

Design & Access Statement

Proposed Refurbishment and Maintenance

Dale Street Apartments, Manchester

Langley Building & Millington House

53-57

Dale Street

Manchester

M1 2HS

Date

01/06/2018

Authorisation

This report has been prepared by:

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Louise Hollis MRICS

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1.0 INTRODUCTION

Dale Street Apartments consist of three buildings, The Met, Millington House and the Langley Building. Rider Levett Bucknall has been appointed by Urban Bubble to prepare a proposal for the maintenance and repair to external facades of the aforementioned buildings.

This application accompanies Listed Building Consent for Millington House and the Langley Building for external refurbishment and maintenance works in order to keep the buildings in good repair.

The buildings are currently utilised as residential apartments located on Dale Street within Manchester's Northern Quarter. The Langley Building and Millington House are categorised as a Grade II listed building. The Langley Building listed no:1197773 and Millington House listed no: 1282971.

This statement has been prepared by Rider Levett Bucknall and should be read in conjunction with the application form and supporting documents.

2.0 USE

The Langley Building was constructed in 1908-9 it was originally built for J.D. Wililams & Co as a mail-order warehouse. The property has since been converted to provide residential accommodation.

Millington House was originally named Industry House, constructed in 1912-13 for Fred W Millington, a manufacturer's agent. The building was used for various warehousing, a mantle factory, a mail order warehouse and clothing factory. The property has since been converted to provide residential accommodation.

The Langley Building and Millington House are both currently utilised as residential apartments.

3.0 SITE CONTEXT

3.1 The Site

The site comprises of three buildings, The Met, Millington House and The Langley Building located to the south end of Dale Street, Manchester. Dale Street has easy access to the A6 Piccadilly Road and surrounding arterial routes through Manchester's City Centre. Back China Lane is a pedestrianised communal area for sole use of the occupiers. Back China Lane has gated access to both ends.

The surrounding buildings are of mixed use comprising of retail, industrial, residential and office use. To the east and south of the site the immediate land is utilised as a car park.

3.2 Photographs



The Langley Building from Dale Street



The Langley Building side elevation



The Langley Building side elevation



The Langley Building rear elevation fronting Hilton St



The Met building entrance on Hilton St



Millington House – Dale street entrance



Millington House



Millington House from Dale Street

4.0 OVERVIEW OF THE WORKS

The works proposed primarily comprise of brick/stone repairs, re-pointing, external redecorations and cleaning in order to maintain and preserve the ornate features of the properties in line with the buildings listed status for architectural significance. No alterations are proposed and materials used are to be sympathetic to that of the buildings original construction.

5.0 BRIEF AND OBJECTIVES

The Client wishes to undertake repairs and carry out general maintenance to the external elevations of the buildings, the works are limited to:

Re-pointing of brickwork – Mortar joints between brickwork has corroded and or is missing in some areas, this is to be raked out by hand and repointed with a lime mortar to match the existing in colour and style.

Brickwork repairs – There are various instances of cracked, spalled and missing bricks noted to the buildings. Damaged bricks will be carefully cut out and reclaimed bricks will be utilised to make good brickwork facades.

Cleaning (DOFF system) – The DOFF cleaning technique is a high temperature low pressure steam based system. The temperature can be controlled to a maximum of 150 degrees. It can remove various different types of biological matter, algae, moss and general dirt build up without the use of chemicals. The DOFF system is considered gentle approach to cleaning buildings as it utilises the combination of a very high heat however keeping the pressure of the water making contact with the facade low, this system is ideal for bringing out the natural colouring of the stonework beneath the dirt. It is an approved technique by English Heritage.

Asphalt repairs to pediments – repairs to areas of Asphalt flat roofing to pediments and corncing areas at high level.

Renewing Lead details – replacement of leadwork to the roofing pediments and corncing areas at high level including for dressing down into gutters where applicable.

Replacement/repairs to rainwater goods – Repairs and replacements where required; general cleaning out of gullies and water outlets to ensure that they are free flowing to below ground drainage in order to prevent water damage to the building facades.

Terracotta repairs/replacements – Patch repairs to cracked or chipped terracotta blocks with replacements to be made where repairs cannot be achieved due to deterioration with new blocks with moulds to be taken from the existing to ensure a match.

External redecorations – All timber and metal windows and doors are to be redecorated to prevent deterioration of existing surfaces and possible rot/corrosion to base materials.

6.0 DESIGN

The repairs will be undertaken by a competent conservation contractor, materials used will be sympathetic to the original construction. Lime mortar will be used for re-pointing and the DOFF system will be used for cleaning. Care is to be taken to protect architectural details.

The proposed works have been discussed with Paul Mason the local conservation officer for Manchester City Council.

7.0 LAYOUT

The layout of the building will not be changed by the proposed works.

8.0 HERITAGE STATEMENT

8.1 Conservation Area

The properties known as The Langley Building and Millington House reside within the Stevenson Square conservation area. Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three designated in February 1987; the others being Shudehill and Smithfield.

Significant buildings within the area are:

Numbers 69-77 Lever Street form a row of five three-storey merchants' houses with Tuscan pilaster door cases and sash windows with single glazing bars.

Numbers 8-14 Lever Street form a group of Georgian houses, larger and more elaborate than 69-77, with two having acanthus leaf capitals and fluted entablature on the Tuscan pilaster door cases.

Numbers 50-62 Port Street are small, three-storey Georgian houses which were also used for business purposes. In this case, shop fronts were added in the mid-19th century. Just one of this group, no. 54, has a typical fustian weavers' horizontal, sliding-sash window at eaves level.

Numbers 24-28 Dale Street form a small group of Georgian houses, two of which have been converted to a public house.

The Brunswick Hotel on Piccadilly is an early-19th century three-storey building which has been extended to include nos. 2 and 4 Paton Street. They are finished in stucco and have Tuscan pilaster door-cases.

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, divided by largely dark, narrow streets. 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. Towards the end of this period terracotta became popular and was extensively used either in conjunction with brick or on its own.

The most significant street redeveloped for textile uses during the Victorian and Edwardian periods is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.

Number 35 Dale Street is a particularly fine example constructed in buff terracotta and orange-red brick, with numerous pinnacles and pediments forming an interesting skyline.

Numbers 69-75 Piccadilly form a symmetrical five-storey stone building in Victorian Gothic style, with grouped windows in the centre bays, built around 1850.

Numbers 77-83 Piccadilly were designed by Clegg and Knowles and dated 1877. A four-storey stone building with attic floor in Victorian eclectic style, which is richly decorated with stone carvings inspired by several sources.

107 Piccadilly is a Jacobean-Baroque style warehouse and showroom with offices, designed for a cotton manufacturer. Constructed in 1899 of red sandstone and red brick, it is a typical, lively design by local architect Charles Heathcote, who developed his own, inimitable style.

No. 50 Newton Street is an early-20th century five-storey building with attic dormers. The three middle floors are linked by giant arcade windows with buff terracotta quoins contrasting with smooth red brick.

8.2 Architectural Significance

The Langley Building located at 53-55 Dale street/36 Hilton Street is Grade II listed under the under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The building was first listed on 06 June 1994, list entry Number: 1197773.

Built in 1908 the Langley building is a five storey building with a basement constructed of steel columns and girders, concrete floors, with cladding of brown and red faience and red brick, slate roof with skylights.

The building resides on a long narrow rectangular plot bounded by Dale Street, China Lane, Back China Lane, and Hilton Street, with entrance blocks at both ends.

The buildings architectural design comprises of a "Baroque style with 3-bay facade. Very ornate treatment includes channelled rustication in brown faience at the lower level, a moulded cornice to 1st floor arched over a curved oriel in the centre, giant composite pilasters to the upper level with a decorated cornice and a semi-circular pediment over the centre; splayed corner doorways under 3-sided 1st-floor oriels; a central round-headed arch to the 2nd and 3rd floors containing 3-light sashed windows and a panel between them with a banner lettered "LANGLEY BUILDINGS", and in the flanking bays round-arched 3-light windows at 2nd floor and 2-light windows on the floors above, all with pilastered surrounds and those at the top floor round-headed with keystones."

"The rear facade (36 Hilton Street), mostly brick with some brown faience, is 4 narrow bays, in similar but much simpler style, including giant pilasters, coupled doorways in the centre with faience surrounds and spanned by a Diocletian window with a similar surround which runs out over elliptical-headed windows in the flanking bays, the keystones of these forming brackets to curved 3-light oriels in the same material; staggered stairwindows in the 2 centre bays with stained glass in Venetian-style joinery; and a semicircular pediment over the centre bays. The side walls of the intermediate warehouse range are 15 bays with brick pilasters and iron-mullion tripartite sashed windows."

Millington House located at 57 Dale Street was formerly known as Industry House and is Grade II listed. The building was first listed on the 6th June 1994 under the Planning (Listed

Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. List entry Number: 1282971.

Built in 1912-13 Millington House is a five storey building with a basement and attic, constructed of "Iron columns and girders, concrete floors, with cladding of red brick, the front faced with buff faience; flat concrete roof with felt cladding and skylights. The building resides on a rectangular plot with chamfered corners to Dale Street, a later addition was added to the rear" (The Met).

The architectural design comprise of a "5-bay range plus 3-sided corners in simplified baroque style; basement and ground floor treated as a rustic, with channelled piers (the channelling carried up to 3rd floor on the corners) and a frieze with inlaid gold-coloured lettering "FRED W. MILLINGTON LTD"; string-course over 3rd floor, prominent dentilled cornice over 4th floor, parapet with ornamental upstands over the corners. The main range has coupled sashed windows on all floors, those of the 1st and 2nd in giant architraves with cornices on consoles and panelled aprons between the floors, and those above with moulded architraves; the left corner has a round-headed doorway with garlanded triple keystone, under the bracketed ornamental balcony to a 3-storey oriel with concave sides, a keyed oculus at top floor surrounded by swags and festoons; and single-light windows in the sides, those at top floor with segmental pediments. The right-hand corner has similar sashed windows in the sides and coupled sashes in the centre. The 5-bay side walls have mainly tripartite-sashed warehouse fenestration between narrow brick piers, and the north side has staggered stair-windows near the front and a loading bay towards the rear."

The proposed refurbishment works to the external elevations of the aforementioned buildings will not affect the architectural significance, or the setting of the area of which the buildings reside. The purpose of the works is to restore/maintain and conserve the buildings architectural details whilst also undertaking maintenance type repairs to brickwork, coverings, rainwater goods and external decorations.

9.0 SCALE

The scale of the works is in keeping with the principles set out within the National Planning Policy Framework for the conservation and enjoyment of the historic environment and Manchester's Local Development Framework Core Strategy Policy EN 3. The buildings are currently utilised as residential apartments and this is not proposed to be changed as part of this application. Furthermore the construction details to which the listing refers will also remain unaffected as part of the works. The external refurbishment works set out within this application will not affect the significance of these buildings, furthermore it is felt that these works will rejuvenate and conserve the external facades maintaining their prominence among Manchester's heritage for future generations to enjoy.

10.0 LANDSCAPING

There are no amendments to the landscaping of the site.

11.0 APPEARANCE

There is no design changes proposed to the external appearance of the buildings.

12.0 ACCESS

12.1 Access to the Site

The Site is accessed from Dale Street Manchester; alternatively access to the site is available from Hilton Street with side elevations accessed via China Lane and Back China Lane. Access to the site will not be altered as part of this project.

12.2 Access Within the Site

Scaffold and shoring will be required to the perimeter of the buildings to provide a safe working area. Depending on the contractor selected the works may be phased. No internal access is envisaged. No alterations or changes to access are proposed.

12.3 Access to the Buildings

The Langley Building is accessed from the corner of Dale Street and China Lane with alternative access to the opposite end of the building on Hilton Street. There is a further doorway presumed fire escape to the opposite corner of Dale Street and Back China Lane and another door located on Back China lane. Millington House is accessed from an entrance on the corner of Dale Street and Back China Lane. Millington House can also be accessed through the adjoining Met Building which is accessed via Hilton Street. No restrictions to access are envisaged during works and no alterations to access are proposed.

13.0 SECURITY

All external scaffolding is to be designed and erected so as to prevent unauthorised access. Access to the scaffold is to be via a lockable door. Ladders to the lower areas are to be removed at night. Furthermore the scaffold is to include hoarding with fan board protection over entrances. A full scaffold strategy will be developed in due course once the contractor has been appointed.