

2022



Design and Access Statement & Heritage Impact Assessment

Installation of new Roof Ventilation

**Victoria Square,
Manchester,
M4 5DX**

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1.0 Introduction

1.1 This report has been compiled in accordance with national and local planning policy guidance; and, following a visual and photographic survey of the site and immediate surroundings, together with examination, analysis and assessment of readily available literature and cartographic sources. In support of an application for Listed Building Consent for the installation of Tile Vents to the Four Elevations externally and internally at Victoria Square, Manchester.

1.2 Included within this report are all elements necessary to allow the application to be determined, including:

- Justification Statement in terms of PPG15
- Design & Access Statement
- Summary of pre-consultations

1.3 Should the Local Authority believe that additional information is required to either register or determine the application, and then Northwards Housing will be happy to provide this and request that they are made aware of any information requests at the earliest opportunity.

1.4 Included with the application, apart from this report, are:

- Site Location Plan, edged in red as appropriate 1:1250.
- Block Plan
- Existing Elevations
- Proposed Elevations
- Section showing the proposed detail
- Product Specification Sheet
- Product Installation Sheet
- Map showing Ancoats Conservation Area
- 40613 Variation Report

2.0 Background & Context

2.1 Background

2.1.1 Victoria Square, Manchester, M4 5DX is a Grade II Listed building, being the first example of social housing constructed in Manchester and continuing to successfully fulfil that role to this date.

2.1.2 It is located within the Ancoats Conservation Area of the City (see map submitted with this report), bounded by Oldham Road to the north, Bengal Street to the east, George Leigh Street to the south and Sherratt Street to the west.

2.1.3 The building occupies an entire block, with flats arranged over five floors around a central courtyard, being just off square in plan.

2.1.4 The ground floor to Oldham Road has retail uses.

2.1.5 The elevations are predominantly of brick construction but with decorative terracotta dressings, particularly to the Oldham Road elevation.

2.1.6 The internal courtyard elevations are predominantly brick, some glazed, although now over painted.

2.1.7 Access to the building is via Sherratt Street, through a tunnel and into the courtyard. Pedestrians are able to gain access through pedestrian entrances to each of the four corners, directly onto the stairwells. Access to the upper floors can be gained by a staircase located in each corner or by two lifts located diagonal of each other in the courtyard.

2.2 History

2.2.1 The construction of Victoria Square can be set against the growing concern through the mid to later years of the 19th Century that industrial expansion and the migration into the towns and cities was creating incredibly poor housing conditions for the workers.

2.2.2 Pressure on housing areas was increased through the loss of housing brought about through major railway and public projects.

2.2.3 The area around Victoria Square was regarded as such a slum and on 4th February 1885, the Manchester Corporation appointed 'The Unhealthy Dwellings Committee' to look into the issue and report back.

2.2.4 Their findings resulted in areas of property being purchased by the Corporation, but this was limited by those owners who did not wish to sell.

2.2.5 The next step was to use the provisions of the 1875 Labourers' Dwellings Improvement Act. The area in which Victoria Square was constructed was declared on 2nd October 1889 as an 'Unhealthy Area,' by the Medical Officer of Health, with his report being put to the Unhealthy Dwellings Committee for review.

2.2.6 The Committee had an improvement scheme drawn up and sought powers from the Local Government Board to acquire the remaining property, under the title 'The Manchester Labourers' Dwellings Scheme, 1890.'

2.2.7 A total of 1250 people living in 239 houses were displaced by this action at a cost of almost £100, 000.

2.2.8 Competitive designs were sought for the design of 'Oldham Road Block No. 2' with the Architects Spalding and Cross of London being selected.

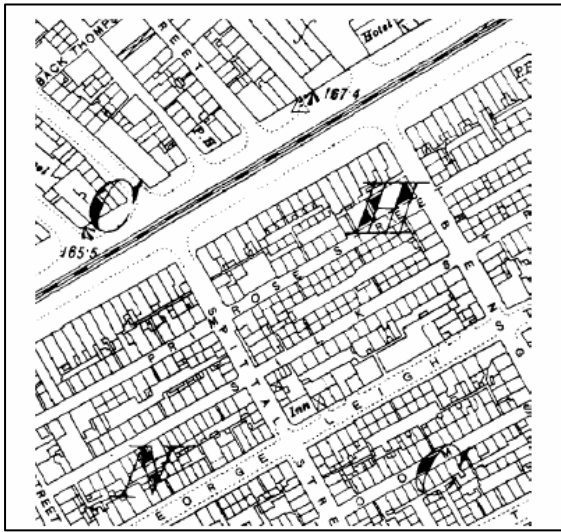


FIGURE 1 - 1893 OS EXTRACT - VICTORIA SQUARE NOT YET SHOWN

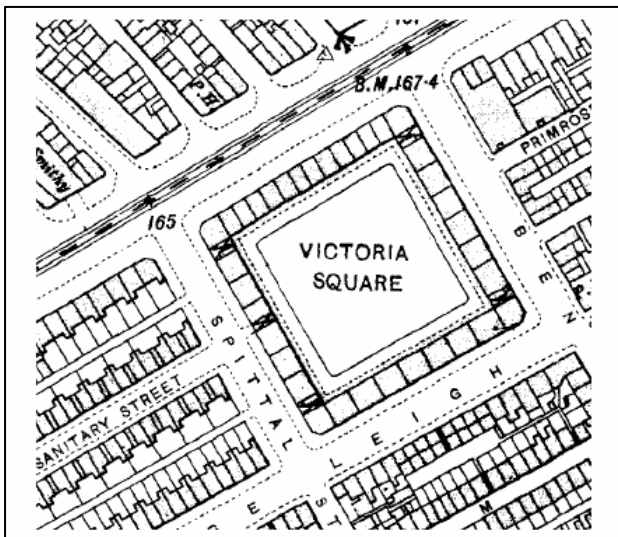


FIGURE 2 - OS EXTRACT - VICTORIA SQUARE NOW SHOWN

2.2.9 The building was completed by 1894 (which conflicts with the date of 1899 referred to in the List Description) for the sum of £60, 577 7s 11d and formed part of a phased development of Corporation housing in the area, with its completion being followed by the clearance of other parts of the wider site and the construction of further dwellings (Fig 2).

2.2.10 With respect to the comment above on the date conflict, the Ordnance Survey extracts (Figs 1 & 2) support a date of 1894 for completion of the building, as well as

an almost contemporary pamphlet published in 1904 by Henry Blacklock & Co on behalf of the City of Manchester Sanitary Committee, who were closely linked to the scheme, as a history and description of the project.

2.2.11 The OS extracts clearly illustrate the dense 'slum' development that preceded Victoria Square as well as the social housing scheme that emerged.

2.2.12 The building has been in continuous use and occupation since that time and has required relatively little adaptation due to the quality of its original design.

2.2.13 As originally built, Victoria Square contained:

- 16 shops, each with a cellar
- 4 laundries and drying rooms, located within the roof space
- 237 double tenements, approximately 300ft² in area, having a living room and a bedroom, arranged in pairs and accessed from a common lobby which contained a shared WC and sink.
- 48 single room tenements, approximately 130ft²

2.2.14 The building could accommodate 848 people.



FIGURE 3 - CLEARANCE AND NEW WORKS FOLLOWING COMPLETION OF VICTORIA SQUARE 1898

2.2.15 However, the building has been the subject of change over time and although it has proven difficult to accurately date these changes, evidence clearly exists for the nature of the changes.

2.2.16 There have been a number of significant changes to the building:

- The change from single and double tenements to self-contained flats, which impacted on the courtyard elevation to Oldham Road in particular, being significantly altered to suit the new flat configuration. The internal layouts are also much altered to accommodate self-contained bathrooms etc.
 - The addition of modern kitchens, which necessitated the raising of cill heights to a significant proportion of the windows, resulting in a loss of uniformity to the courtyard elevations.
 - The replacement of the vast majority of the windows to the external elevations of the building. (post 1968)
 - The part replacement of the vast majority of the windows to the courtyard elevations.
 - The removal of the laundry and drying rooms from the roof void, with the consequential loss of the dormer roof windows over. (circa 1985)
 - The creation of car parking and gardens within the previously entirely hard landscaped courtyard. (1998)
 - The conversion of parts of the ground floor to communal facilities. (2004)

- The addition of the two lifts cores within the courtyard. (2005)
- The conversion of the retail unit on the corner of Sherratt Street and George Leigh Street to provide a new accessible laundry facility. (2005)

2.2.17 despite these changes, the outward appearance of the building remains little altered. The most significant is the installation of the new lift shafts (2005).



FIGURE 4 - LIFT SHAFT (2005)

2.3 Existing Elevations Internal



FIGURE 5 - OLDHAM ROAD INTERNAL ELEVATION



FIGURE 6 - OLDHAM ROAD INTERNAL ELEVATION



FIGURE 7 - BENGAL STREET INTERNAL ELEVATION



FIGURE 8 - BENGAL STREET INTERNAL ELEVATION



FIGURE 9 – GEORGE LEIGH STREET INTERNAL ELEVATION



FIGURE 10 - GEORGE LEIGH STREET INTERNAL ELEVATION



FIGURE 11 – SHERRAT STREET INTERNAL ELEVATION



FIGURE 12 - SHERRAT STREET INTERNAL ELEVATION

2.4 External Elevations



FIGURE 13 – OLDHAM ROAD EXTERNAL ELEVATION



FIGURE 14 – OLDHAM ROAD EXTERNAL ELEVATION



FIGURE 15 – OLDHAM ROAD EXTERNAL ELEVATION



FIGURE 16 – OLDHAM ROAD EXTERNAL ELEVATION

2.5 The Surrounding Area

The Site is located within the Ancoats Conservation Area. The Design and Access Statement submitted as part of Application describes the area in which the site is located as follows, “immediately within the vicinity of the square off Sherrat Street contains further social housing to George Leigh Street, Anita Street and Oldham Road. George Leigh Street contains a mixed development of new build houses and flats completed around 2019, they are constructed of Brick with a flat roof. Bengal Street houses a derelict public house, a construction site and a building housing a charity. On Oldham Road opposite the site contains the wing Yip Wholesale Building. The nearest listed building is the Grade II listed building Former Church of St Peter constructed in 1859 (List Entry 1197806).

2.6 Current Context

2.6.1 The building continues to fulfil its original purpose of providing social housing, although now with those over the age of 60 as residents.

2.6.2 It has a total of 165 flats, predominantly with a single bedroom, lounge, kitchen and bathroom, but with a small number of larger units.

2.6.3 The building is in the care of Northwards Housing, a company set up to look after Council homes in the north of Manchester on behalf of Manchester City Council.

2.6.4 Northwards Housing are responsible for the care and maintenance of the building and instigated major programme of repairs and refurbishments, of which the Fire Risk Assessment Work is a part of.

2.6.5 The building continues to be a valuable and sought after part of Manchester’s social housing stock and contains a very strong community.

2.6.6 Over the years, the building has undergone a number of adaptations to maintain its place in Manchester’s social housing stock, but it is a testament to the quality of the original design that it is still a useful and relevant building to this date and ostensibly retains its original character despite those changes.

3.0 Design

3.1 Roof Ventilation

3.1.1 It is proposed to install Roof Tile Ventilation following on from the inspection by Paul Hargreaves, Manchester City Council Building Control. The new Nature Vent tile ventilators will be installed to the existing Slate Roof Covering. I have selected a product which I believe will have the least visual impact.

3.1.2 The existing roof space is having compartmentation work carried out, following on from a Fire Risk Assessment carried out by Savills on behalf of Northwards Housing. This work will ensure the roof space is compliant with Part B of the Building Regulations 2010. Carrying out the fire stopping work has resulted in the ventilation to the roof space being reduced and so we are required to upgrade the ventilation to the roof space to meet Part C of the Building Regulations 2010.

3.1.3 If the roof space is left unventilated it will cause problems in the future. Condensation will form on cold surfaces within the roof space causing damage to roof timbers, resulting in a possible new roof.

4.0 Access

In respect of this application, access will not be affected by the proposals.

5.0 The Heritage Planning Policy Context

5.1 Planning (Listed Buildings and Conservation Areas) Act 1990

5.11 The Site is contained within a Conservation Area and are listed heritage assets in relatively close proximity namely the Grade II listed former Church of St Peter constructed in 1859 (List Entry 1197806). These are designated heritage assets of national interest.

5.12 This statement has been prepared to consider the potential impact of the proposed development upon the heritage significance and setting of these assets. Once a building/structure is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works which may affect its special interest.

5.13 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which might affect a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The local planning authority must consider the potential indirect impact of the development on the setting of the listed building and listed structure identified above. Section 5 of this report considers the potential for impact. Further guidance has been sought from:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Historic England Guidance
- The Manchester Local Plan

6.0 Justification Statement

Applicants for Listed Building Consent are asked to justify their proposals in setting out that applicant must be able to demonstrate that the proposed works are desirable and / or necessary.

6.1 Victoria Square has constantly adapted to the changing needs of its occupants, remaining relevant through these adaptations. It is believed that these proposals are the latest stage in this adaptation. The proposal will not affect the surrounding conservation area or any nearby listed buildings.

6.2 The installation of the tile ventilation is being proposed to result in less roof maintenance in the future and to avoid a possible full reroof.

6.3 From that point of view the installation of new tile ventilation can be seen as a necessary requirement. I have tried to mitigate any visual impact the installation may have by using a product that is the least visually extrusive.

6.4 The work is a requirement under 'The Building Regulations 2010, Part 2, Regulation 3'

6.5 Therefore, an important part of this justification is that this represents a threefold opportunity:

- Meet the requirements of the Building Regulations 2010.
- Maintain the service life of the roof structure.
- Reduce the possibility of a new roof in the future.

7.0 Consultation

7.1 Consultation has taken place with Paul Hargreaves, Manchester City Council Building Control and Paul Mason Group Manager Urban Design & Conservation Manchester City Council. The advice received from Conservation stated that “the works proposed will alter the character of the listed building by introducing new features into the roof and as such will need listed building consent for the works prior to their installation”.

8.0 Conclusions

8.1 In conclusion, these proposals are intended to improve the ventilation to the roof space of Victoria Square.

8.2 This work is being proposed under the request of Manchester City Council Building Control under the Building Regulations 2010.

8.3 I have reduced the visual impact of the proposals as much as possible by selecting a product that is in keeping with the original slate as much as possible.

8.4 The roof ventilators will not impact the character of the building or any original details. It will not cause any significant harm to the local conservation area or any nearby listed buildings.

8.5 It is hoped that the Local Authority believe the approach taken to be appropriate and see fit to grant consent to the application for both elements of work.