

HERITAGE, DESIGN & ACCESS STATEMENT

Flat 57 – Temporary Change of Use India House, Whitworth Street, Manchester.



December 2021

Warburton Associates ref 5194 / Flat 57

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Introduction

India House is a Seven-storey building with a two level basement car park underneath. Completed in 1912 it was converted to apartments in 1989 with commercial offices at entrance level.

India House is a Grade II* Listed building.

Grade II* buildings are particularly important buildings of more than special interest warranting every effort to preserve.

The control of work to a listed building is by Manchester City Council Planning Department with advice from their Conservation Officers.

Background – Reason for Temporary Change of Use Requirement

The Guinness Partnership are the building owners and have a duty of care to the occupants and any contractors working on the building.

The Health and Safety Executive have issued requirements that are echoed by H&S legislation to ensure the safety and wellbeing of all construction workers.

'If you are a client then you must ensure that your contractors have arrangements to provide adequate welfare facilities for construction workers.'

As the building is located in the city centre with very little external space an assessment was carried out and the only practicable way of meeting the legislation was to use part of the existing building as a 'contractors site office/ welfare room'. It was therefore decided that once a flat became vacant it would be used as a temporary site office purely for the duration of the construction works.

The apartments are a combination of leasehold and tenanted.

Planning Context

This Listed Building Consent and Planning application is part of an ongoing process to repair and conserve elements of India House external fabric.

Heritage Impact

The proposed temporary change of use will not have any impact on the visual or physical aspects of the building

Design

1. Amount

The overall floor area subject to this application is approximately 85m².
The flat position within the building is shown on the site plan.

2. Use

Existing Use

Flat 57 is a two bedroom flat.

Proposal

The proposal is therefore to use Flat 57 for a site office.

No physical alterations will be made and no fixed furniture will be used.

This application is purely for a temporary change of use.

3. Layout

The existing flat will not be physically adjusted, altered or amended in size or layout.

4. Scale and Visual Impact

No change in scale or floor area is proposed.

The flat will not have any construction work carried out within it. There will only be office staff/ construction workers

5. Landscaping

Not Applicable

6. Appearance

No change is proposed

7. Access

No alterations are proposed

Conclusion

The Temporary Change of Use application is a practical and safe proposal without any physical impact on the building

APPENDICES

Appendix A – Existing Photos

Photographs of Flat 57



View of Front Door from Communal corridor



Internal view of entrance hall



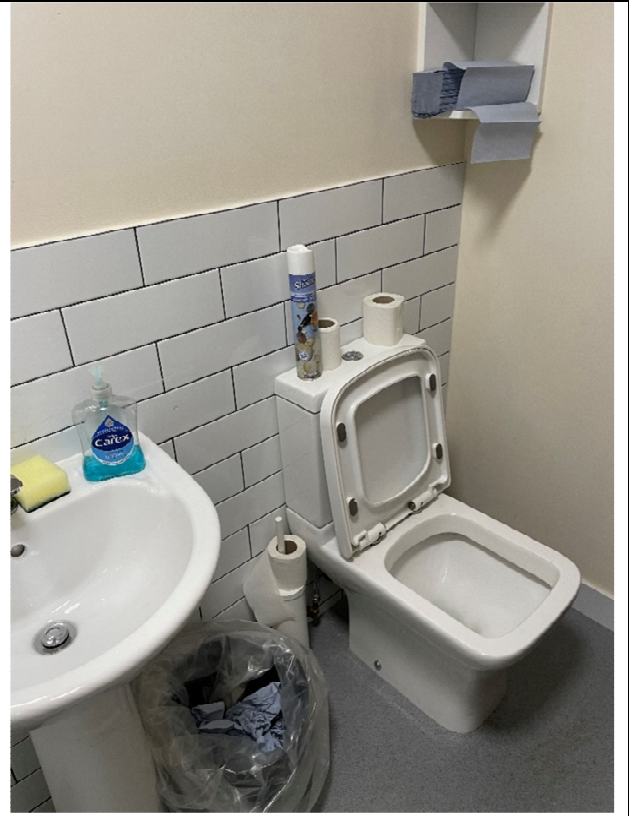
View of corridor towards Lounge



View of corridor towards entrance



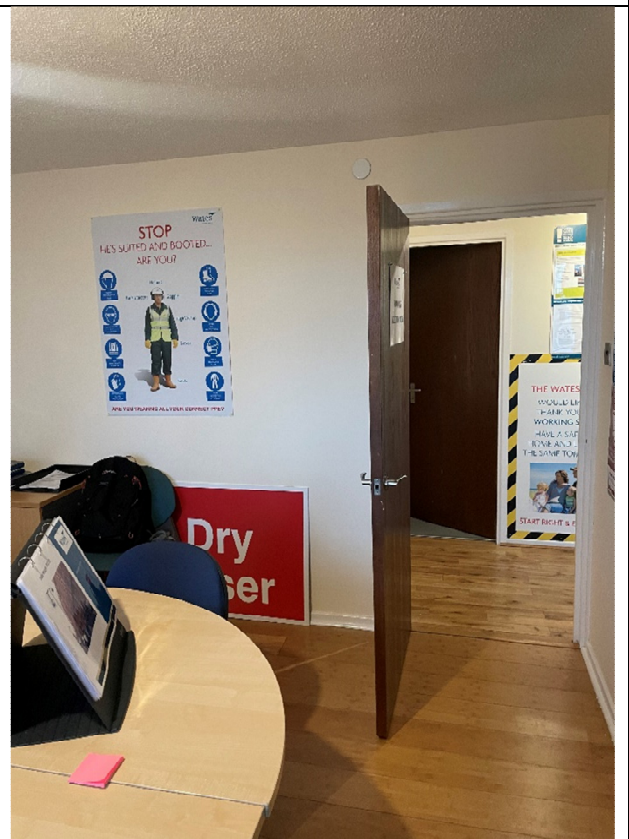
Bathroom (no changes)



Bathroom (no changes)



Bedroom 1 (being used as meeting room)



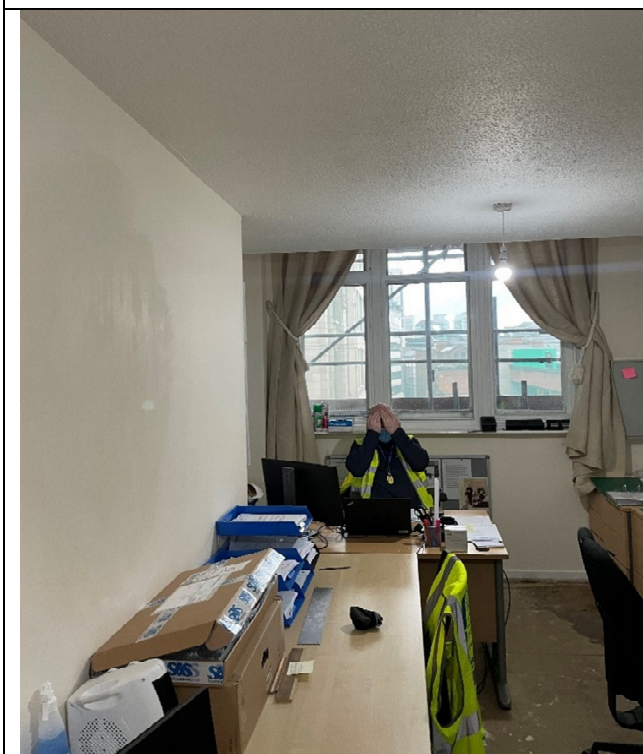
Bedroom 1 (being used as meeting room)



Bedroom 2 (general office)



Bedroom 2 (general office)



Living Area (being used as an office)



Living Area (being used as an office)

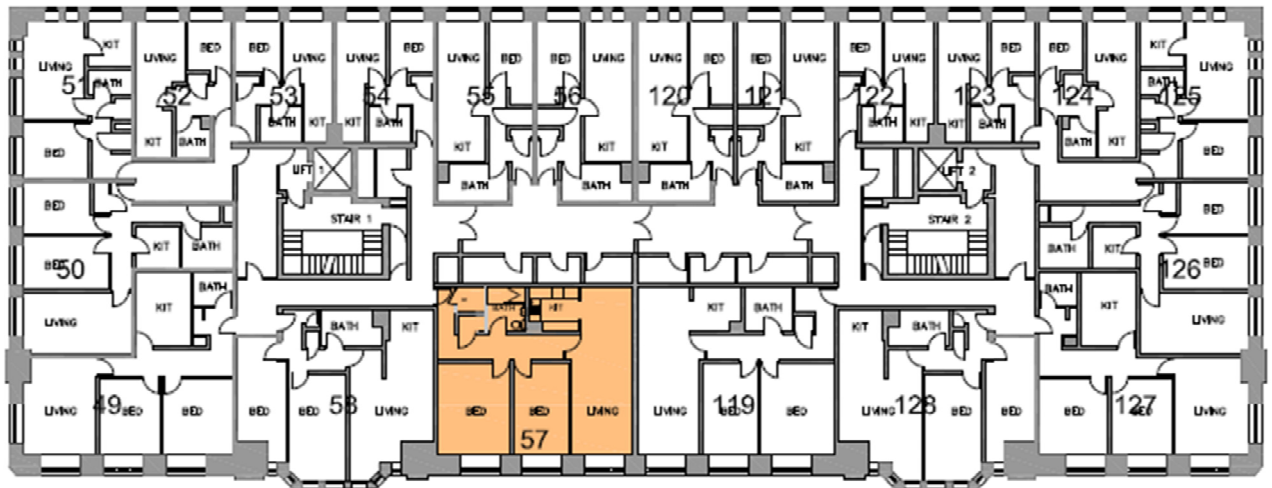


Kitchen Area (no changes)

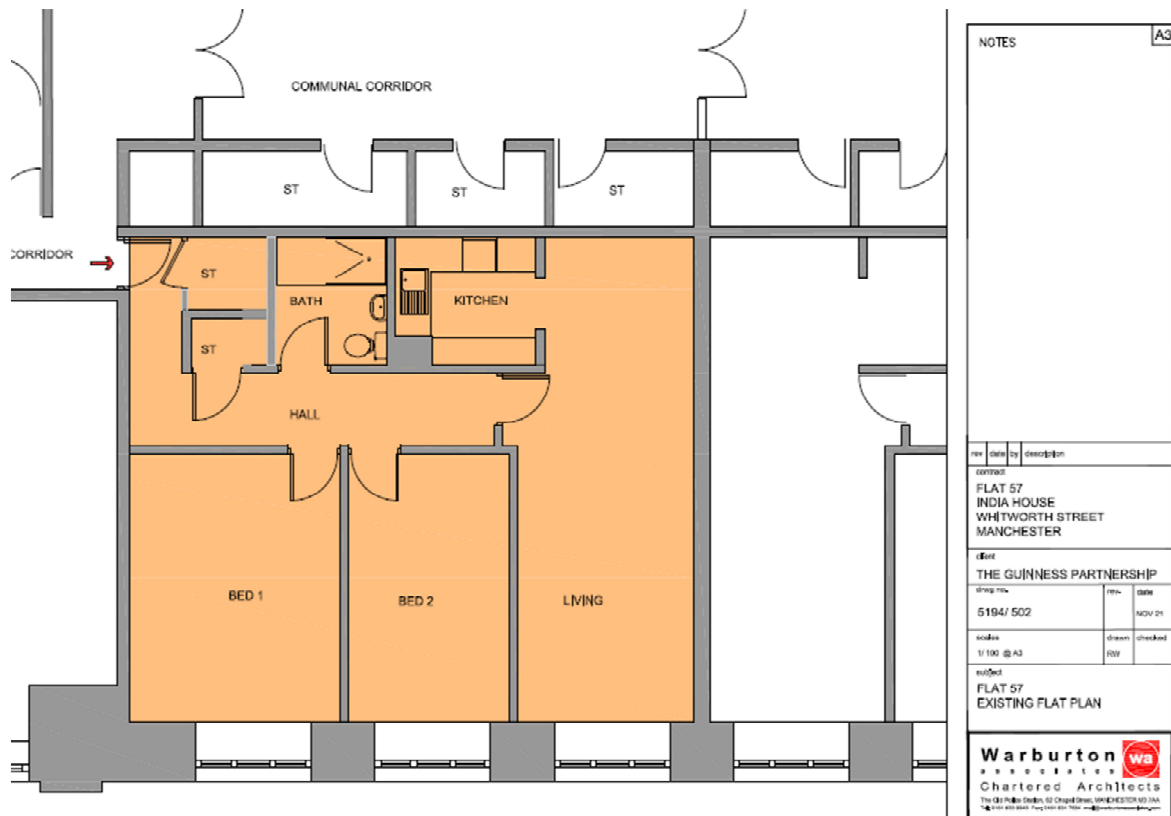


Kitchen Area (no changes)

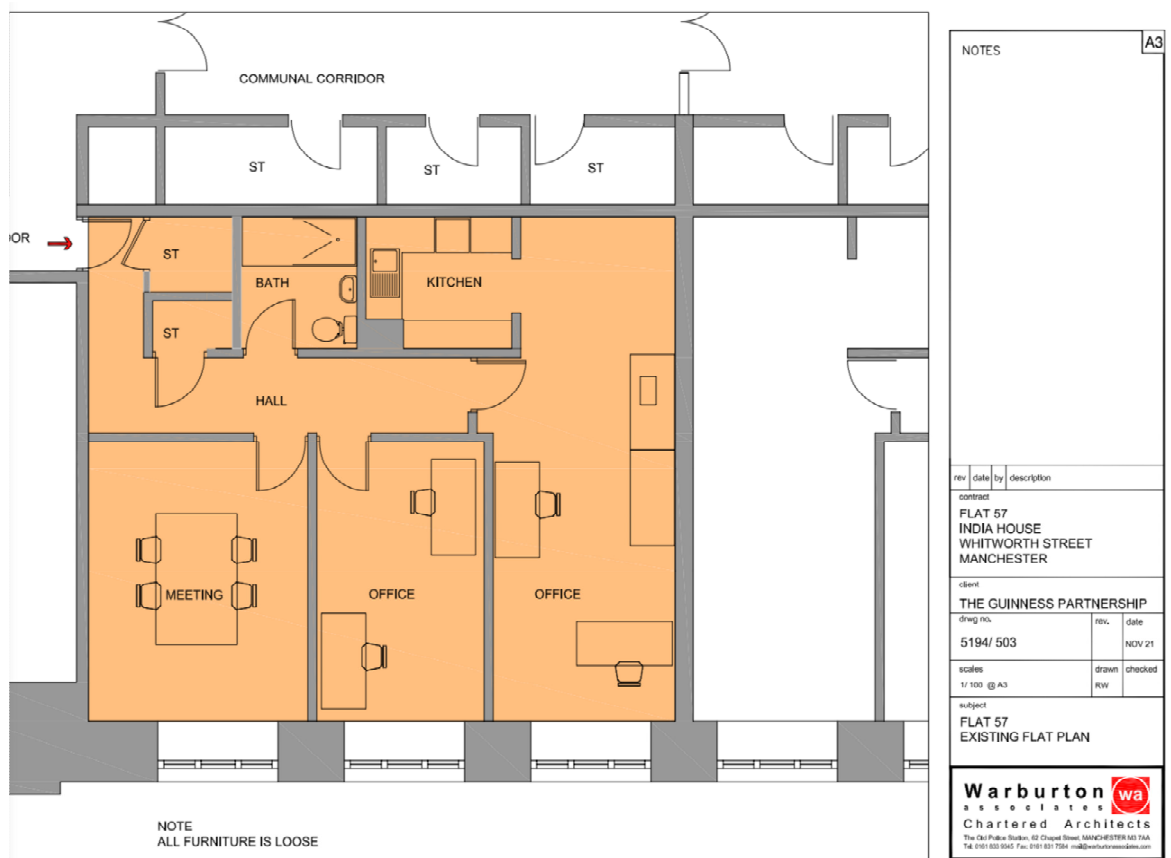
Appendix B: Drawings



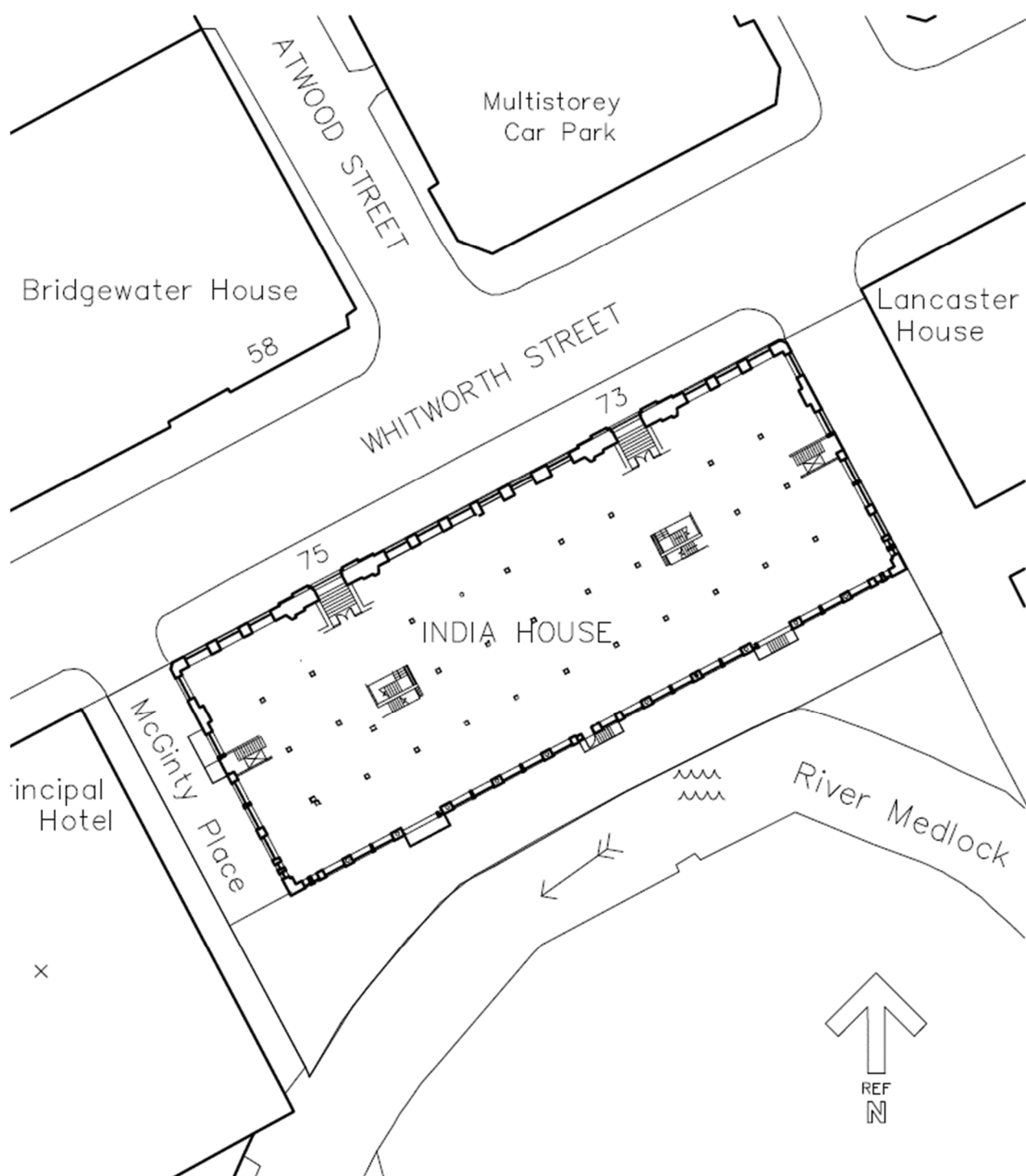
5th FLOOR



Existing Plan



Proposed Plan



Entrance level plan shown in a map context

APPENDIX C: details of listing by English Heritage

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

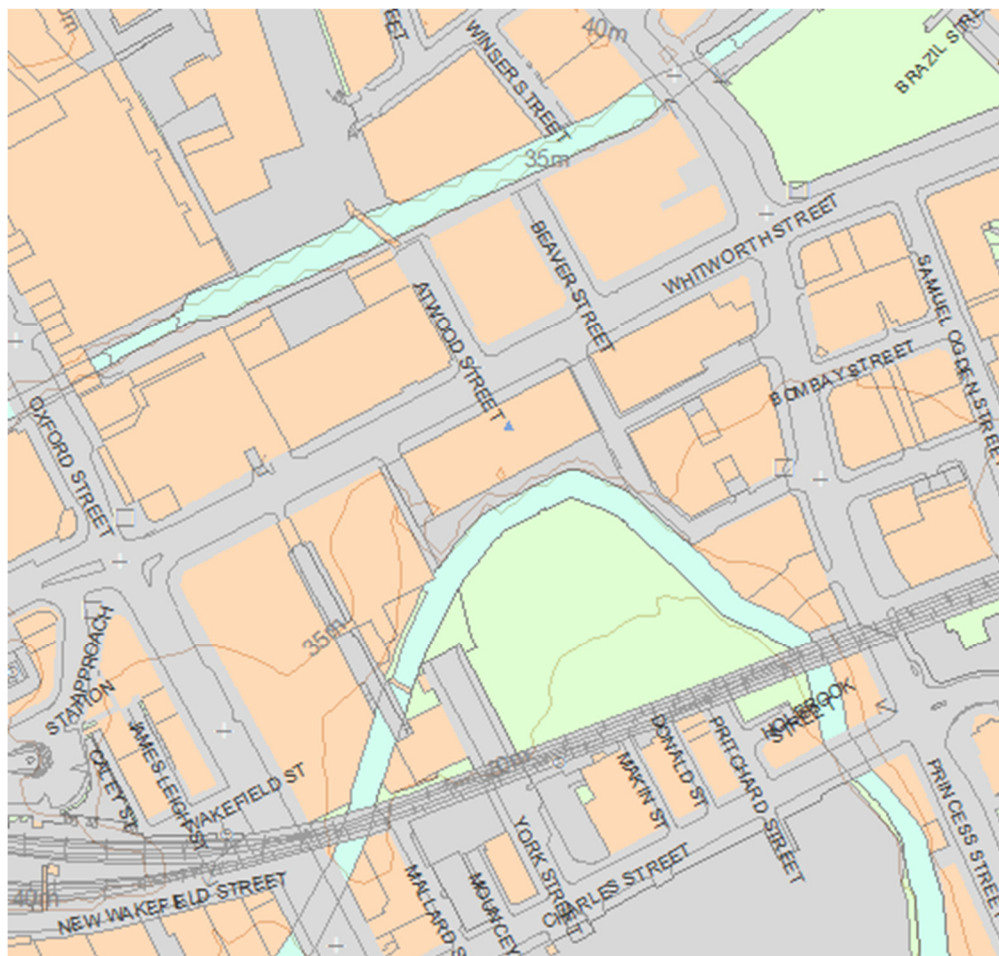
Grade: II*

List Entry Number: 1254836

Date first listed: 03-Oct-1974

Statutory Address:

INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO LANCASTER HOUSE), 73 AND 75, WHITWORTH STREET



Manchester (Metropolitan Authority)

National Grid Reference: SJ 84215 97619

GV II*

Packing warehouse, converted as apartments 1988-9. Dated 1906, built between 1905 and 1912; by Harry S. Fairhurst. Steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings (roof concealed). Large rectangular plan. Edwardian Baroque style.

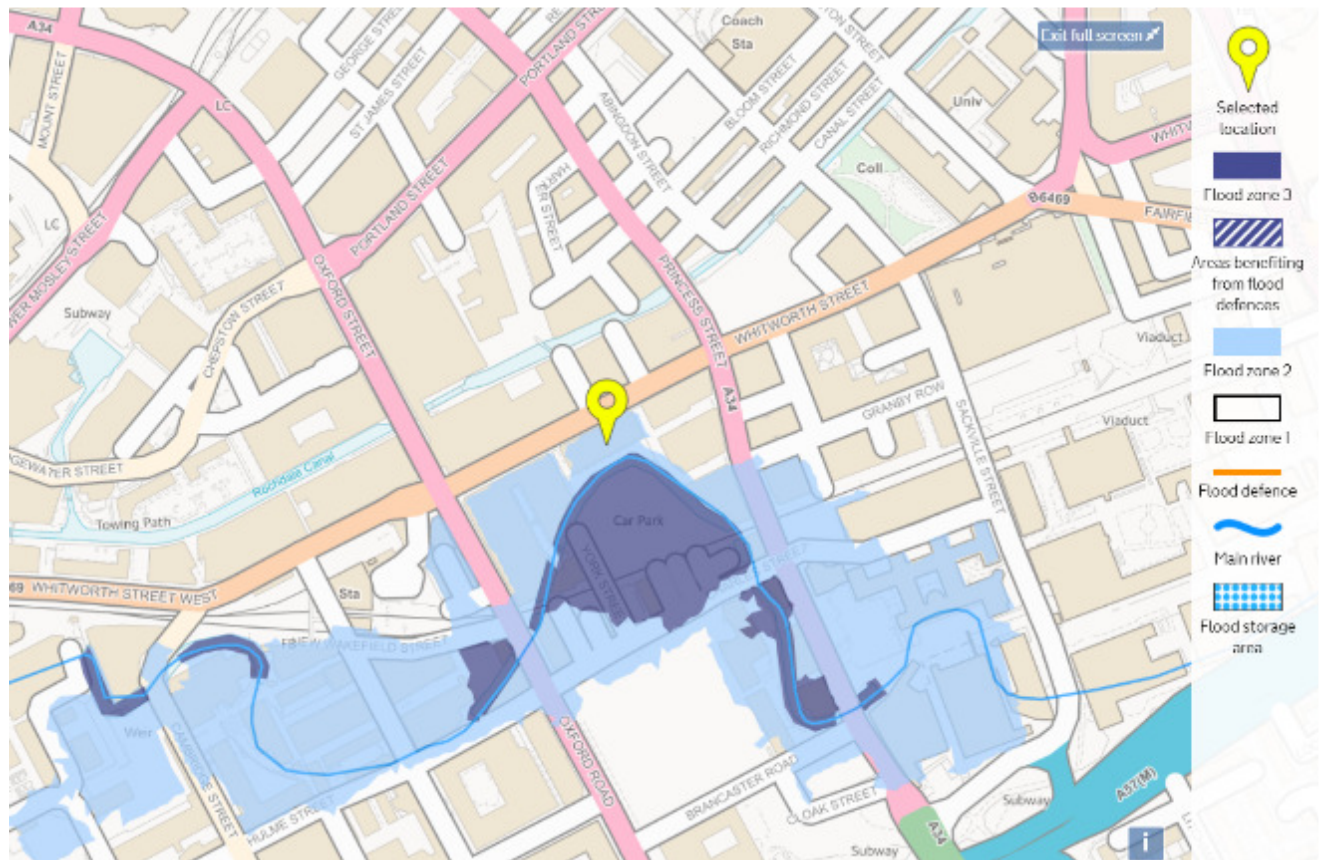
Six storeys with basement and attic, 3:4:6:4:3 windows at 1st floor, symmetrical; rock-faced plinth, channelled buff terracotta to ground and 1st floors with mutated cornice on brackets (a

cartouche under this at each corner lettered "INDIA HOUSE"), giant arcades to the next 4 floors with brick pilasters, very heavily enriched terracotta frieze (swags, volutes, cartouches, etc.) and modillioned cornice, and attic treated as a parapet. The strong horizontal emphasis of the facade is relieved by vertical features flanking the 6-bay centre: these have entrances at ground floor with elaborate surrounds of grey ashlar including large semi-circular open pediments with mutules over recessed doorways with flanking Ionic semi-columns, and panelled side-bays under mutuled cornices supported by cartouches (lettered "73" and "75" respectively); canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques at the top lettered "1906", and flanked by broad banded terracotta pilasters; and attics under hefty semi-circular open pediments with mutules and cartouches. The other bays have segmental-headed windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones; and the attic has low recessed 3-light windows. Return walls similar.

Attached at the left end, and linked to No.71 (Lancaster House), is a large gateway composed of double gates with ramped tops and semicircular 4-strand overthrow forming a complete circle from the apex of which is suspended a slender lamp in Art Nouveau style. Forms group with Nos 67 to 71 (Lancaster House) to the left (q.v.), with Refuge Assurance building to the right (Oxford Road, q.v.), and with Nos 58 to 60 (Bridgewater House) opposite (q.v.). Interior not inspected.

Listing NGR: SJ8421597619

APPENDIX D: Flood zone



The India House building is within Flood zone 2, however, the site is on the 5th Floor and this information is not relevant to the above application for Change of Use of Flat 57