



Heritage

Design & Access Statement

for

Proposed Alterations to

Slade Lane Neighbourhood Centre

Slade Lane, Longsight M13 0QJ

Rev. 1 - December 2021

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1. INTRODUCTION

1.1 Background

This heritage design and access statement has been prepared in support of an application for permission to change some interior elements and to refurbish some of the exterior elements of the entire building .

As a Grade II listed building the Slade Lane Neighbourhood Centre is a designated heritage asset so the listed building consent application require a statement of significance of the asset and its setting, and a statement of the impact of the proposed work (in accordance with the paragraphs 128 & 129 of the National Policy Planning Framework).

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

Paragraph 189 of the NPPF states that applications for consent affecting heritage assets should be accompanied by a description of the significance of the heritage asset affected and their contribution to their setting of that significance. It is stated that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. An assessment is then made as to how a proposal may affect the significance of a heritage asset and its setting.

1.2 Location

The building is located near the intersection of Stockport Road (A6) and Slade Lane in Longsight. It is approximately four and a half miles to the city centre. The address is Slade Lane Neighbourhood Centre, Slade Lane M13 0QJ. The property's address was previously 642 Stockport Road before it was changed. The site lies to the north and outside of the Rushford Park Conservation area in Longsight. It is a small detached mid-19th century two-storey building.

1.3 Ownership

The property is an asset of Manchester City Council and has been let under licensed agreement between Myriad Foundation and Corporate Core Directorate of Manchester City Council for a period of 25 years.

It was licensed from 1979 until recently by the Trustees of Slade Lane Neighbourhood Centre; a charitable organisation set up for the running of activities and management of the centre for the local community in Longsight.

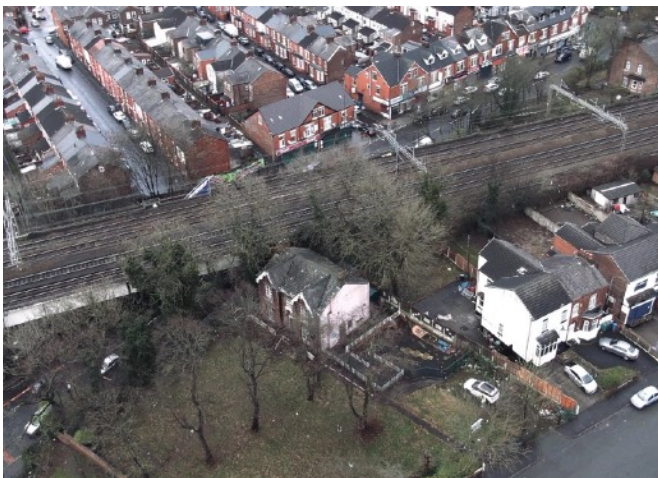
The Myriad Foundation (Charity Reg. No. 1172183) is a Manchester based grass root organisation and is primarily involved in social welfare and social reform with an Islamic ethos. The charity has a proven track record in delivering sustainable community based projects and has been chosen to take over the tenure of the centre for their activities.

2. THE EXISTING SITE

The site is accessed from Slade Lane which runs along the north-west of the site and is bounded by lawned front garden to the north, a semi-detached dwelling to the south and mainline railway bridge above the A6 (Stockport Road) to the east. The existing building on the site is a two storey two-bay detached property. It is set well back from the road by long driveway. It is located at the intersection of Stockport Road (A6) and Slade Lane in the heart of Longsight.



Existing view of the front of the property from front garden



Aerial view of the property and its lawned setting

3. HISTORY OF AREA

Longsight is one of four townships constituted as part of south Manchester. A principal road from Manchester to Hyde runs through it. The railway also runs on one side. From 1842 map below, it would suggest the buildings at the intersection of Stockport Road and Slade Lane date from around the middle of the 19th Century. The buildings which occupy the cross roads at that time obscured the site entirely.



Map circa. 1842



Map circa. 1900



View of intersection between
Slade Lane & Stockport Road

History of area (cont'd)

The maps of the early 20th century below show another detached dwelling known as Rose Cottage which occupied the land adjacent to the site.



Map circa. 1923



Map circa. 1946

In addition, Slater's Manchester Sub-urban directory of 1911 lists different occupants of dwellings at 1 Slade Lane as well as 642 Stockport Road. As it is clear that there used to be two plots, the maps also suggests that access to the site would have been from Stockport Road.



Map circa 1968

Slade Lane,
752 Stockport road, Longsight.
R 16.
 (Left hand side.)
 1 Fairweather John, *Rose Cottage*
 1 Sabin William E. traveller
 Fraser James T. surgeon
HAWTHORN VILLAS.
 3 Moorhouse Mrs. Catherine
 5 Simpson Thomas, traveller
BOLTON VILLAS.
 7 Longworth Mrs. Eliza
 9 Whittaker James, shipping mchnt

STOCKPORT ROAD, Longsight—continued.
 640 Staley Mrs. Martha, confectioner
 642 Nelson Mrs. Jane, beer retailer
 644 Knowland Robert, tobacconist
 646 Gardner George, hardware dealer
 648 Mellor Ralph, fruiterer
 650 Eastmans Limited, butchers
 652 Long Charles, beer retailer [dirs
 654 Wainwright Limited, boot & shoe
 656 Bates Henry, newsagent
 658 Harrison Peter, fruiterer
 660 Heathcote Samuel & Sons,
 chimney sweepers

This post-war map of 1968 indicates the buildings which had occupied the prominent cross roads position no longer stood in its location.

4. HISTORY & DEVELOPMENT OF PROPERTY

The original two storey dwelling was first put through a change of use application in 1977. To date, the building has been used as a community based resource for voluntary and community activities run by Manchester City Council. It is also assumed that internal changes to the dwelling were made during this stage as well as the boundary wall and wrought iron pedestrian gate that can now be seen from the cross roads of Stockport Road and Slade Lane.



Remnants of access from Stockport Road within retaining wall



Boundary wall & pedestrian gate facing open grassed area.

History & Development of property (cont'd)

The Slade Lane Playgroup which registered part of the premises for use as sessional and out of school day care with Ofsted since 2004 until the centre's closure in 2020. The charity (charity no. 506421) Slade Lane Neighbourhood Centre adopted its constitution on 25 April 1977 with amendments made on 28 October 1997. It was set up with local trustees including local councillors in order to run this community based resource and oversee the running and maintenance of the heritage asset. The charity's financial records show the government grants and contracts which it received throughout 2016 - 2020.

Manchester City Council's planning records show external alterations dating to August 1981 for erection of 34m; 1.8m high chain link fence around (Ref. F16402) and the access ramps and facilities for disabled in December 1988 (Ref. 033123) which is to the side entrance and elevation facing Slade Lane. There is no record of any other additions or alterations to the existing building. The building is listed in Historic England's records from 1994 after the internal and external changes that took place in the 1970s. It is also noted that the listing details did not include an internal inspection of the building at the time of listing.



The two storey side extension on the north-west side of the building appear to date the same time as the main building as the bricks used are similar in size and colouration due to its age; including decorative timber fascia panels. The rear two storey extension which houses the toilets however do not have the same size or age of bricks and its flat roof covered in asphalt felt. We assume it is of a later date around the 1970s when the building changed use.

5. EXISTING CONTEXT

The detached 2-storey red brick building sits in its unique triangular setting independent of the street scene and is well set back in its large garden grounds setting. This is different to the semi-detached and terrace houses which line both sides of Slade Lane. and neighbouring streets. Where the corner buildings once stood is now a small grassed area which raised section above the road; this open area frames the boundary to the site.



There are existing buildings opposite the site at the corner of Slade Lane & Slade Grove which are of similar age but have been altered to an extent that it has lost its heritage values with its large panes of modern glazing. Also opposite the site, the 1962 post-war billiards hall is now a grocery food store serving the local community. At the opposite end of the cross roads on Stockport Road is a three storey terrace new-build development of shop units with new access road to the rear.



There is mix of commercial and residential properties which lie adjacent and opposite the site which makes the location of the building suited to its community use for these past decades.



6. EXTERNAL BUILDING

The heritage listing is dated 6 June 1994 and is described on Historic England's listed building register as *being of the Gothic style with its double depth; double fronted plan. The 3 bays that make up the front elevation has gabled outer bays on each side that break forward with raised quoined corners and quoined surrounds to openings all of which are of buff brick in contrast to the red brick used on all other external walls. There are remnants of decorative bargeboards to the gables including finials. The windows to the front elevations have raised sills and hoodmoulds (those at ground floor slightly altered and the ground floor to the left apparently rebuilt). In the gable on the right is a small statue.*



There is a side wall chimney on the side elevation facing Slade Lane and this entire east elevation including the chimney has been painted over. There are also signs of part of the main chimney that have been removed exposing a lintel.

All of the window openings on the ground floor have wrought iron security grilles face fixed to the external wall. This would suggest a security issue of the site being set back in the large grounds in the Longsight area. In particular, the lintel of the left window on the front elevation has been replaced with a concrete lintel.

7. INTERIOR OF BUILDING

7.1 Ground floor

The Historic England listing notes that the interior of the building was not inspected at the time of listing. The double fronted plan of the building has a central hallway with stairs at the end and two main rooms off each side of the hallway. In the hall from the main entrance at the front is a 2-centred arched doorway and plain fanlight. On closer inspection this feature is not an original feature and likely to have been inserted in the late 1970s as part of the change of use of the building; remnants of cornicing on the ceiling show this partition cutting through the cornice.

The main room on the left facing the front has remnant of the cornice on the ceiling and part of the moulded skirting in one half of the room. There is evidence of water ingress to this room on the left as the external walls are damp and caused parts of the ceiling and cornice to fail and fall off.

The fireplace in this room has been bricked up and replaced with gas fire from the mid-1980s. The main window facing the front elevation are casement windows with arched lights and lower panels are top hung panes. The metal window fittings to the top hung panes suggest this window is a replacement of the original casement window. There is also another opening on the side which is of a different proportion and size to the main window opening believed to have been inserted at a later stage.



Interior of building (cont'd)

Entry to the main room on the right is towards the rear of the hallway which suggests the nursery use at the time. The break in the skirting on the hallway side might suggest an original opening. There is a fire escape timber panelled door facing the front elevation of the other main room and this looks like a replacement of the original window opening which also suggests it's previous nursery use.

The rest of the windows to the rooms facing the rear have been replaced with painted timber panelled windows although the opening sizes have been retained and as no records was held as to this change; is believed to be around the time of the other external changes that took place between 1977 and 1988.

There are no sign of any panelled interior doors as most doors have been replaced with painted fire doors. The stairs too look to have been replaced and is now finished in vinyl with aluminium nosing and neither does it retain any original balustrade or handrail. The rear part of the building are in a state of disrepair although there are some toilets on the ground floor in working order.

There is a partition on the rear room to the left and entry to the side kitchen is through it. The small kitchen would have been used for simple food preparation for the nursery.



7.2 First Floor

All rooms on the first floor are off a central landing. The rooms remain unchanged in its size. Alterations carried out in the area under consideration include insertion of ceiling, removal of decorative cornices and original fireplaces. The cornices that have survived in the rooms are thought to be of late 20th century.

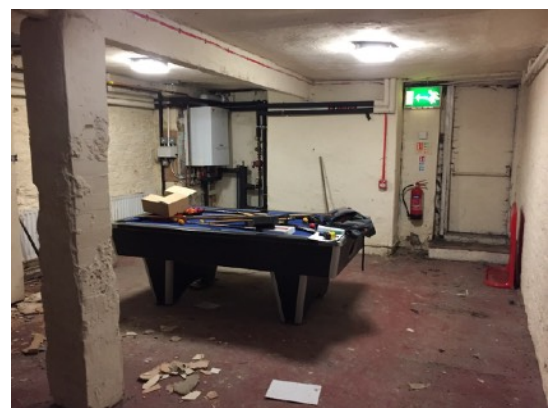
The pantry to the side have basic facilities thought serve the then offices on this floor.



7.3 Basement

The floor to the basement is concrete and has been painted. There are signs of damp and this is largely due to the vents on the front facing external wall being blocked with the concrete access ramp at ground level. We believe the area would have been also used as a kitchen as the side pantry would not have been sufficient in size to serve a house of this scale at the time.

The boiler is located at the far corner of the building and there is a fire escape door which leads to a set of external steps to the side of the building next to the railway.



8. HERITAGE SIGNIFICANCE

8.1 Introduction

To assess the significance of any affected heritage assets, this document adopts the methods outlined in Historic England's publication "Conservation Principles, Policies and Guidance". The guidance describes four heritage values that may contribute to the significance of a place : Evidential, Historical, Aesthetic and Communal.

8.2 Evidential value is ascribed to "the potential of a place to yield evidence about past human activity" and is based on 'physical remains of past human activity'. As the site was only used as a domestic dwelling before its changed use; there has been no written record nor any urban survey for such value.

8.3 "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." The property was obviously intended as a private residence, and still reads as such to the average passer-by. However, the insertion of the later ramps and openings on the east elevation has compromised the legibility as a whole. Numerous internal alterations over time mean that the building is no longer an extant example, somewhat limiting its historical value.

8.4 "Aesthetic Value derives from the way in which people draw sensory and intellectual stimulation from a place." Aesthetic value within this part of Longsight town is relatively low, with its many late Victorian buildings now converted into commercial premises, interspersed with various infill developments from the late 20th century. The signages for these commercial units now compete with the historical setting of the street pattern.

Internally, very few features beyond the fixture of articulated cornices and skirting in some rooms remain in-situ. Modern interventions have been inserted to ensure serviceability of the building, the walls have been lined with wallpaper from the 1970s in all rooms, and various elements, such as internal doors, fire places, cornices, skirtings etc., have been removed or lost to damage/alterations over the years.

The spatial character of the rooms in the building are considered to be of medium significance with the 20th century decorative scheme & finishes of low or negative significance. These rooms would have been domestic in nature and scale. They have been negatively affected by late 20th century alterations such as insertion of plasterboard ceilings, finishes and various external openings.

8.5 "Communal Value is about the meaning of a place for the people who relate to it." The communal value within the Longsight area is fairly high, being at the start of the commercial heart of the town. It allows the community to interact with historic buildings on a daily basis.

As a private residence, the property would have had low communal value, but this will have increased through its use as a community centre. The junction of Slade Lane and Stockport Road retains a variety of unique and individual shops catering to the community, alongside financial and professional services. However, as a visibly vacant building the current impact on communal value is negative.

9. IMPACT OF PROPOSALS

9.1 Summary of Proposals

The proposal affect the two main rooms on the ground floor and two offices on the first floor. The proposals are:-

1. To remove the internal wall between the room on the left & right of the hallway so that they can interconnect and can be used as one large space for dining and other events, retaining stub walls and the original cornicing & picture rail detail
2. To remove the internal wall between offices on the first floor to the right of the landing so that they can interconnect and can be used as one large flexible space for classes and workshops for the elderly and youth in the community; retaining stub walls and reinstating cornicing detail
3. To create a small opening for a servery between the proposed kitchen and dining space within the existing internal wall; retaining the entirety of the wall and the original cornicing & picture rail detail

The proposed layout has been considered the best compromise minimising alterations whilst maximising potential use of the existing building to suit the charity's needs.

9.2 Justification for the proposals

Myriad Foundation, a charity based in Longsight won the bid to take over the tenancy of the council property and finalised agreements in January 2021. The charity has time-served record of serving the community in its various form of activity ranging from soup kitchen for the homeless, food bank services as well as running IT and language courses for the elderly.

The core function of the charity has been feeding the homeless at various venues and this weekly function is intended to be carried out in the centre. The re-purposing of the existing rooms on the ground floor is to accommodate on average 50-60 people to sit and dine at any one time. The open space on the ground floor is to cater for this need to allow the charity to have good visibility throughout the dining session due to the nature of the service users; ensuring the sessions can be managed by a small number of volunteers and guarantee safeguarding for the volunteers running the sessions.

The flexible space on the first floor is to allow for various weekly classes/workshops for the community to function such as IT classes for the elderly and Scout meetings for local youths. The space needs to allow for on average of up to 15 people with desks and IT equipment; good visibility throughout and can be managed by a small number of volunteers.

The proposals will enable the ground floor to be used as an essential part of Myriad Foundation's core function which makes an important contribution to the Longsight community at large.

Their proposal document for the bid is enclosed for further information in Appendix A.



Impact of Proposals (cont'd)

9.3 Impact assessment

The aim of this report is to assess the impact of the proposals on the significance of the heritage asset that might be affected. In line with NPPF guidance, proposals should seek to conserve and enhance historic character.

The property lies outside of the Rushford Conservation Area but is a heritage asset that can be afforded a relatively high level of significance. The building is Grade II listed and makes a positive contribution to the character of Longsight town. It's setting in large grounds; set back from the surrounding streets; different to the street pattern and can be considered to retain a level of heritage significance in terms of the evolution of the high street.

The impact on the significance of the conservation area will be minimal. The key elevation to the front will remain unchanged, benefitting from repair and maintenance where necessary.

The building currently lies vacant on all storeys. The consent seeks to reinstate the community use to both main storeys ensuring continued use and maintenance, making a positive contribution to the area as a whole.

The proposals are designed to meet the needs of the charity. Externally, the most significant aspect of the work is to repair the existing roof and replace the missing tiles which is causing water ingress damage to the internal fabric of the building. The internal changes of creating flexible space do not prejudice any other solutions in the future as it can be easily reversed thereby reducing harm to a minimum and achieving the objective of integrating conservation with the interests of the wider public. The rooms on the ground floor will remain and be legible as two separate spaces except for the weekly dining session when the partitions are opened out to create the open space. Likewise, the rooms on the first floor will remain and be legible as two separate spaces except for when classroom or Scouts youth sessions operate weekly.

It is clear from the assessment of significance that primary value lies with the continued presence of the building within the town centre and the legibility of development during the late 19th century of the high street pattern. Its listing refers primarily to its age, Victorian styling and decorative frontage. The internal layout provides far lower historical and aesthetic value due to loss of fabric over the years.

Therefore, it is considered that by reinstating the community use, involving considered alterations and careful conservation of the historic fabric, it will ensure the significance of Manchester City's owned heritage asset is maintained and enhanced. Continued occupation is the biggest factor in securing long term maintenance of such historic building and would make a positive contribution to the area and the city as a whole.

In conclusion, the proposed changes to Slade Lane Neighbourhood Centre represent less than substantial harm to the significance of the listed building.

10. DESIGN & ACCESS STATEMENT

The aim of the proposed work is to repair, refurbish and include some internal changes to the property to improve its current dilapidated and disrepair state, increase its utility and flexibility and increase insulation where areas are being refurbished. The overall approach aims to improve the contribution the property makes to its setting without degrading its significance. Those existing features which contribute to the significance particularly the front elevation gable and windows will be subject to sympathetic repair / refurbishment. The choice of materials will be in keeping with those used currently. Any work done to the exterior will seek to put the external structure into good condition which can be easily maintained by the tenant over the course of their agreed 30-year tenancy. Work done to the interiors will take account of Part L of the building regulations for thermal performance including the need to adapt them to the various activities that the charity offers to the community in Longsight.

In doing the exterior work, *where appropriate*, exterior plastic paints will be replaced with linseed and dyed pigments and lime mortar will be used where joints are raked out. Slates from the roof where possible will be reused and the removal of older bricks will be limited to instance where repair will not be possible. The existing timber structure to the roof will be cleaned, examined and if no damage has occurred will remain as existing. The replacement of flat roof covering will allow the side and rear additions to be retained as providing ancillary accommodation to the main building.

Refurbishing the existing heating system with modern heating controls, introducing internal insulation to from below and roof void space will aim to increase the thermal insulation of the building. A detailed overview for the work proposed is in the Schedule of Works which accompanies this application.

11. CONSULTATION / POLICY

Clarification was sought from Manchester City Council's Conservation Officer regarding the listed building entry in relation to agreed schedule of works between Myriad Foundation and Manchester City Council as part of the tenancy agreement which included the proposed works and the specification of materials. A receipt of reply from Ms. Sue Wills; Principal Planner; Development Management North on behalf of the Urban Design & Conservation Team on 26 June 2021 and again on 9 July 2021 stating the whole building including the interior and extensions and any curtilage structures is listed.

Appendix B includes a review of the proposals against the most recent Core Strategy Policy.

12. AMOUNT

There is no change to the area of the building. The proposed works is limited to internal changes only which is to adapt the current layout to the proposed uses for the charity.

13. LAYOUT

The side of the property with vehicular and pedestrian access will be retained as existing giving access from the driveway and footpath onto Slade Lane. The main entrance at the front leads to a communal hallway which provides circulation & access to new dining / meeting room and multi-purpose room; the enlarged kitchen and toilets to the rear. New sliding movable partitions between the main room and the hallway will replace the existing internal walls to allow for the charity open the space during their weekly core function of providing hot meals for the homeless.

The existing stairs provides access to first floor and all the rooms which are off the landing will be retained as meeting rooms. A second multi-purpose room is proposed to have similar sliding movable partitions with the removal of an internal wall to allow a large open space similar to that of the ground floor.

There is large amenity space in the form of large garden mostly laid to lawn with trees and brick boundary walls that line the boundaries to the front and both sides and will be maintained as such. The soft playground surface with raised beds will also be retained and maintained as such. The refuse and recycling storage will be at the side off the driveway for ease of access.

14. SCALE & MASSING

The proposed repair & refurbishment of the existing roof will maintain the ridge line of the roof at the front and sides of the property. No other demolition or addition will take place to any of the existing chimney or the side chimney wall except to repair and be able to maintain them.

15. APPEARANCE

The existing property is formed in red brick external walls with buff brick contrast at the front elevation, slate roof tiles, decorated timber bargeboard and finials on the front elevation and black painted timber fascias on all other elevations. The existing windows are single glazed panelled painted timber casement windows. The external windows and doors will be cleaned & refurbished to keep them in working order and can be maintained by the charity.

16. LANDSCAPING

The building is set back with driveway to the side. In the front, the garden is laid to lawn but currently overgrown and there are large trees that line the boundary on all three sides at the front. There are brick boundary walls at the front and side the property will be maintained as such.



17. ACCESS

Currently access requirements as set out in Part M of the Building Regulations, “Access to and use of Buildings”. Including the basement, there are three vertical levels in the property. The applicability of Part M is limited and whilst the existing ramp & side entrance allows for access to common ground floor level which includes the hallway, main rooms on the ground floor including the toilets; there will be staircase access only to the basement and first floor.

The site lies off the A6 Stockport Road which gives access to the M60 ring road motorway, mainline train stations nearby and Manchester Airport. There will be a disabled parking space and three other parking spaces off the driveway including sheltered secure cycle storage within the grounds.

18. CONCLUSION

The Slade Lane Neighbourhood Centre is a Grade II listed building which retains its exterior principal facade more or less intact. The proposal to alter the building affect the interior volumes of the area but not the external finishes and appearance. The proposals are justified to enable the new tenants to make full use of the space which is integral to their operation and community role. It is considered that the overall level harm is less than substantial and is justified by the public and community benefits of the proposal.

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19. APPENDICES

Appendix A
Myriad Foundation's Proposal Document

The most recent Manchester Core Strategy has been consulted to test the proposals in this application against the relevant objectives. The objectives that are relevant to the proposal are Heritage - Policy EN3, Reducing CO2 Emissions by Enabling Low and Zero Carbon Development - Policy EN4;

No	Objective	Response
Objective relating to Heritage - Policy EN3		
1	New developments must be designed so as to support the Council in preserving or, where possible enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.	Whilst the proposal is not for new development, the approach proposed is sensitive to the existing heritage building and is designed for the building to be re-purposed for the community.
2	Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset	The commitment Myriad Foundation has provided to the Council in terms of the 30-year lease agreement to put the Slade Lane Neighbourhood Community Centre back into re-use as it has done so previously. This is consistent to the policy
3	Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance	The heritage building has suffered significant disrepair as it stood vacant until January 2021. The tenancy agreement between Myriad Foundation and Manchester City Council will protect the building as it undergoes full refurbishment to protect the external historic elements and preserve the listed building as part of the City's heritage asset
Objective relating to Reducing CO2 Emissions by Enabling Low and Zero Carbon Development - Policy EN4		
4	The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices through the following actions: All development must follow the principle of the Energy Hierarchy, being designed: • to reduce the need for energy through design features that provide passive heating, natural lighting and cooling • to reduce the need for energy through energy efficient features such as improved insulation and glazing • to meet residual energy requirements through the use of low or zero carbon energy generating technologies	The proposal to refurbish the external envelope will include introducing insulation under the main roof and flat roof and below ground floor in the basement ceiling. Existing large glazed openings will be replaced with energy efficient windows