:

SJ 89630 90545

## Details

1. MARKET PLACE 5086 (West Side) The Farm Produce Hall SJ 8990 NE 1/131

II GV

2. 1852. Ashlar. By J Stevens & G B Park. Originally of 1 storey; upper storey added 1875 to house library. Parapet of balustrade and panels and dentil cornice. Upper storey has attached Corinthian columns, marking the bays of 3 windows with modern glazing, below a semi-circular shell-like niche with console keystone. The upper facade is supported on a cornice on console brackets. Ground floor is rusticated, with round-headed openings.

The Farm Produce Hall and No 25 form a group with the Bakers Vaults PH.

Listing NGR: SJ8963090545

## Legacy

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

Legacy System number:

210840

Legacy System:

LBS

## Legal

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

End of official listing

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# 13 AND 15, GREAT UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1356828

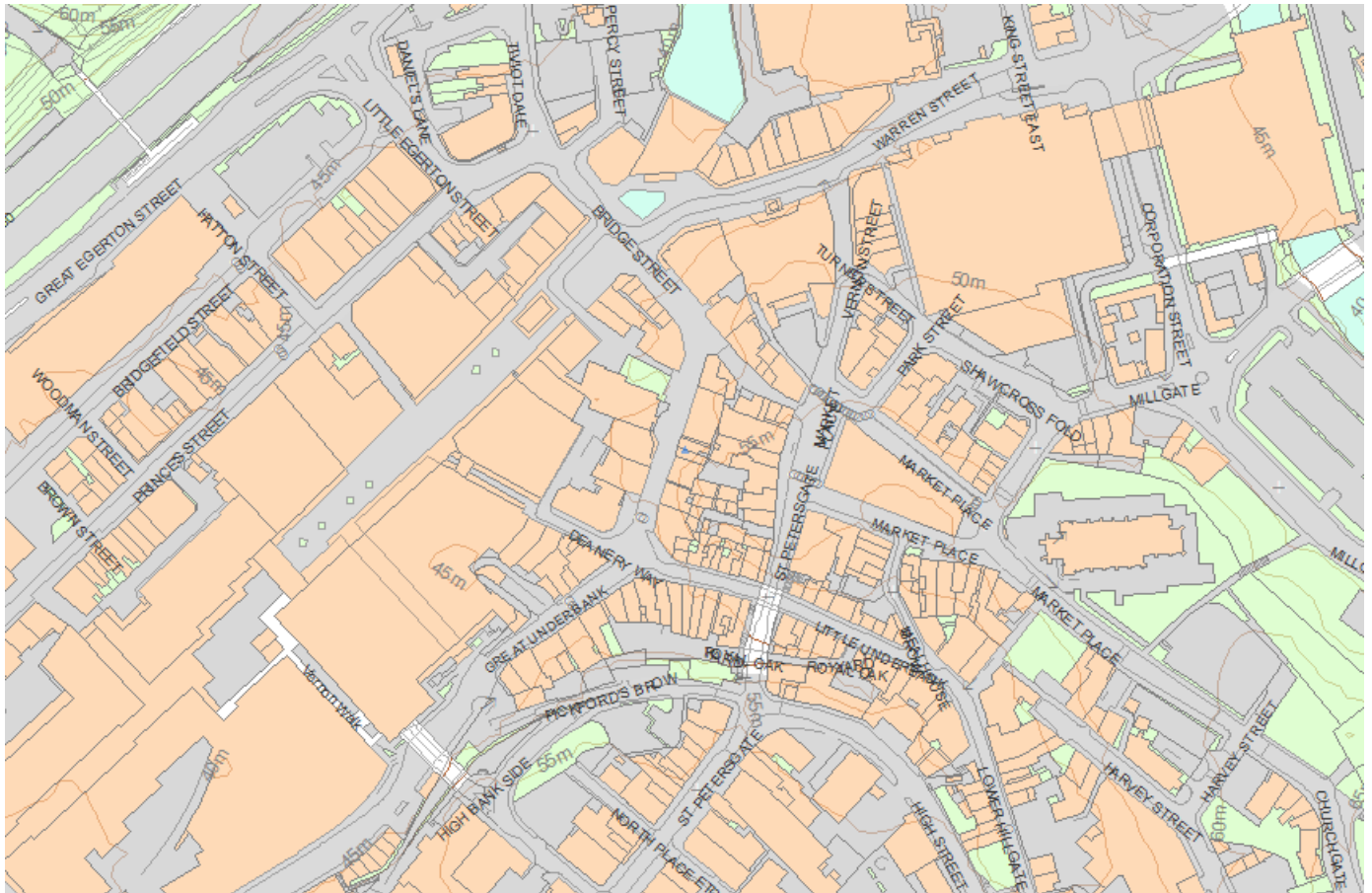
Date first listed:

10-Mar-1975

Statutory Address:

13 AND 15, GREAT UNDERBANK

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## Location

Statutory Address:

13 AND 15, GREAT UNDERBANK

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ8960090541

## Details

1. 5086 SJ 8990 NE 1/72

GREAT UNDERBANK (East Side) Nos 13 & 15

II GV

2. Late C18 or early C19. 3 storeys in painted brick with modillion eaves cornice. 2 windows, and 3 to 1st floor, no glazing bars. Modern shop front.

Nos 13 to 23 (odd) form a group.

Listing NGR: SJ8960090541

## Legacy

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

Legacy System number:

210802

Legacy System:

LBS

## Legal

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

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)



# 19, GREAT UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1067204

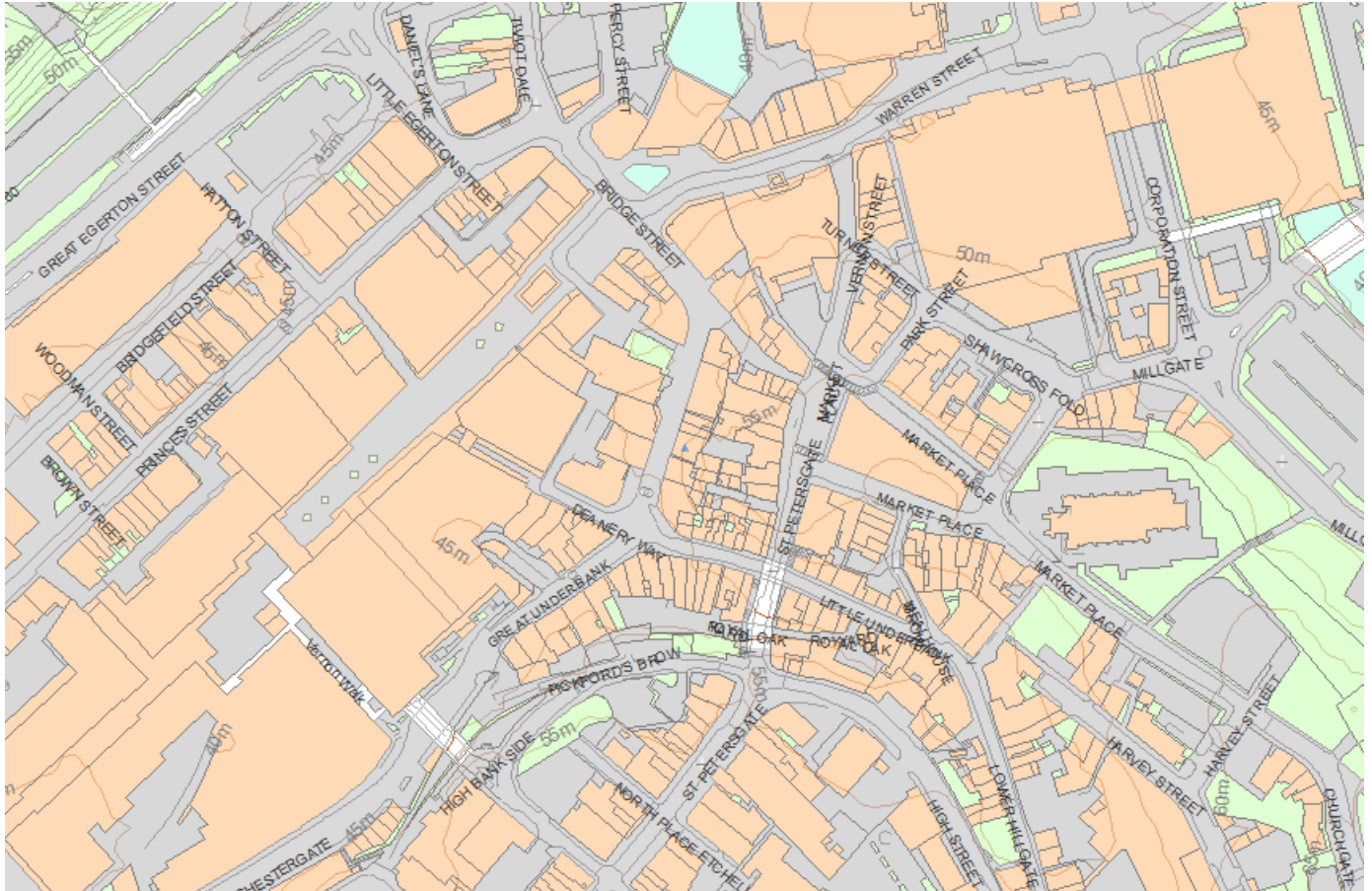
Date first listed:

10-Mar-1975

Statutory Address:

19, GREAT UNDERBANK

## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/69423/HLE\\_A4L\\_Grade|HLE\\_A3L](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/69423/HLE_A4L_Grade|HLE_A3L)

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This copy shows the entry on 07-Jul-2021 at 12:04:49.

## Location

Statutory Address:

19, GREAT UNDERBANK

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ 89598 90531

## Details

1. GREAT UNDERBANK (East Side) No 19

SJ 8890 NE 1/73

II GV

2. Early C19. 3 storeys in painted brick. 4 windows, segmental heads to top floor, hung sashes with glazing bars to 1st floor. Modern shop front.

Nos 13 to 23 (odd) form a group.

Listing NGR: SJ8959890531

## Legacy

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

Legacy System number:

210803

Legacy System:

LBS

## Legal

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

End of official listing

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# 21 AND 23, GREAT UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1162395

Date first listed:

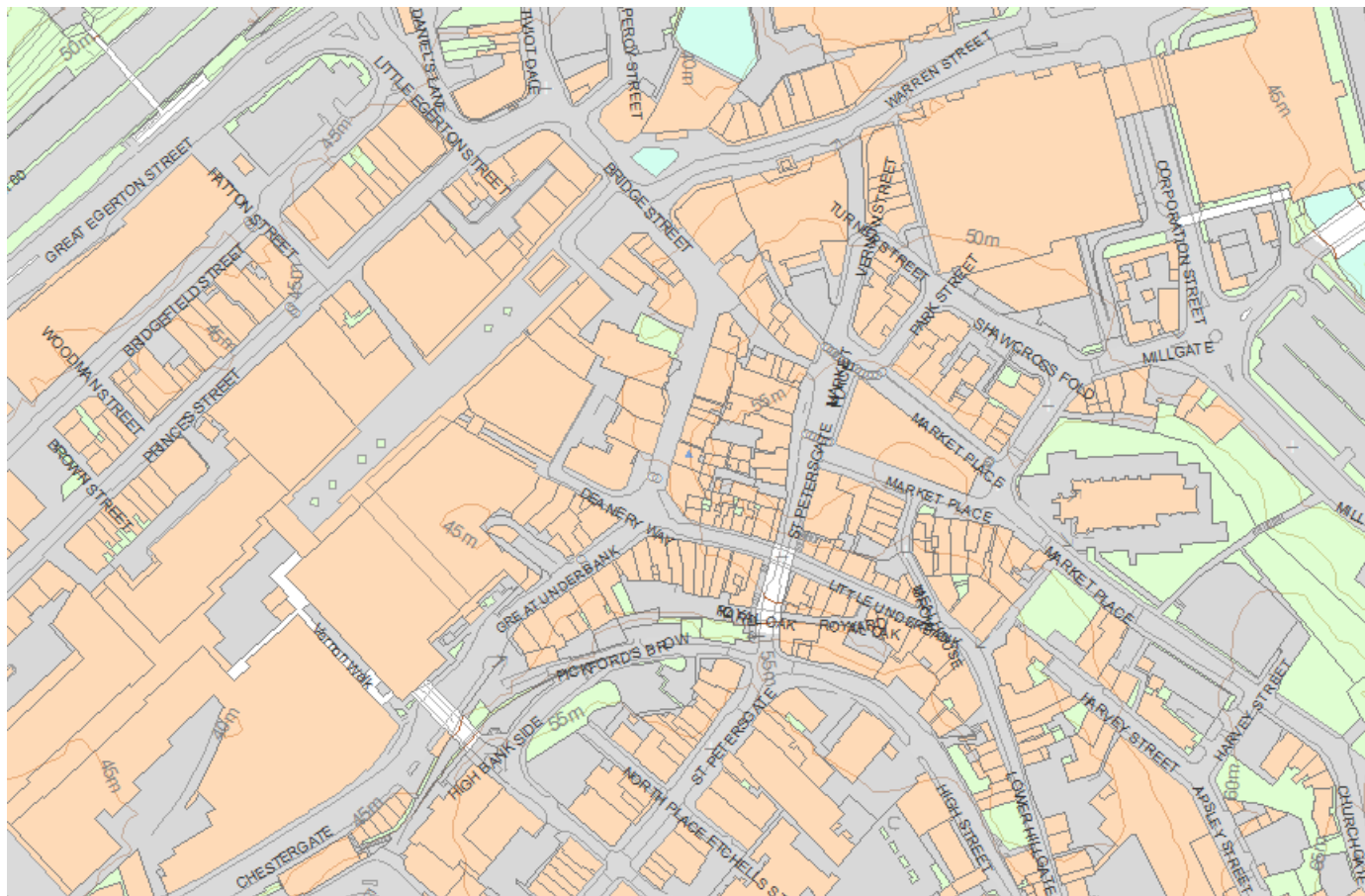
10-Mar-1975

Statutory Address:

21 AND 23, GREAT UNDERBANK



## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/152525/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/152525/HLE_A4L_Grade|HLE_A3)

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## Location

Statutory Address:

21 AND 23, GREAT UNDERBANK

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ 89596 90522

## Details

1. GREAT UNDERBANK 5086 (East Side) Nos 21 & 23

SJ 8990 NE 1/74

IT GV

2. Early C19. 3 storeys, rendered, 4 windows, 1 blocked to each floor. Wood eaves cornice on simple brackets. Modern shop front. Included as part of a group.

Nos 13 to 23 (odd) form a group.

Listing NGR: SJ8959690522

## Legacy

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

Legacy System number:

210804

Legacy System:

LBS

## Legal

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

End of official listing

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# 9 AND 11, LITTLE UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1067174

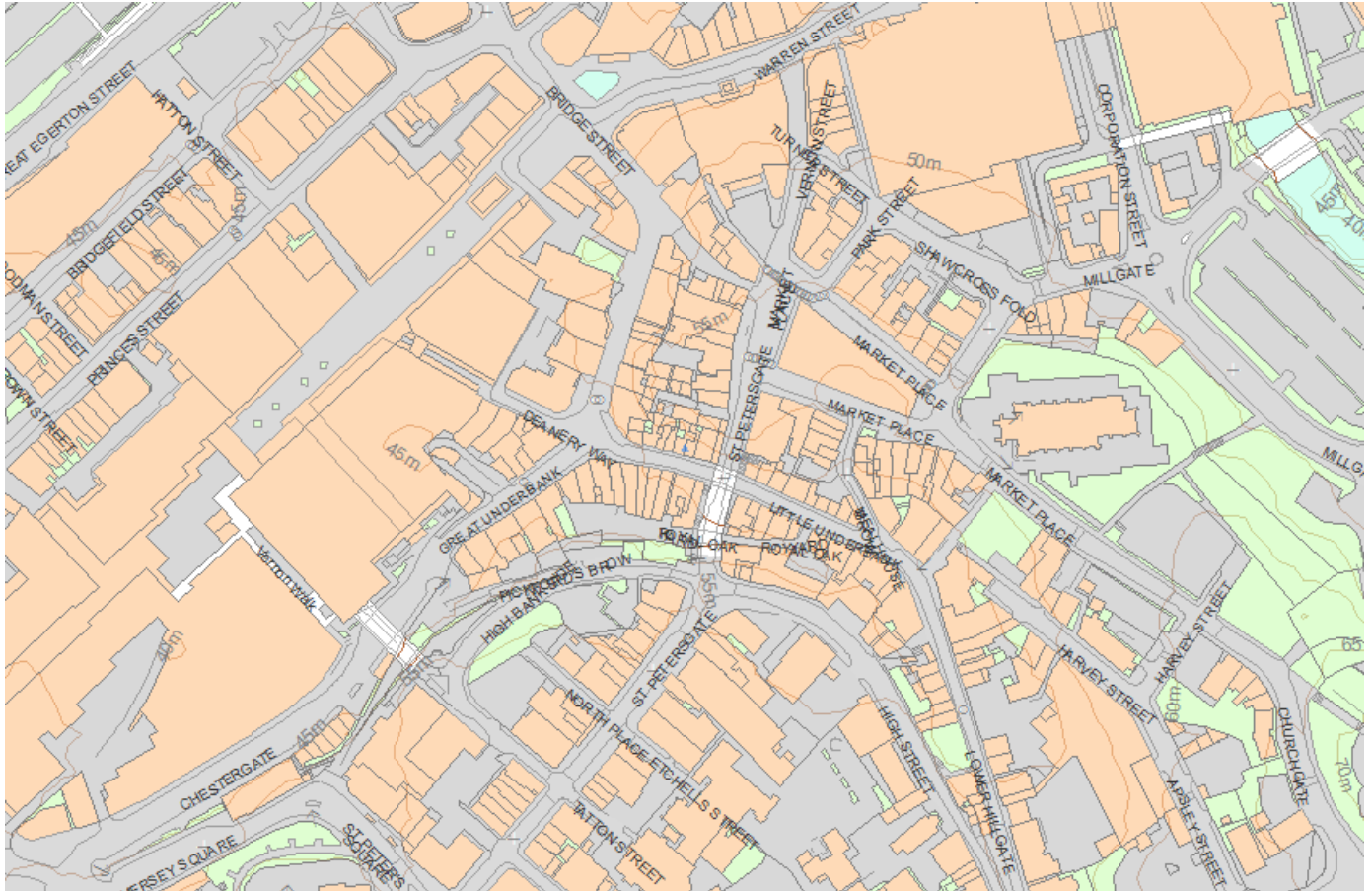
Date first listed:

10-Mar-1975

Statutory Address:

9 AND 11, LITTLE UNDERBANK

## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/69396/HLE\\_A4L\\_Grade|HLE\\_A3L](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/69396/HLE_A4L_Grade|HLE_A3L)

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## Location

Statutory Address:

9 AND 11, LITTLE UNDERBANK

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ8961990492

## Details

1. 5086 SJ 8990 SE 2/10

LITTLE UNDERBANK Nos 9 and 11

II GV

2. Early C19. 3 storeys in painted brick and rendering, with modillion eaves cornice. 2 windows, casements, and 1 modern above 2 windows with segmental-arches modern windows. Modern shop fronts.

Nos 1 to 25 (odd) and Premises occupied by Hobson Smith form a group, of which Nos 1 to 7 (odd) and No 17 are of local interest also with Bridge, over Little Underbank.

Listing NGR: SJ8961990492

## Legacy

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

Legacy System number:

210826

Legacy System:

LBS

## Legal

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

End of official listing

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# 13, Little Underbank, Stockport, Greater Manchester, SK1 1LA

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1067175

Date first listed:

10-Mar-1975

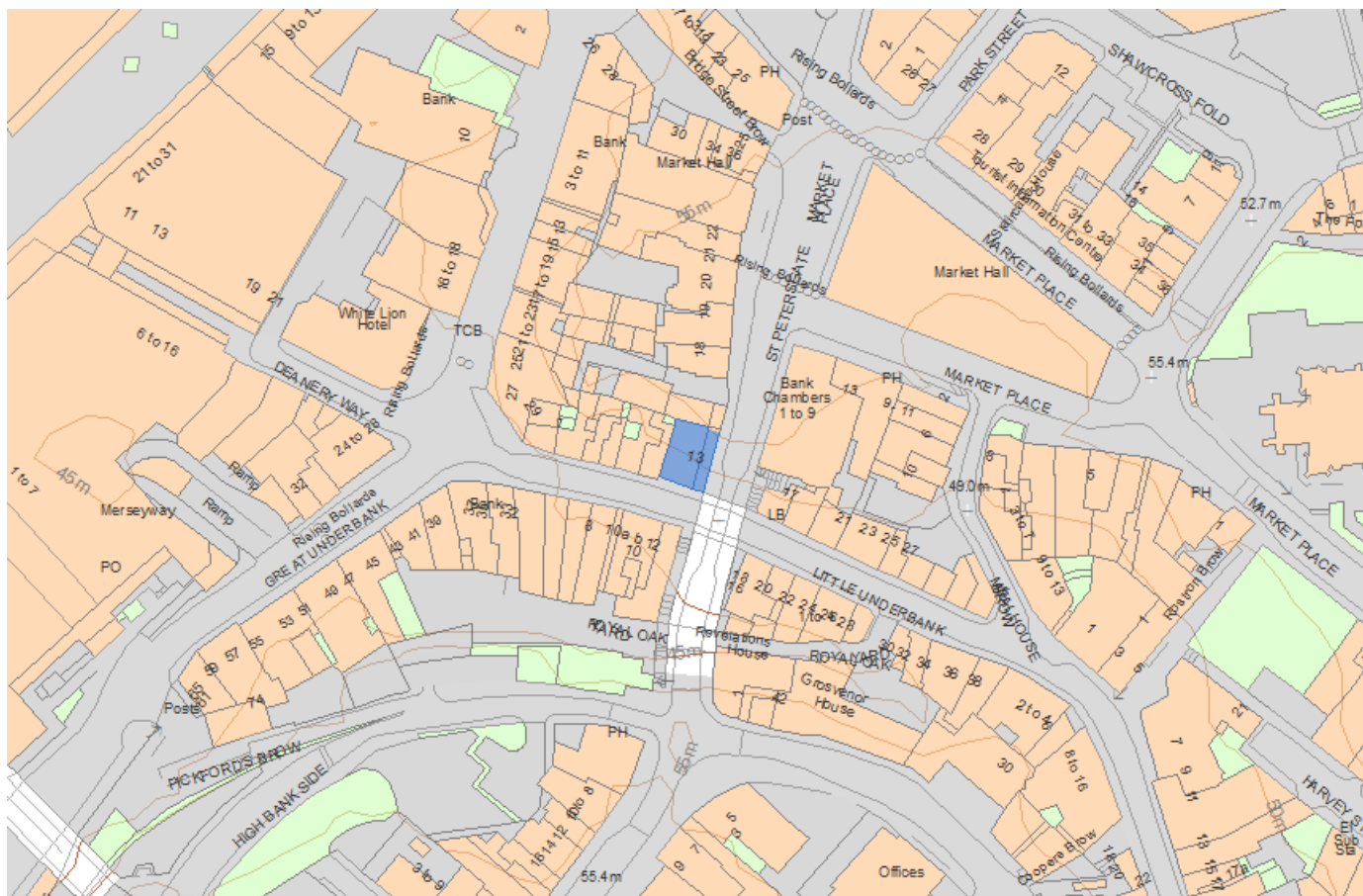
Date of most recent amendment:

21-Nov-2011

Statutory Address:

13, Little Underbank, Stockport, Greater Manchester, SK1 1LA

## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/468712/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/468712/HLE_A4L_Grade|HLE_A3)

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## Location

**Statutory Address:**

13, Little Underbank, Stockport, Greater Manchester, SK1 1LA

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

**District:**

Stockport (Metropolitan Authority)

**Parish:**

Non Civil Parish



National Grid Reference:

SJ8962990498

## Summary

A mid C19 purpose-built commercial premises.

## Reasons for Designation

\* Architectural Interest: As a representative example of a purpose-built urban premises, built in the first half of C19 in a monumental character, with rusticated stone ground floor and archway with giant keystones. \* Historic Interest: Incorporating a flight of steps linking the street, in a ravine, to the Market Place to the north so aiding circulation in a difficult terrain and predating St Petersgate Bridge, which was built to address this problem. \* Group Value: No.13 forms a composition with the adjacent St Petersgate Bridge, which also has pedestrian steps, and Nos.1-25 (odd) form a group of urban commercial premises on one of Stockport's main streets.

## History

No.13 Little Underbank was built in the mid C19 as a commercial premises. Little Underbank lies in the natural ravine of Tin Brook to the south side of the Market Place, which caused problems of access to the market. The building incorporated a steep flight of steps up from the street to the Market Place. A route up to the Market Place is shown in this position on a map of 1824 and the building and flight of steps are shown on the 1:1056 Ordnance Survey map of 1849.

## Details

PLAN: Rectangular with passageway through building on right-hand side containing a flight of steps.

EXTERIOR: Three storeys with a flat roof; an upper storey was removed in the C20. The tall ground floor has a rusticated stone surround with three giant keystones and a late C20 shop front. To the right is a tall, rusticated arched opening with giant keystone and steps leading up through an integral passageway beneath the upper floors to the Market Place. It has an iron wall sign reading TO MARKET PLACE. On the first floor are three windows with continuous sill and lintel bands. The second floor has four windows with stone lintels and a continuous flush lintel band. The windows are two-over-two pane hung sashes. The steps have been restored. There are two windows facing onto the stairway and an arched opening towards the top.

The building is structurally distinct from the neighbouring St Petersgate Bridge with which it has group value.

INTERIOR: Not inspected.

This list entry was subject to a Minor Amendment on 24/11/2011

(Formerly listed as Nos 13 & 15)

## Legacy

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

Legacy System number:

210827



Legacy System:

LBS

## Legal

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

End of official listing

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# 24-28, GREAT UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1309628

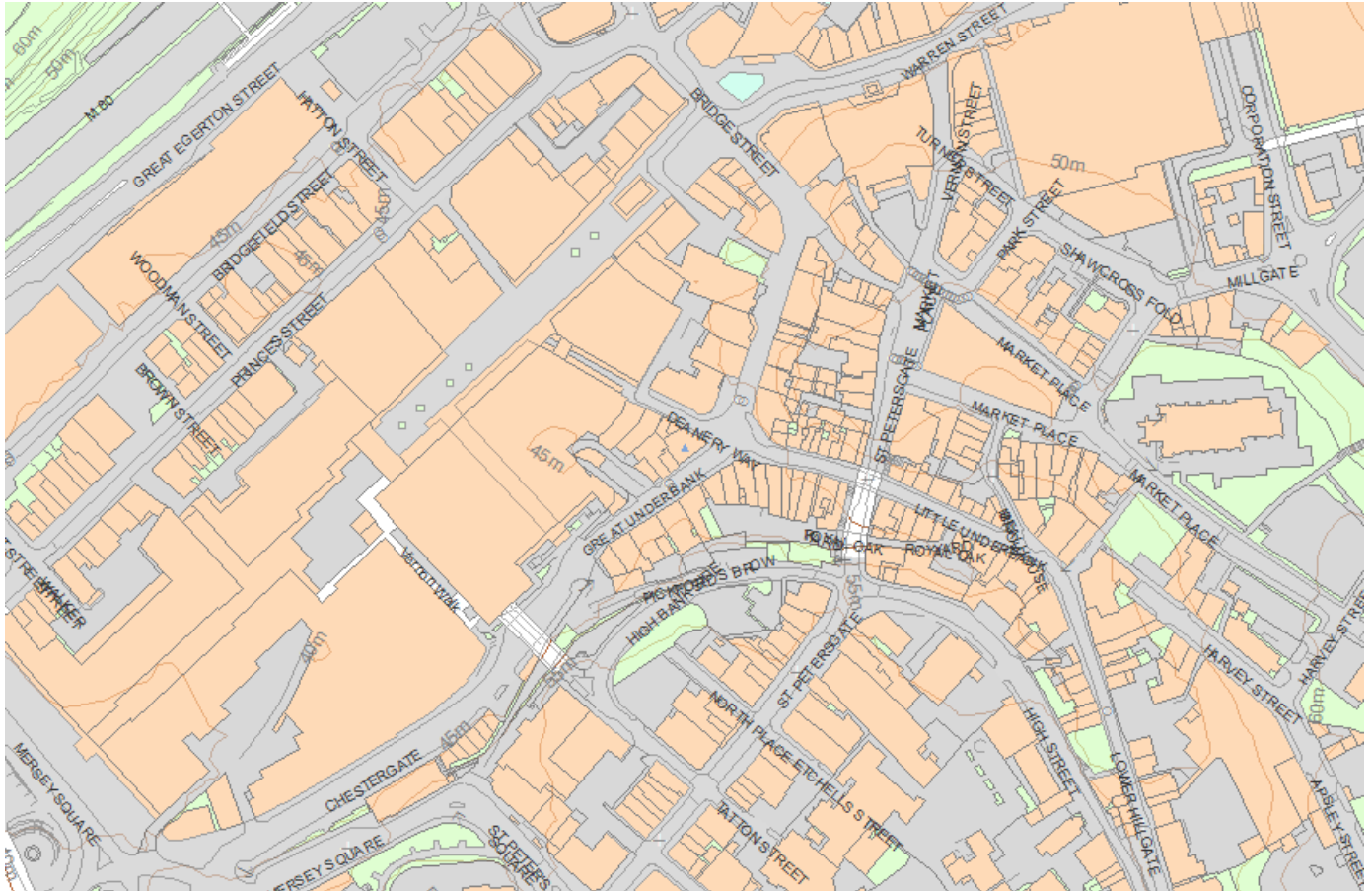
Date first listed:

10-Mar-1975

Statutory Address:

24-28, GREAT UNDERBANK

## Map



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## Location

**Statutory Address:**

24-28, GREAT UNDERBANK

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

**District:**

Stockport (Metropolitan Authority)

**Parish:**

Non Civil Parish

National Grid Reference:

SJ8955890493

## Details

1. 5086 SJ 8990 SE 2/79

GREAT UNDERBANK (West Side) Nos 24 to 28 (even)

II GV

2. Probably early C19. 3 storeys in brick with rusticated stone quoins. Modern wood parapet. 6 windows, no glazing bars. Modern ground floor shop front. Included as part of a group.

Nos 24 to 32 (even) form a group.

Listing NGR: SJ8955890493

## Legacy

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

Legacy System number:

210809

Legacy System:

LBS

## Legal

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

End of official listing

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# Nos. 30 AND 32, GREAT UNDERBANK

## Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1356830

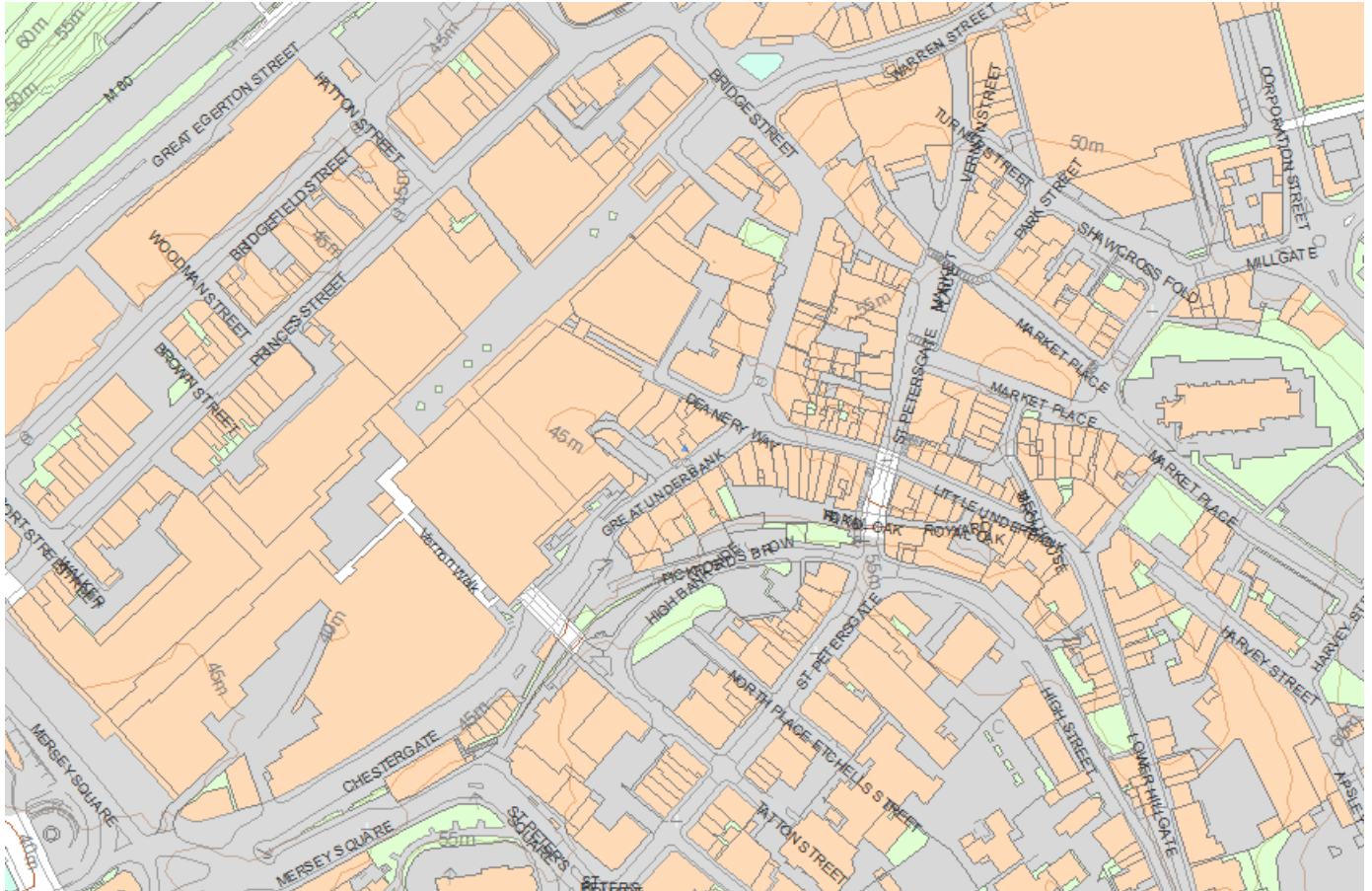
Date first listed:

14-May-1952

Statutory Address:

30 AND 32, GREAT UNDERBANK

## Map



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([https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/399544/HLE\\_A4L\\_Grade|HLE\\_A3](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/399544/HLE_A4L_Grade|HLE_A3)

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This copy shows the entry on 07-Jul-2021 at 12:05:02.

## Location

Statutory Address:

30 AND 32, GREAT UNDERBANK

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

District:

Stockport (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ8955090485

## Details

SJ 8990 SE 2/6

GREAT UNDERBANK (West Side), Nos. 30 & 32

14.5.52 GV

II

Late C16. Timber frame and plaster. Two storeys and two bays. Four early C19 casements with modern leading. The right hand portion of the lower storey is original but the left-hand has a modern shop front. Two gable heads with quadrant studding, restored bargeboards and finials.

Nos 24 to 32 (even) form a group.

Listing NGR: SJ8955090485

## Legacy

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

Legacy System number:

210810

Legacy System:

LBS

## Legal

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

End of official listing

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