

Finlays Yard Heritage Impact Assessment Addendum

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1. Introduction

1.1 This Heritage Statement addendum has been prepared by stephenson hamilton risley STUDIO on behalf of The Three Popes (Wilmslow) Ltd who are seeking planning consent for a Minor-Material Amendment under Section 73 and 19 of the Town and Country Planning Act (1990). The application relates to Condition 2 ('approved plans') of planning application reference 115529/FO/2017 and 115530/LO/2017 which was granted on 15th March 2017.

1.2 The application concerns a material alteration for the stair core extension belonging to the residential development known as Finlay's Yard in the Stevenson Square Conservation Area of Manchester City Centre.

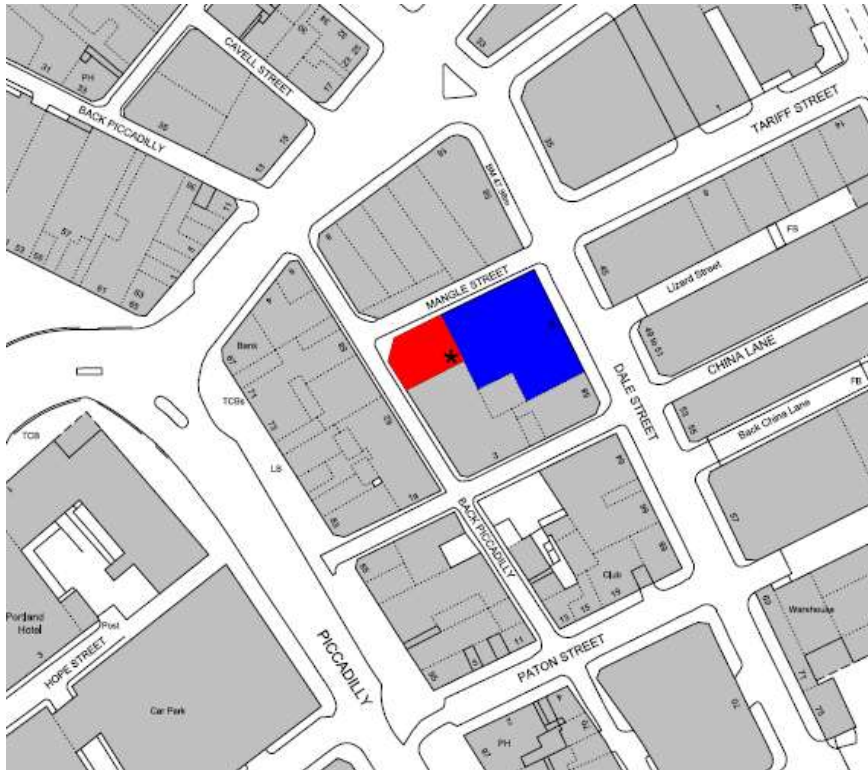
1.3 This short report is intended to be read in conjunction with the drawings and documents prepared by stephenson hamilton risley STUDIO, reduced-size excerpts of which are inserted for illustrative purposes, and the original Heritage Statement prepared by BB Heritage appended to this document.

1.4 This report has been prepared to consider the potential heritage impacts of the proposed material alteration works. It provides a proportionate analysis of the heritage significance of the site and considers the direct impact of works on the building, it's setting and it's contribution to the Stevenson Square Conservation Area.

1.4 The proposed site on Mangle Street is located within the Stevenson Square Conservation Area and is located directly adjacent to the Grade II listed Finlays Warehouse, 56 Dale Street and within the setting of other designated heritage assets. As such this statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the site and the Conservation Area in sufficient detail to understand the potential impact of the proposals on their significance.

2. Site location

2.1 The Finlay's Yard development is located on the corner of Mangle Street and Back Piccadilly.



*Fig 1: Location plan from stephenson hamilton risley STUDIO Site Location Plan drawing al(SK)0256 @1:1250
56 Dale Street (Finlays Warehouse) is shaded in blue, the Finlays Yard development is shaded in red and the location of the stair core extension is indicated with a star.*

3 Proposed Works and Assessment of Impact

3.1 To avoid repetition please refer to appended Heritage Statement prepared by BB Heritage Studio for:

- Historic development of the site
- Characteristics of the Conservation Area
- Heritage Assessment of the significance of the site
- Outline of proposed works and assessment of impact (relating to application 104422/LO/2013/C2 and 115529/FO/2017),
- Statutory requirements and conclusions (relating to application 104422/LO/2013/C2 and 115529/FO/2017),

3.2 The proposed works, which are the subject of this application, consist of the construction of the stair core extension with a lightweight structural frame system and natural slate rainscreen cladding rather than the originally proposed red brickwork cavity construction.

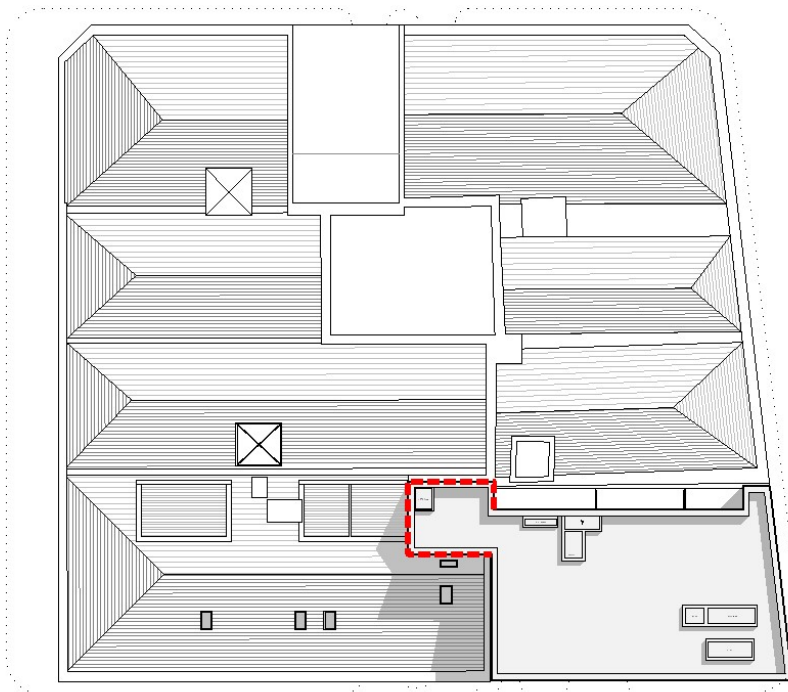


Fig 2: Roof plan from stephenson hamilton risley drawing al(SK)0257.

The extent of the natural rainscreen cladding to the stair core extension is indicated in red.

3.3 The original approved proposals involve the use of, and minor alterations to, the adjacent 56 Dale Street and the construction of an adjoining new-build 7 storey extension. The proposed extension will complete the block formed by Mangle Street / Back Piccadilly / China Lane & Dale Street, sitting adjacent to both 56 Dale Street and 3 China Lane in elevation. (See figs. 4, 5 and 6 below). The proposed amendment does not affect the scale or mass of these proposals. There are also no further demolition works affecting the neighbouring 56 Dale Street heritage asset; the only change is the material change described above.



Fig 4: Existing and Proposed Mangle street elevation from stephenson hamilton risley drawing al(SK)0250.



Fig 5: Existing and Proposed China Lane elevation from stephenson hamilton risley drawing al(SK)0251.



Fig 6: Existing and Proposed Dale Street elevation from stephenson hamilton risley drawing al(SK)0252.

3.4 As indicated in the section drawing below, the stair core extends 5m above the ridge of neighbouring 56 Dale Street. (There is no change to this from the approved drawings). The stair core walls are built on the existing masonry walls of 56 Dale Street where the former lean-to roof has been removed. Prior to works starting on site, assumptions were made regarding the strength of the existing masonry walls. Subsequently structural tests have been carried out which confirm that they can only accommodate a lightweight cladding build-up (rather than the original proposal of brickwork cavity construction.) Achieving this lightweight build-up will prevent unnecessary loading and potential damage to the historic fabric. (Bringing the new walls for the stair core extension inbound of the existing compromises the free area for the AOV from 56 Dale Street and also the escape stair to Finlay's Yard.)

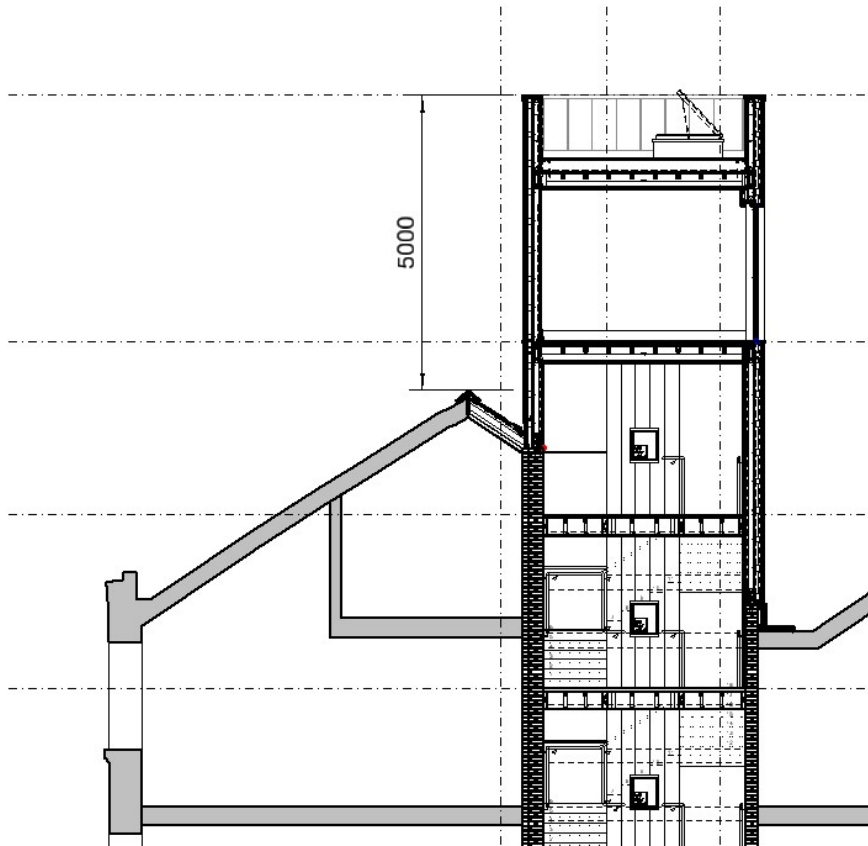


Fig 7: Section through stair core from stephenson hamilton risley drawing al(SK)0255.

3.5 The design team have given careful consideration to the proposed natural slate material to ensure it is appropriate within the context of the proposed site. As noted within the Conservation Area Appraisal, *'Apart from roof slates, there are no predominant building materials used in the Stevenson Square conservation area, [although brick and stone, terracotta, or a combination of these, are in evidence throughout the area]'*.

3.6 The existing Welsh slate roof covering to 56 Dale Street is typical of Victorian warehouses in the Stevenson Square Conservation Area and thus contributes to the character of the Conservation Area. (See fig 8 below). It is, however, the view of Creative Heritage Consultants, that the slate is not original, and the roof has been re-slatted. (Ref. *Heritage Impact Assessment in respect of two roof lights'* for 56 Dale Street dated September 2021)

3.7 The below photos, taken from the rooftop of the neighbouring 56 Dale Street, illustrate that the immediate roofscape context is a mix of historic slate, modern slate, brickwork (in a variety of colours), zinc and other modern materials. Some of the roofs are very steep and also mansard roofs, similar in scale and appearance to the proposed stair core extension.



view on A



view on C



view on B



view on D

Fig 8: Extract from stephenson hamilton risley drawing al(SK)0253.

3.8 Also, as noted within the Conservation Area Appraisal, *'The height, scale, colour, form, massing and materials of new buildings should relate to the existing high-quality buildings and also complement their character.'* As well as harmonising with the existing context, the proposed natural slate material is high quality and durable. The below images (Fig 9) show the roof of 56 Dale Street with an image of the proposed BBA approved Cupaclad natural rainscreen cladding adjacent. Cupa Pizzaras slate products have been approved for use on many historic and listed buildings and, significantly, roofs throughout the Snowdonia National Park, proving their durability and quality as well as their ability to adhere to the stringent design standards in relation to planning permission in the area. (Prior to this, the Park had strict criteria of only using slate from Welsh Quarries).



Fig 9: Extract from stephenson hamilton risley drawing al(SK)0254.

3.9 Finally, as noted in the original Design & Access statement for the scheme, 'Due to the tight and rigorous grid of the surrounding historic context, street views around the Stevenson Square Conservation area are very restricted and channelled ... Coupled with this, the restricted aspect of many of the street scenes means the massing of the proposed development has minimal impact to the existing street scape.' As indicated on the prominent views towards the application site, the proposed stair core extension is only slightly visible on the view from Tariff Street (included below for reference).

3.10 The proposed material alteration to the stair core extension will cause a minor change to the appearance of the roofscape and will not lessen the contribution that the proposed building makes to the Conservation Area roofscape and character.

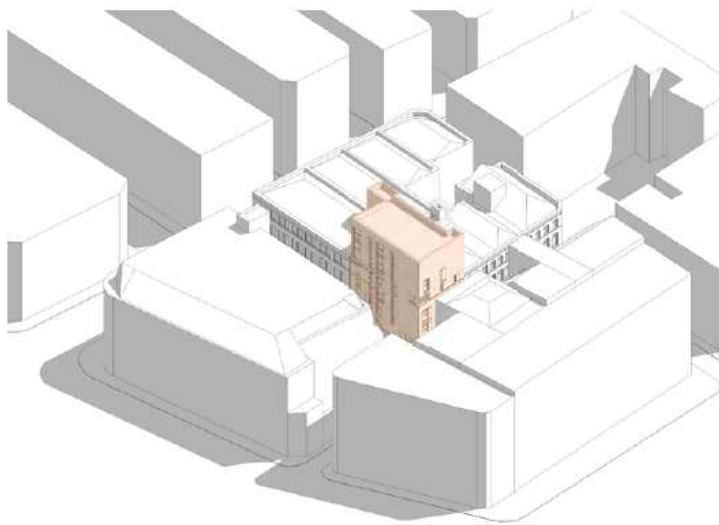


Fig 10 and 11: Extracts from stephenson hamilton risley Design & Access Statement

3.10 In conclusion, the proposed material alteration is considered to be appropriate for the Stevenson Square conservation area and to contribute positively to the setting of the adjacent heritage assets as well as the character of the wider conservation area.

5. Statutory Requirements & Conclusions

5.1 The aim of the following statement is to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

5.2 Section 72 requires that in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Response: The proposed material alteration seeks to ensure that the character of the conservation area is preserved by ensuring that the works have a positive impact. The proposed material has been carefully considered to ensure that it is high quality and in-keeping with the surrounding context, to contribute to the character and appearance of the site and wider conservation area.

NPPF

5.3 The NPPF has placed emphasis on sustainable development which is defined under three categories;

- 1) Economic
- 2) Social
- 3) Environmental

NPPF makes it clear that a proposal that fails to adhere to historic environment policies in the NPPF is not sustainable development. The 12 Principles set out in Para 17 include the need to “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”. Section 12 (Para 126 – 141) of the NPPF is specific to conserving and enhancing the historic environment.

5.4 Para 131 states: ‘*In determining planning applications, local planning authorities should take account of:*

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

Response: As noted above, the proposed material alteration seeks to ensure that the character of the conservation area is preserved by ensuring that the works have a positive impact. The proposed material has been carefully considered to ensure that it is high quality and in-keeping with the surrounding context, to contributing to local character and distinctiveness.

5.5 Para 132 states: ‘*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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*’

Response: There are no further alterations required to the adjacent Grade II listed 56 Dale Street as part of this application. As such they have been assessed to not cause harm and are beneficial in contributing to the relatively small adjacent vacant site being brought back into viable use.

5.6 Para 137 states: *'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 or better reveal the significance of the asset should be treated favourably.'*

Response: The proposed material alteration meets the requirements of para 137 as it seeks to preserve the elements of the setting that make a positive contribution to the significance of the adjacent assets. The proposals will ensure that this vacant site is brought back into viable use enhancing this part of the Conservation Area. The material selection follows a dominant characteristic of the conservation area - 'predominantly roof slates'.

CONCLUSIONS

5.7 This report meets the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the heritage assets and their setting in sufficient detail to understand the potential impact of the proposals on its significance.

5.8 It concludes that the proposed material alteration provides a positive contribution to the Stevenson Square Conservation Area and the setting of adjacent heritage assets. As such the proposed development is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and Local Policy.



Heritage Statement

Mangle Street, Manchester

Doc No: P0146_HS_REP001
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Date: February 2017

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- 2) Understanding the Site
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1.0 Introduction / Purpose of Document

- 1.1 This Heritage Statement has been prepared by BB Heritage Studio to accompany the Planning and Listed Building Consent Applications for the proposed new-build extension to the vacant area of land bounded by Mangle Street and Back Piccadilly.
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 15 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 The proposed site on Mangle Street is located within the Stevenson Square Conservation Area and is located directly adjacent to, the Grade II listed Finleys Warehouse, 56 Dale Street. The works require minor alterations to 56 Dale Street and are within the setting of other designated heritage assets. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the site and the Conservation Area in sufficient detail to understand the potential impact of the proposals on their significance.
- 1.4 This report consists of five parts. Following this introduction the second section 'Understanding the Site' describes the historic development of the site and considers the characteristics of the conservation area. The third part provides a heritage assessment of the significance of the site. The fourth part contains an outline of the proposed works and an assessment of impact. The fifth part outlines the statutory requirements and the conclusions.

2.0 Understanding the Site

HISTORIC BACKGROUND & DESCRIPTION OF THE SITE: INTRODUCTION

- 2.1 This Section provides a brief overview of the historic development of Manchester starting with the early origins of the Roman settlement in Castlefield and highlighting key events through to the nineteenth century. The outline of the early history of Manchester provides the context for the later development of the Northern Quarter and the proposed site area. This section then focuses on the development of the site area itself to provide background information necessary to guide the assessment of significance for the Mangle Street site.

Roman cAD79 to 10th Century

- 2.2 A Roman fort and settlement was established in Manchester within the area now known as Castlefield circa AD79. It lies south of the core of later medieval and industrial city of Manchester overlooking the confluence of the rivers Medlock and Irwell. It also lies at the junction of several major Roman roads, one of which runs from the legionary base at Chester to that at York, and another coming from the south and running north to Hadrian's Wall.¹
- 2.3 After the Roman withdrawal from Britain in the early 5th century the evidence for occupation in Manchester is limited. There is some limited evidence of Anglo-Saxon occupation but the next principal phase occurs from circa 12th century onwards.

Medieval & Early Post-Medieval

- 2.4 The medieval settlements in Manchester and Salford were located north of the Roman settlement. The Manchester settlement was located at the confluence of the Rivers Irwell and Irk, to an imposing and naturally defensible site bounded to the north and west by sandstone bluffs. This was the site of the 13th century manor house of the Grelley family and was later the site of Chetham's College adjacent to the Cathedral.
- 2.5 The plans to Fig.'s 1 & 2 show the layout of medieval Manchester up to the mid-seventeenth century. Note that the line of Withy Grove leading into Shudehill has been established as part of the medieval settlement. The form of the early post-medieval town can be seen on Casson & Berry's 1745 edition map, as well as Tinker's 1772 map (Fig's 3 & 4).

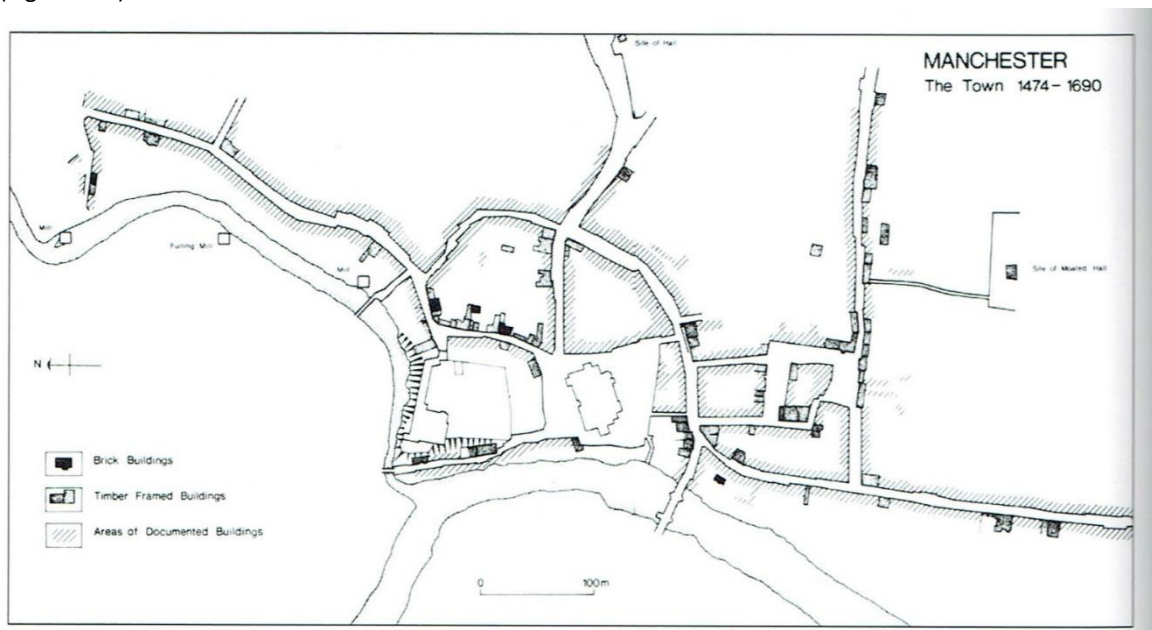


Fig 1: Layout of Manchester circa 1474-1690

¹ 'Roman Manchester: A Frontier Settlement' by S. Bryant, M. Morris and J. Walker

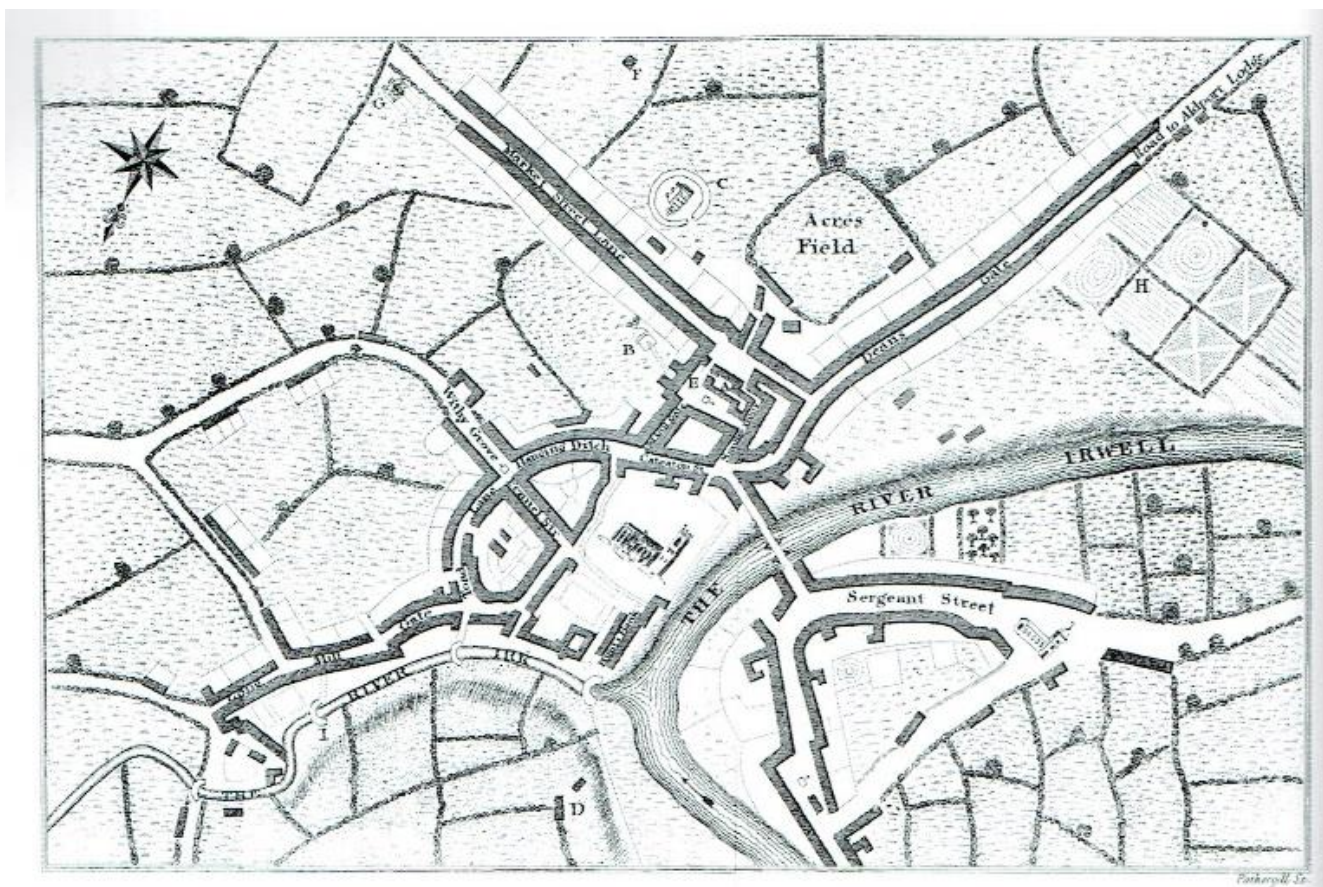


Fig 2: A Plan of Manchester & Salford circa 1650

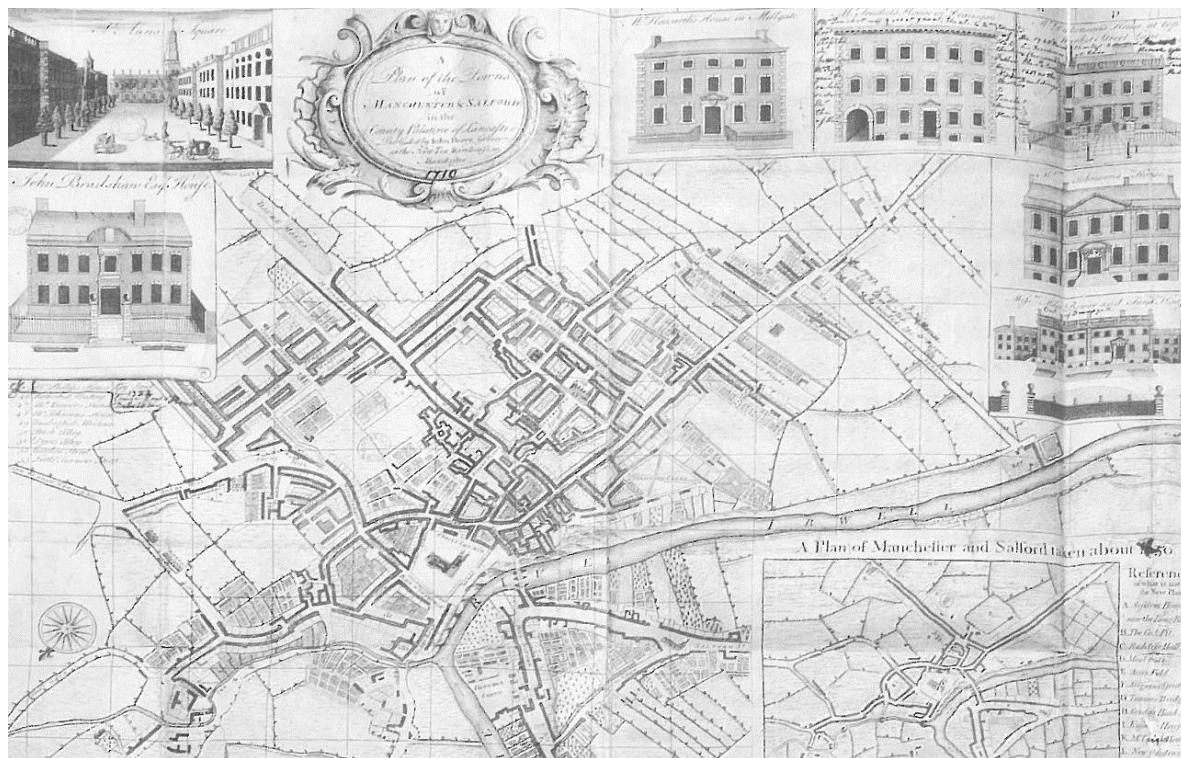


Fig 3: Extract from Casson & Berry's 1745 Map



Fig 4: Tinker's 1772 map

18th Century

2.6 At the beginning of the 18th century, Manchester had barely developed beyond the core of the Medieval settlement and was still surrounded by agricultural land, this included the area that was to become the Northern Quarter. The first stage of development in the mid-18th century, saw the expansion into the western part of the Northern Quarter. Land sales and development was piecemeal, as such the new streets of Church Street, Turner Street, Birch Lane and Union Street were not laid out to an overall plan but as opportunity arose. Development was partly driven by the need to provide new housing for the growing numbers of workers engaged in the cotton industry and as such housing for weavers was an attractive option for speculative developers².

2.7 The next phase of development of the Northern Quarter was prompted by Sir Ashton Lever selling off part of his estate. There were ambitions that the development of this area would consist of fine merchants' houses laid out formally. Lever's Row (now Piccadilly) was soon lined with fine houses with views over the Manchester Infirmary and its gardens. The further phases of development are described in the English Heritage book '*Manchester's Northern Quarter*' which states;

'An opportunity for a spectacular residential development in the Northern Quarter was permitted by Sir Ashton Lever's sale, in 1780, of a 25-acre (10 hectare) parcel of land making up most of the eastern half of the Quarter beyond the River Tib, a small stream that caused occasional annoyance by bursting its banks until 1783 when it was culverted and Tib Street was created. This area provided prime, unobstructed building land on the edge of the growing town and the buyer was William Stevenson, a local landowner turned speculator. Stevenson made a good start, laying out a grid of streets of different widths. At the centre of the development and at the crossing point of two grand thoroughfares, Great Lever Street and Hilton Street, he placed a square bearing his name. Around this nucleus lesser streets were set out in a clear hierarchy of widths Principal roads such as Great Lever Street were

² *Manchester's Northern Quarter* English Heritage

lined with the largest houses. In contrast, poorer dwellings were, in the main, confined to lesser lanes.' However 'development faltered and rapidly changing conditions in and around the Stevenson's area led to a much more mixed character'. 'The construction from the 1780s onwards of a canal corridor and associated-spinning mills in neighbouring Ancoats trapped Stevenson's middle-class housing between an industrial suburb and a crowded town centre.'³

- 2.8 The pressure of the industrial development of this area meant that by 1800 it contained several cotton mills. This made the area very attractive for housing the rapidly growing numbers of mill workers and domestic weavers⁴. The rapid growth of the late eighteenth century is clearly depicted to Laurent's Map of 1793 and William Green's map of 1794 (Figs 5, 6, 7 & 8). These maps show the increased density of development and that nearly all of the Northern Quarter had been built upon by this point.



Fig 5: Laurent's map of 1793

³ *Manchester's Northern Quarter* English Heritage

⁴ *Manchester's Northern Quarter* English Heritage

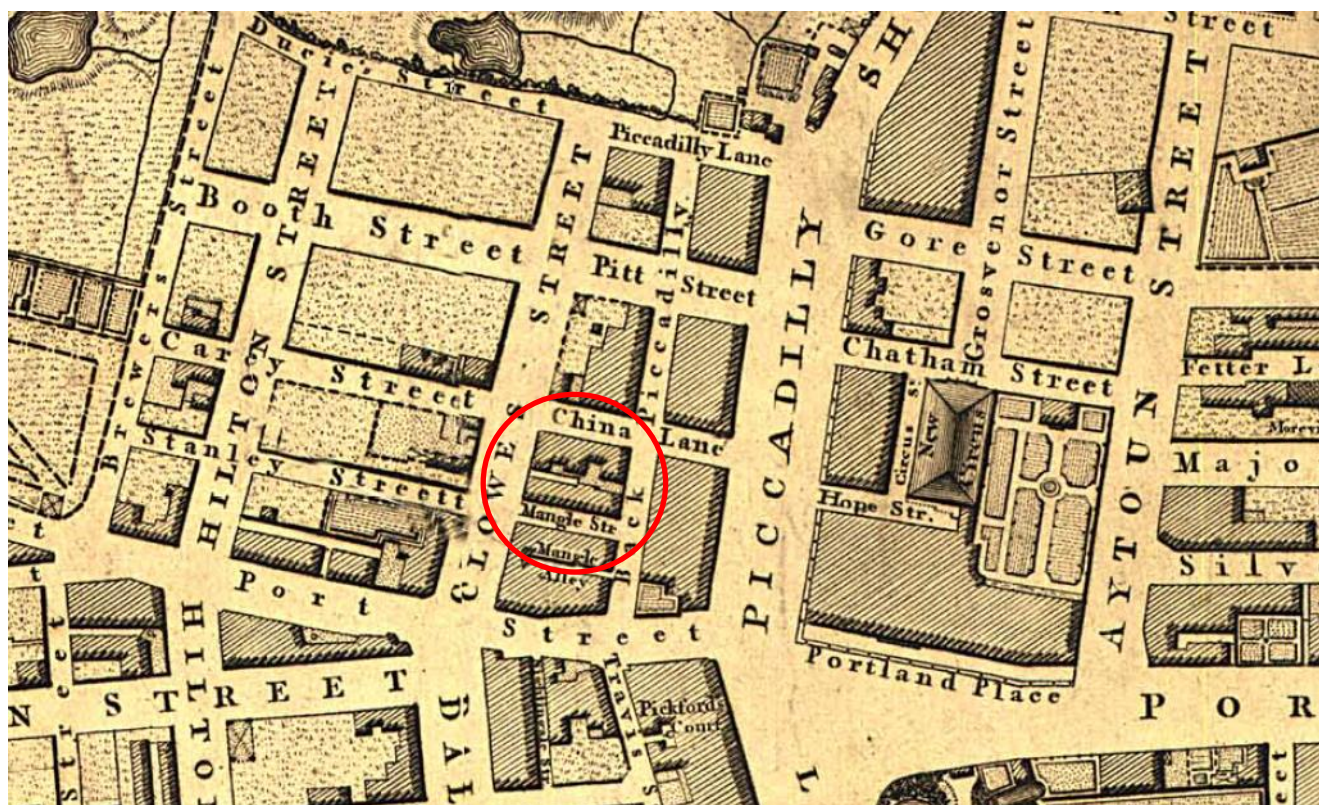


Fig 6: Extract from Laurent's map of 1793 with proposed site area circled in red



Fig 7: William Green's map of 1794

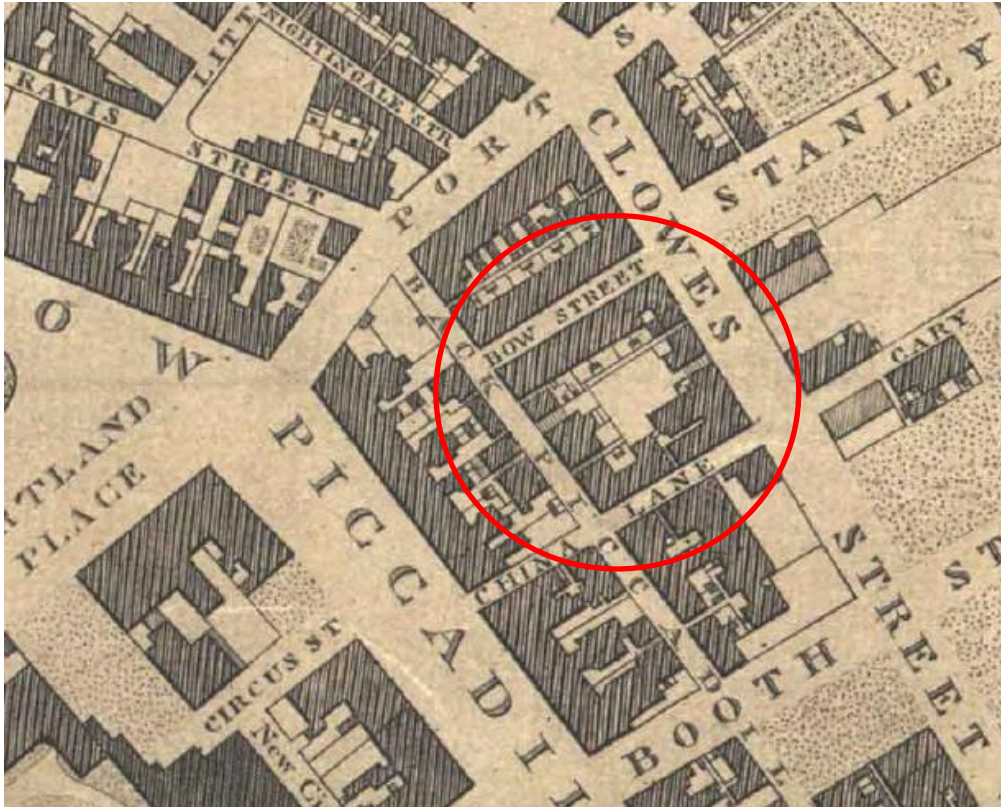


Fig 8: Extract from William Green's map of 1794 with proposed site area circled in red

- 2.9 To Laurent's and Green's maps the site area is shown with a narrow linear built form. The street is named Mangle Street to Laurent's 1793 map but Bow Street to Green's 1794 map. Green's map shows more detail and shows a row of dwellings, signified by the size of the parcels of land. This is reinforced when viewed alongside the 1851 OS Map (Fig 9) and particularly the Goad Insurance Map (Fig 11) which show the proposed site area as dwellings (D), or shop (S) / shop with dwelling (S&D) of 2 or 3 storeys in height.

19th & 20th Centuries

- 2.10 Further development of the area occurred in the 19th century typified by the construction of larger scale warehouses. By the time the Goad Insurance Maps were being produced (late 19th century) the portion of dwellings along Mangle Street that were closest to Dale Street had been demolished to make way for Finlays Warehouse. The remainder of the block formed by Dale Street / China Lane / Back Piccadilly Street and Mangle Street had also been redeveloped with a 4 storey warehouse (now known as Eleska House).
- 2.11 The historic maps throughout the 19th & early 20th centuries show the dwellings on the proposed site area extant. It appears that they were demolished around the late 1960's and the site has remained vacant since.



Fig 9: 1851 OS map



Fig 10: 1891 map

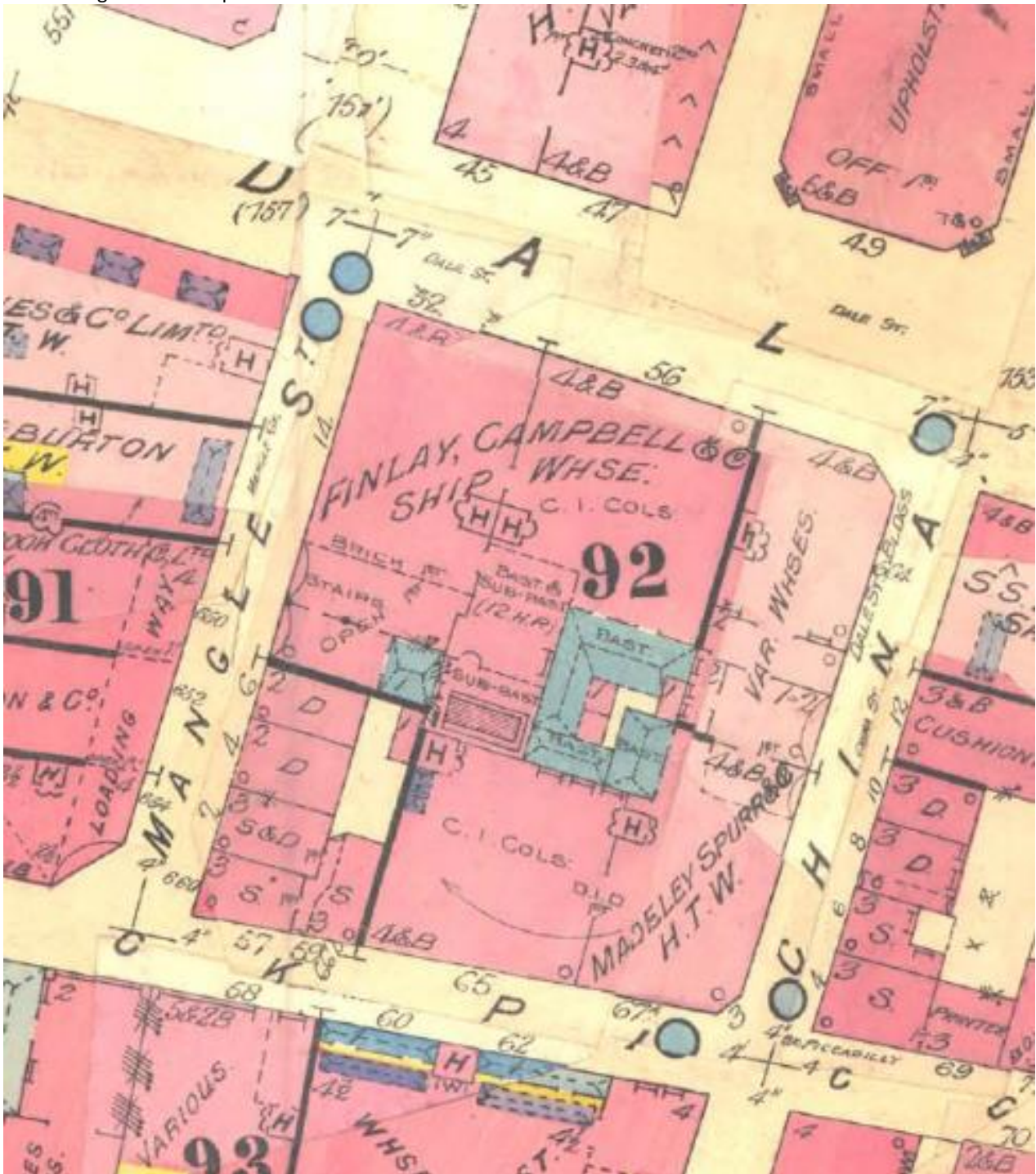


Fig 11: 19th Century Goad Insurance Map



Fig 11: 1933 map



Fig 12: 1971 map

HERITAGE CONTEXT: STEVENSON SQUARE CONSERVATION AREA

- 2.12 The proposed site is located within the Stevenson Square Conservation Area within Manchester City Centre. The Conservation Area lies on the north-western edge of the city centre. It is one of a group of three designated by Manchester City Council in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas and was extended in December 1987 to include houses on Lever Street and Bradley Street.

- 2.13 The Stevenson Square Conservation Area Appraisal states;

'The majority of buildings of architectural or historic interest in the conservation area are Victorian or early 20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass. ... Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. ... The most significant street redeveloped for textile uses during the Victorian and Edwardian period is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.'

- 2.14 Under 'Control of Development' the Conservation Area Appraisal states;

'Development control in Stevenson Square is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities.'

No buildings in the area stand out as being particularly dominant, therefore proposals to develop new landmark buildings would not be consistent with the character of the area. The optimum height for new buildings is low to medium rise, depending on the immediate surroundings, the height of which should not be greatly exceeded. ... As with all new development, proposals are considered in their context. ... If gaps or spaces created by demolition were sensitively re-developed, the overall urban environment of the conservation area would be considerably improved. ... The urban context is vital in conservation areas. Designers of proposed buildings should take account of this rather than evolving a design which could be located anywhere in Manchester, or indeed in any other city. In line with most parts of the city centre, and not just the conservation areas, new development proposals should generally be aligned to the back of pavement, in order to preserve the linear character of the streets.'

- 2.15 Under 'Improvement and Enhancement' the Conservation Area Appraisal states;

'A number of sites have been left vacant where buildings have been demolished. ... Ideally all these sites should be developed with buildings which contribute to the character of the conservation area. The height, scale, colour, form, massing and materials of new buildings should relate to the existing high-quality buildings and also complement their character.'

In the numerous buildings of special interest in and around Stevenson Square, there is not only an enormous variety of styles but also a common unity which designers of new and refurbished buildings must acknowledge. Superficial reflections or bland copies of historic buildings would make no positive contribution to the historic character of the area. Each building should have a vitality of its own.'

Designers should be aware of proportion and rhythm in their buildings and also differentiate the ground floor, a middle portion and a top part which creates a varied sky-line, in order to enhance the area.'

Location of proposed site (shown by green circle)

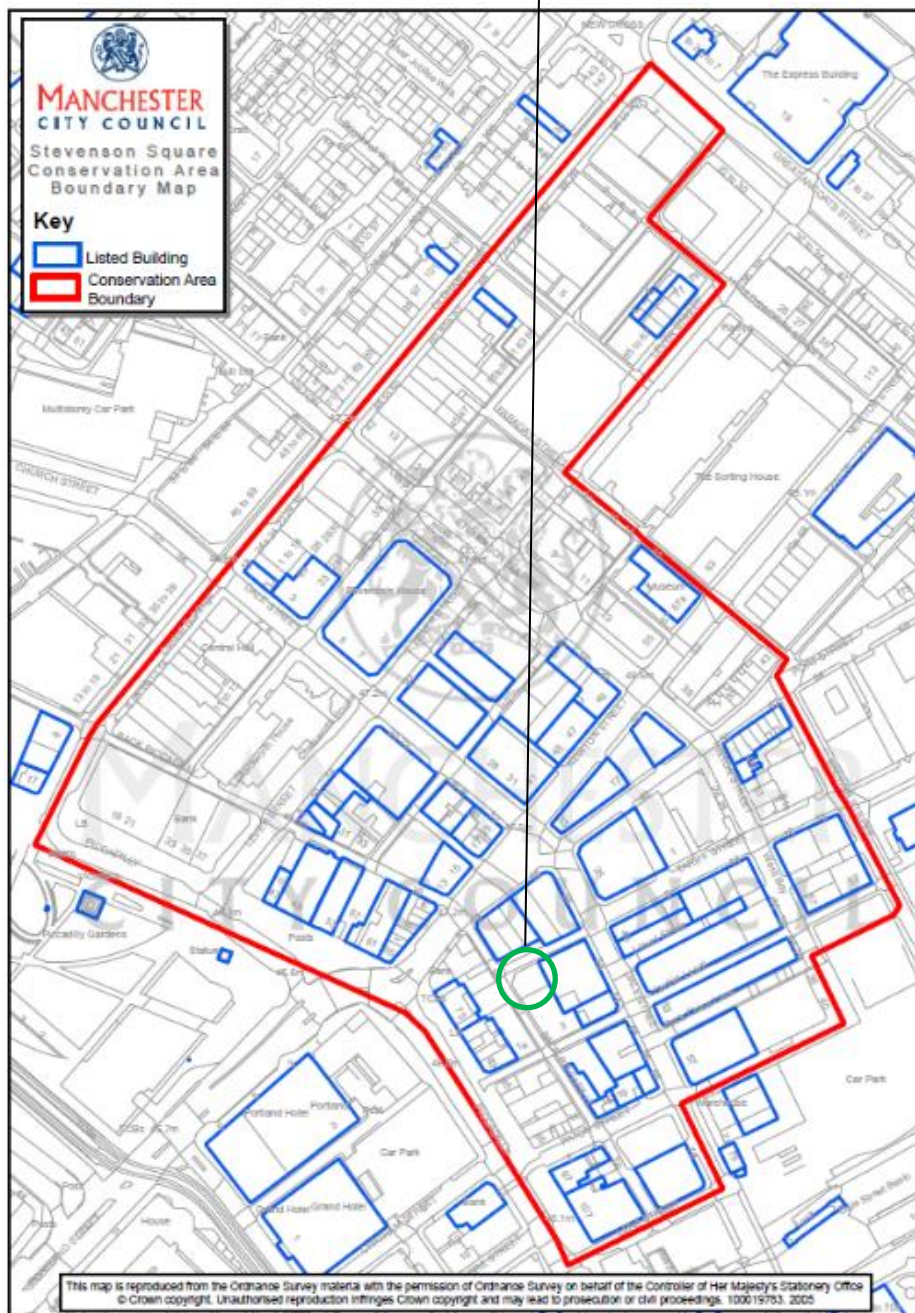


Fig. 13: Stevenson Square Conservation Area Boundary Map

HERITAGE CONTEXT: ADJACENT HERITAGE ASSETS

- 2.16 The proposed site is located directly adjacent to 2no. Grade II listed buildings and within the setting of a number of other designated heritage assets. The heritage assets which are directly in the setting of the proposed site are noted below and described further to the following paragraphs.



Fig 14: Site Location and location of adjacent heritage assets [extract from Historic England's online National Heritage List for England (<https://www.historicengland.org.uk/listing/the-list/>)]

Key

- 1: Proposed Mangle Street Site
- 2: 56 Dale Street (Grade II Listed)
- 3: Eleska House (Grade II Listed)
- 4: 36 Dale Street, 14 & 16 Newton Street (Grade II Listed)
- 5: 8-12 Newton Street (Grade II Listed)
- 6: Halls Buildings (Grade II Listed)
- 7: 77-83 Piccadilly (Grade II Listed)
- 8: 47 Dale Street (Grade II Listed)
- 9: 45 Dale Street (Grade II Listed)
- 10: 35 Dale Street (Grade II Listed)
- 11: 3 China Lane (Non-designated)

ADJACENT HERITAGE ASSETS

HERITAGE ASSET LOCATION REF: 2

2.17 **Name: 56 Dale Street**

Grade: II
List entry Number: 1209799
Location: Dale Street / Mangle Street

List entry description:

Shipping warehouse, now garment wholesalers' premises. c.1870, altered. Plinth and ground floor of sandstone ashlar with some polished pink granite, upper floors of red brick in Flemish bond with some blue brick ornament, roof concealed. Rectangular plan parallel to street, with loading bays in right-hand side wall (to Mangle Street). Simplified Venetian style. Basement and 4 storeys, 7 bays, symmetrical; cornice to ground floor, pilasters to 1st and 2nd floors, arcaded frieze and prominent cornice; central round-headed doorway with set-in granite colonettes, crest on lintel lettered "FAC ET SPERA", and banded 2-centred arched extrados; coupled windows on all floors except the top: shouldered at basement level, segmental-headed at ground floor with granite colonettes and banded heads under linked hoodmoulds, square-headed at 2nd floor with sandstone lintels and diaper bands above, banded segmental-headed at 3rd floor with linking carved impost bands and hoodmoulds; small triple windows at 4th floor, with continuous sill-band. All these (except basement) sashed without glazing bars. Right-hand return wall, 12 windows, mostly narrow 4-pane sashes, those up to 2nd floor in chamfered slots, and double loading bays towards rear, both with internal wall-cranes and one with Jacobs ladder. INTERIOR: wide quarter-turn staircase with cast-iron balusters.

HERITAGE ASSET LOCATION REF: 3

2.18 **Name: Eleska House**

Grade: II
List entry Number: 1200842
Location: 58 Dale Street / China Lane

List entry description:

Clothing warehouse, now wholesalers' premises and offices. Probably early C20. Red brick in English garden wall bond with sandstone plinth and dressings (roof concealed). Rectangular plan on corner site, with chamfered corner, loading bay to rear. Basement, 3 storeys and attic, 3 bays (the 1st canted back) with 2+3+2 windows; sandstone bands to sills and heads, brick cornice and parapet over attic. The canted corner has a round-headed doorway with stone imposts and cavetto-moulded head with keystone, panelled door and lettered fanlight, 2 narrow sashed windows on 2 floors above; the front has tall basement windows, narrow sashes at ground, 1st and 2nd floors (all these grouped 3+2), and smaller sashes at attic level grouped 4+3; the windows of the 1st and 2nd floors are set back slightly in their bays, and those at 2nd floor have brick corbelling to segmental heads, and linked hoodmoulds. The left side wall, 5 windows, mostly set in full-height slots, with large attached fire-escapes; and a 2-storey rear extension containing the loading bay (shared with 3 China Lane to rear). Interior not inspected. Item is attached to left side of No.56 (q.v.). Included for group value.

HERITAGE ASSET LOCATION REF: 4

2.19 **Name: 36 Dale Street, 14 & 16 Newton Street**

Grade: II
List entry Number: 1246266
Location: Dale Street / Newton Street

List entry description:

Includes: No.36 DALE STREET. Manufacturers' warehouses and agents' offices, now shops, etc. Late C19, altered. Red brick in Flemish bond (part painted white), with sandstone ashlar plinth and dressings, slate roof. Trapezoidal plan with rounded corner to Dale Street. Basement, 4 storeys and attic, No.14 having a narrow 4-window facade treated as one wide bay, and No.16 to the left a wider 6-window facade in 3 bays; with a high plinth (interrupted by basement openings), cornice to ground floor, string courses to the upper floors, a moulded stone cornice over the top floor on thin brick brackets, and a parapet with chimneys over 2 piers of No.16. Doorways adjacent to the junction, tall, with panelled doors, square overlights, and cornices on elongated consoles; No.14 to the right has 3 sashed windows at ground floor

and 4 on each of the next 2 floors, with continuous stone lintels; No.16 to the left has altered windows at ground floor, sashed windows on the next 2 floors with stone lintels to each pair; both have coupled sashed windows at 4th floor and square dormers in a mansard roof. The fenestration of No.16 carries round the curved corner and continues in the 5-bay side to Dale Street, with chimneys over 4 piers, and 2 dormers. Interior not inspected. History: occupied c.1905-13 by various manufacturers' agents, No.14 by Horrocks Crewdson & Co.

HERITAGE ASSET LOCATION REF: 5

2.20 **Name: 8-12 Newton Street**

Grade: II
List entry Number: 1271450
Location: Newton Street / Back Piccadilly

List entry description:

Warehouses, workshops and offices, now shops and offices. c.1860-70; altered. Brown brick with some polychromy, sandstone dressings (roof not visible). Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet. The ground floor has coupled doorways in the 2nd bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads (rounded intrados with pointed extrados), and linked hoodmoulds, and a large mullioned 3-light window to the left (tripartite basement openings below); but is otherwise altered by C20 shop fronts, with numerous large signboards attached. The upper floors have 3-light windows with brick mullions in the 1st and 3rd bays, coupled windows in the 2nd and 4th, those at 2nd floor with banded arched heads and linked hoodmoulds, and all sashed. Prominent cornice and panelled parapet. The right-hand return wall has a 2-storey canted bay (altered at ground floor), arched windows at 2nd floor, and a gabled arched window at 3rd floor. Rear and interior not inspected. History: occupied c.1905 by umbrella manufacturer, sewing machines, etc. Included for group value.

HERITAGE ASSET LOCATION REF: 6

2.21 **Name: Halls Buildings**

Grade: II
List entry Number: 1271112
Location: 69-75 Piccadilly

List entry description:

Warehouses and offices, now cafes, offices etc. c.1870-80, altered. Sandstone ashlar with some polished granite (roof not visible). Rectangular plan. Eclectic Venetian Gothic style. Five storeys with 2 wide central bays and narrow end bays breaking forwards very slightly (windows 1:4:4:1); cornice over ground floor (with parapet blind-arcaded in front of 1st-floor windows), cornice to 1st floor, carved sill-bands to the 3rd and 4th floors, prominent bracketed main cornice with low blocking course, pairs of carved pedestals over the outer bays and chimneys to the rear of these. The ground floor has square-headed doorways to the outer bays, both with banded pilasters and pairs of zoomorphic corbels supporting cornices to segmental-headed overlights (C20 shop-fronts between these); at 1st floor, the outer bays have round-headed windows of 2 round-arched lights with shafts, under cornices like those of the doors. Otherwise, the upper floors have 4-light windows in running arcades, those at 1st and 2nd floor round-headed, those at 3rd floor stilted-segmental and those at 4th floor square-headed, all with shafts, carved capitals and imposts, and 1-light windows to the outer bays, mostly in matching style but those at 3rd floor with cornices. Interior not inspected. Forms group with Nos 77 to 83 to right (q.v.).

HERITAGE ASSET LOCATION REF: 7

2.22 **Name: 77-83 Piccadilly**

Grade: II
List entry Number: 1271232
Location: Piccadilly

List entry description:

Restaurant, shops and warehousing. Dated 1877 in gable; by Clegg and Knowles. Sandstone ashlar and stucco (probably on iron frame), slate roof. Rectangular plan on corner site. Eclectic style with Aesthetic Movement features. Four storeys and attic, 4 unequal bays (3, 4, 2 and 2 windows), plus canted corner

to right; with plain pilasters, raked sills to all floors, coved pargetted eaves richly decorated with leaves and fruit, parapet interrupted by wide half-hipped attic to 2nd bay and octagonal wooden corner turret with steeply-pitched roof. Ground floor has shops with original stone surrounds (altered windows), segmental-headed doorway to 2nd bay; upper floors have running arcaded windows, all with shafts which have foliated caps, those at 1st floor stilted square-headed, those at 2nd floor stilted segmental-headed, and those at 3rd floor 2-centred arched. Large dormer with transomed 16-light window and large lettering "1877" under projected verges with spindle-work in the apex; right-hand parapet terminated at a seated rustic figure; octagonal corner turret like a garden summer-house. Slab chimneys. Tiled entrance hall. but those at 3rd floor with cornices. Interior not inspected. Forms group with Nos 77 to 83 to right (q.v.).

HERITAGE ASSET LOCATION REF: 8

2.23 Name: 47 Dale Street

Grade: II
List entry Number: 1209675
Location: Dale Street

List entry description:

Merchants' warehouse (with No.45 to left, q.v.); now textiles wholesalers' premises. Later C19; altered. Red brick in stretcher bond (painted white at ground floor) with some sandstone dressings, slate roof. Long narrow rectangular plan. Basement and 2+2 storeys, 4-window front with pilastered corners, sill-band to 2nd floor, terracotta "corbel table" to prominent moulded cornice, and low parapet. Doorway in 2nd bay has brick pilasters with stone imposts and segmental canopy over decorated lintel (door now covered by roller blind), former window to left altered as doorway, basement and ground floor windows to right with fixed plain glazing, and over each window a large swag; recessed sashed windows on upper floors with stone sills and lintels; some small bands of saw-toothed and egg-and-dart terracotta decoration to the heads and sills. Long south side (to Lizard Street) in 2 portions: a 6-window range with segmental-headed windows, mostly 4-pane sashes; and beyond this a continuation which has (inter alia) 4 large rectangular former loading doorways, mostly blocked or altered, but with remains of wall-cranes beside the 3rd and 4th. (Continued to rear is range which is rear wing of 30 and 32 Hilton Street, q.v.) Interior not inspected. Included for group value.

HERITAGE ASSET LOCATION REF: 9

2.24 Name: 45 Dale Street

Grade: II
List entry Number: 1283061
Location: Dale Street

List entry description:

Merchants' warehouse (with No.47 to right, q.v.), now clothing wholesalers' premises. Mid to later C19. Red brick in Flemish bond (now painted white at ground floor) with some sandstone dressings, slate roof. Narrow rectangular plan on corner site. Basement and 2+2 storeys, with 3-window front to Dale Street and 10-window side to Tariff Street; low plinth, modillioned 3-course sill-band to 2nd floor, bracketed eaves, and unusual set-back polychrome-patterned parapet. The front has a round-headed doorway to the right with an architrave composed of brick pilasters with prominent stone imposts and a modillioned segmental cornice also of stone; the windows of the basement and first 2 floors are set in segmental-headed vertical recesses, those to the basement blocked, those above segmental-headed with altered glazing at ground floor and 4-pane sashes at 1st floor; the upper floors have 4-pane sashes with gauged brick heads. The 10-bay north side to Tariff Street has matching fenestration. Interior not inspected. Included for group value.

HERITAGE ASSET LOCATION REF: 10

2.25

Name: 35 Dale Street

Grade: II
List entry Number: 1209673
Location: Dale Street

List entry description:

Cotton manufacturer's warehouse, now wholesalers' premises. c.1900, probably for Richard Howarth & Co, cotton spinners and manufacturers. Steel columns and girders (cased), with cladding of polished grey granite, red brick and pink terracotta; roof concealed. Rectangular plan with chamfered corners to the front and through loading bay at rear. Simplified eclectic style with Elizabethan accent. Basement and 6 storeys (the top 3 shallower), 4 bays between chamfered corners, with a granite plinth, piers faced with banded terracotta at ground floor and brick above, string-courses between the floors including a modillioned cornice over the 3rd floor, and a parapet with upstands. The chamfered corners, distinguished by banded semi-octagonal shafts beginning at 1st floor and finishing in the parapet as domed pinnacles, each have a doorway at ground floor, that to the left with a corniced surround of polished granite and a recessed wooden and glazed screen with panelled and glazed double doors which have decorated brass furnishings and bevelled plate-glass; a segmental oriel to the 2nd and 3rd floors with moulded corbel, 3-light sashed windows, and balustraded parapet; 2-light sashed windows on the other floors; and a shaped and pedimented gablet pierced by a festooned oculus. The 4-bay front has 3-light windows on all floors, those at 1st floor slightly canted, those at 2nd floor with bracketed cornices, and all above ground floor framed by thin pilasters which form vertical strips, continued on the upstands of the parapets. The 5-bay sides are in matching style, and the rear end of each has a loading entrance with cast-iron surround. The rear has white glazed brick cladding and a well between short wings. Interior not inspected. HISTORY: occupied in 1905 by Richard Howarth & Co, cotton spinners and manufacturers.

VIEWS AND VISTAS

- 2.26 The Conservation Area Appraisal does not include a formal assessment of views and vistas within the Stevenson Square Conservation Area. The design team have undertaken site analysis as part of the design process. As the site is located to a 'lesser' street the views of the site are reasonably limited. The images below show the principle views of the site as existing.



Fig. 15: View of site along Mangle Street



Fig. 16: View of site along Back Piccadilly



Fig. 17: View of site from Newton Street



Fig. 18: View toward the site from China Lane



Fig. 19: View towards the site from Tariff Street



Fig. 20: View toward the site from Hilton Street

3.0 Heritage Assessment of the Site

- 3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site and adjacent heritage assets. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;
- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
 - Historical value – the ways in which past people, events and aspects of life are connected through a place.
 - Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
 - Communal value – the meanings of a place for the people that relate to it.
- 3.2 A statement of significance follows which uses the following ‘grades’ of significance
- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
 - High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
 - Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
 - Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
 - Neutral – the elements of the heritage asset which have neutral value
 - Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
 - Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information
- 3.3 The existing site on Mangle Street does not currently make a positive contribution to the Stevenson Square Conservation Area. This is due to the vacant site area and the exposed blank facades of the adjacent buildings. The only physical, above ground, evidence of the previous 18th century housing that was located on the site is the surviving pattern of fireplaces and flues to the blank façade of 56 Dale Street, this provides an important historical reference to the 18th century housing which was previously located on the site.
- 3.4 There is potential for the site to hold evidential value relating to the previous occupation of the site, in particular as it appears that the site has not been built on since the demolition of the 18th century housing in the late 1960’s. There is also potential for the site to hold historical and communal value relating to previous phases of occupation, although the only above ground evidence is limited to the pattern of fireplaces to the blank façade of 56 Dale Street. The site itself currently has negative aesthetic value. The rear of 56 Dale Street facing into the site has limited aesthetic value. The principal facades of the adjacent buildings to Mangle Street and Back Piccadilly have considerable aesthetic value and provide the elements of the site that contribute most positively to the character of the conservation area.

4.0 Proposed Works and Assessment of Impact

- 4.1 The proposed scheme is described in full in the Design & Access Statement. As such the proposed works are summarised here in sufficient detail to provide the context for the assessment of impact.
- 4.2 The proposed works which are the subject of this application consist of the proposed construction of a new-build extension to the vacant area of land. The proposals involve the use of, and minor alterations to, the adjacent 56 Dale Street and the construction of an adjoining new-build 7 storey extension. The proposed extension will complete the block formed by Mangle Street / Back Piccadilly / China Lane & Dale Street, sitting adjacent to both 56 Dale Street and 3 China Lane in elevation.
- 4.3 The alterations required to the adjacent 56 Dale Street are detailed within Section 1.4 of the Design & Access Statement and consist of;
- removal of non-original boundary walls & gates,
 - provision of new proposed door openings into the party wall of 56 Dale Street at ground, first & second floors,
 - removal of lean to roof to facilitate the new staircase,
 - alterations to glazing within 3rd & 4th floor windows to facilitate the new staircase,
 - alterations to the non-original (part of recent works to 56 Dale Street) ground level layout to facilitate the new staircase, including removal of the ceiling.
- 4.4 The proposed minor alterations to the adjacent 56 Dale Street are considered to have a neutral impact on the listed fabric and are beneficial in enabling the relatively small adjacent vacant site be brought back into viable use.
- 4.5 The design team have given careful consideration to the plan layout, scale, form, massing and materials of the proposed new-build extension. Careful consideration has been given to the context of the proposed site. As noted within the Conservation Area Appraisal the context of Victorian or early 20th century buildings in this area is one where the buildings are *'taller than the earlier examples and create a varied matrix of building mass'*. As noted within the Design & Access Statement the area is characterised by a variety of built forms which vary between 4 storeys over a raised basement to 6-7 storeys over a raised basement. The character of the area is unified and most strongly defined by the fact that the built form is rigidly to back of pavement on a grid of streets. Where the height of buildings varies these are unified through the proportions and rhythms of the elevational treatments. This can be seen to Fig 19 where the built form of the existing designated heritage assets rises along Tariff Street from 4-5 storeys to 6-7 storeys over basement. As such the proposed scale and massing of the form is considered to be appropriate for the Stevenson Square conservation area and to contribute positively to the setting of the adjacent heritage assets and the character of the conservation area
- 4.6 In addition to careful consideration of the context of the site, the design team have analysed each of the adjoining building's original elevational features to enable an appropriate and considered relationship with the proposed new form. The proposed elevations have been carefully articulated to ensure that they respond to the tripartite nature of the adjacent buildings. In rhythm, proportion and materiality they provide a sympathetic response to the adjoining heritage assets and propose an elevational treatment that will offer a positive contribution to the conservation area.
- 4.7 In conclusion, the proposed new-build extension provides a positive contribution both in the setting of the adjacent heritage assets and within the setting of the Conservation Area as a whole.

5.0 Statutory Requirements & Conclusions

- 5.1 The aim of the following statement is to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 5.2 Section 72 requires that (1) in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Response: The proposed new development seeks to ensure that the character of the conservation area is preserved by ensuring that the works have a positive impact. The proposed scale and massing of the form has carefully considered the context to ensure that it is appropriate for the Stevenson Square conservation area. The proposed elevations have been carefully articulated to ensure that in rhythm, proportion and materiality they offer a positive contribution to the conservation area.

NPPF

- 5.3 The NPPF has placed emphasis on sustainable development which is defined under three categories;

- 1) Economic
- 2) Social
- 3) Environmental

NPPF makes it clear that a proposal that fails to adhere to historic environment policies in the NPPF is not sustainable development. The 12 Principles set out in Para 17 include the need to “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”. Section 12 (Para 126 – 141) of the NPPF is specific to conserving and enhancing the historic environment.

- 5.4 Para 131 states: ‘*In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*’

Response: As noted above, the proposed new development seeks to ensure that the character of the conservation area is preserved by ensuring that the works have a positive impact. The proposed scale and massing of the form has carefully considered the context to ensure that it is appropriate for the Stevenson Square conservation area. The proposed elevations have been carefully articulated to ensure that in rhythm, proportion and materiality they offer a positive contribution to the conservation area and to local character and distinctiveness.

- 5.5 Para 132 states: ‘*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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage*

asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

Response: The minor alterations that are required to the adjacent Grade II listed 56 Dale Street are minor in nature and are considered to have a neutral impact. As such they have been assessed to not cause harm and are beneficial in enabling the relatively small adjacent vacant site be brought back into viable use.

- 5.6 Para 137 states: '*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 or better reveal the significance of the asset should be treated favourably.'*

Response: The proposed development meets the requirements of para 137 as it seeks to preserve the elements of the setting that make a positive contribution to the significance of the adjacent assets. The proposals will ensure that this vacant site is brought back into viable use enhancing this part of the Conservation Area. The form follows the dominant characteristics of the conservation area with the form being built to back of pavement. The proposed scale and massing of the form has carefully considered the context to ensure that it is appropriate for the Conservation Area. The proposed elevations have been carefully articulated to ensure that in rhythm, proportion and materiality they offer a positive contribution to the Stevenson Square Conservation Area.

CONCLUSIONS

- 5.7 This report meets the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the heritage assets and their setting in sufficient detail to understand the potential impact of the proposals on its significance.
- 5.8 It concludes that the proposed development provides a positive contribution to the Stevenson Square Conservation Area and the setting of adjacent heritage assets. As such the proposed development is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and Local Policy.