

4.0 Heritage Statement

45 Dale Street is situated within Manchester City Centre’s Northern Quarter and lends itself to creating a specific architectural aesthetic to the area. The site is surrounded by a mixture of commercial and residential accommodation, however its adjoining neighbours on Tariff Street operates as Restaurant/Cafe establishments and Drinking establishments.

The building is located within the Stevenson Square Conservation Area and is one of the many listed assets in the designated area.

Heritage Category: Grade II Listed Building
List Entry Number: 1283061
Listing Date: 6th June 1994

Listing Description:

SJ8498SE DALE STREET 698-1/29/84 (East side) No.45
(Formerly Listed as: TARIFF STREET (South side) No.6)

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.

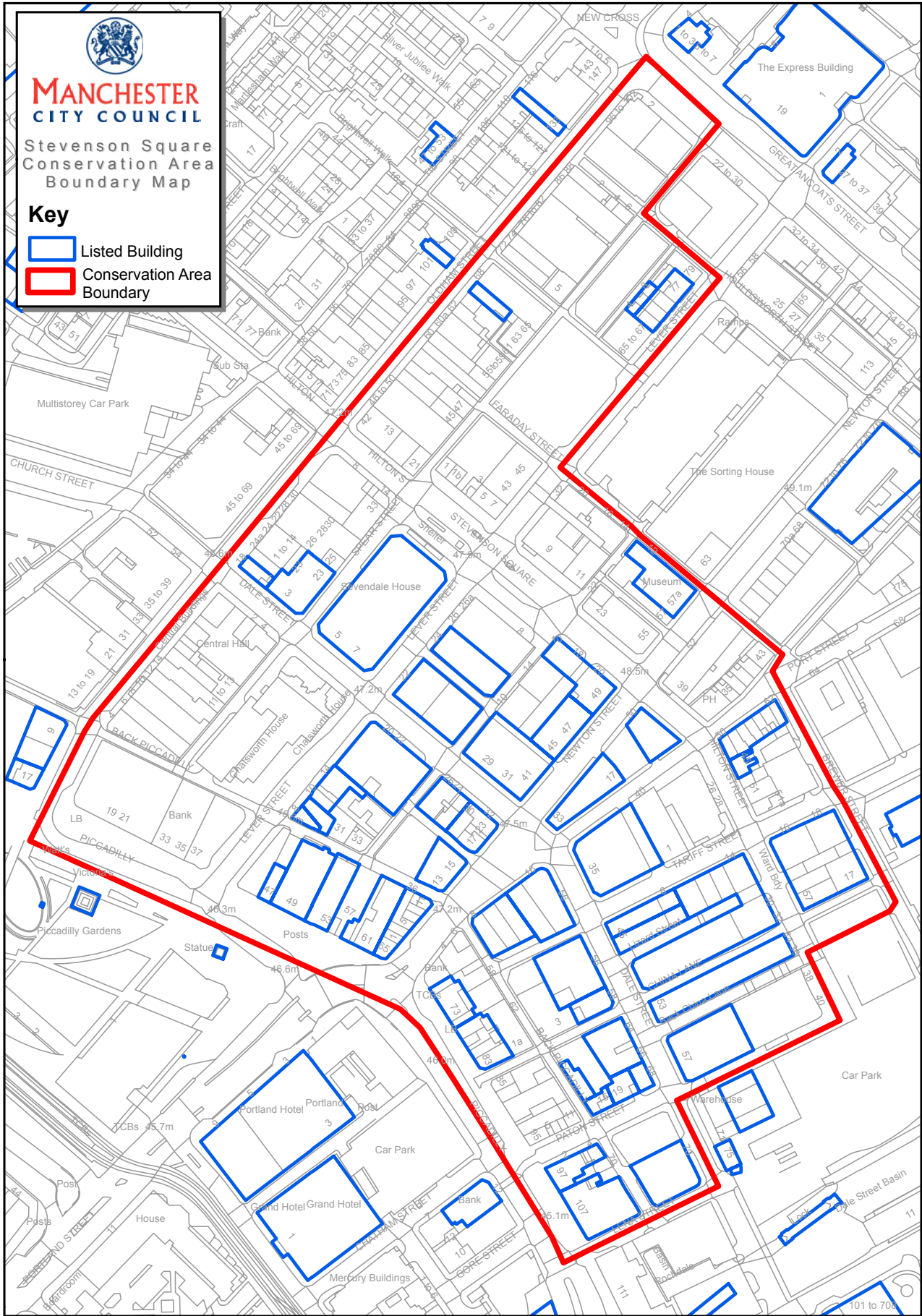
4.1 Property & Surrounding Area

Today, the area around the site is commonly referred to as the Northern Quarter. It is a part of the City Centre which is characterised by a broad mix of uses. Food and Drinks premises uses are particularly established within the Northern Quarter and have been successful in bringing activity and vibrancy to the area and providing vacant buildings with active uses.

Residential uses have also been important in the regeneration of the Northern Quarter whether this be through the conversion of historic buildings or the construction of new purpose built residential developments.

The site lies within the Stevenson Square Conservation Area and is situated close to other listed buildings such as;

- Langley Buildings - Grade 2 - Listing NGR: SJ8469198254
Manchester, M1
- Fourways House
- Grade 2 - Listing NGR: SJ8473798317 Manchester, M1
- 49-51, Dale Street
- Grade 2 - Listing NGR: SJ8470098279 Manchester, M1
- Industry House
- Grade 2 - Listing NGR: SJ8468998225
Manchester, M1
- 35, Dale Street
- Grade 2 - Listing NGR: SJ8464498311
Manchester, M1
- 45, 47 and 47a, Hilton Street
- Grade 2 - Listing NGR: SJ8470298354 Manchester, M1
- Eleska House
- Grade 2 - Listing NGR: SJ8463198241
Manchester, M1



4.2 Overview of Proposed Works

Extent of roof repair

The roofs are to be stripped to enable the installation of a new breathable membrane and insulation, damaged or missing tiles will be replaced. Once the roof is stripped back a full inspection of the roof members will be possible.

It is expected that further areas of damage to the timber members through historic water damage will be uncovered as the finishes are removed, and from previous involvement with similar buildings similar issues have been noted and successfully remediated.

- Each situation requiring repair will be assessed for the most appropriate remedial action.
- Structural integrity, ensure the structural members are capable of taking the loads they may have to bear.
- Minimal intervention, retain the maximum amount of historic timber and minimise alteration or introduction of new elements. Consider the impact of the repair process on the component and the structure, including access issues, the viability of moving the timbers for repair, and the extent of damage which might be done to other building elements in executing the repair.
- Reversibility, try to ensure that alterations and additions can be undone without harm to the fabric.
- Like for like, where possible, use the same materials and techniques as previously used.
- Honesty, make the solution honest but aesthetically and architecturally elegant and either neat or invisible.

Documentation, record the fabric before intervention and document the intervention itself so that future conservation work is well informed.

Where replacement of timber sections is required, it is proposed that the affected timber is cut out and replaced with the same species and grade of timber where possible,

utilising scarf joints where appropriate to the situation. An example of a splayed scarf joint with a wedge system is indicated in Figure 3 and would be utilised at the end of members suffering from water damage and or rot.

In addition to the investigation and repair of damaged members it is recommended that the trusses are cleaned of dirt and debris and that bolted connections are checked for tightness.

Extent of roof refurbishment

- repointing of parapet walls to prevent further damage from water ingress; further repointing of northern external wall adjacent to 6 Tariff Street.
- repair/replace existing rainwater goods where necessary; any replacement rainwater goods to be cast in iron on a like-for-like basis.
- installation of PIR insulation between existing rafters and new insulated breather membrane to provide greater air flow and reduce the risk of dam/condensation forming.
- existing lead work to be repaired/replaced where necessary to Lead Sheet Association Standards.

Proposal of new roof light

- demolition of existing brick structure at attic level and above roof level.
- span expose lift shaft with timber beams and floor boards to create walkable floor space. enclose exposed roof penetration on a like for like basis to existing roof construction, PIR insulation to be installed between new rafters with insulated breather membrane to provide sufficient air flow.
- construct timber window box within new roofing section to install conservation roof light between the rafters.
- new lead work to be applied where necessary to Lead Sheet Association Standards.

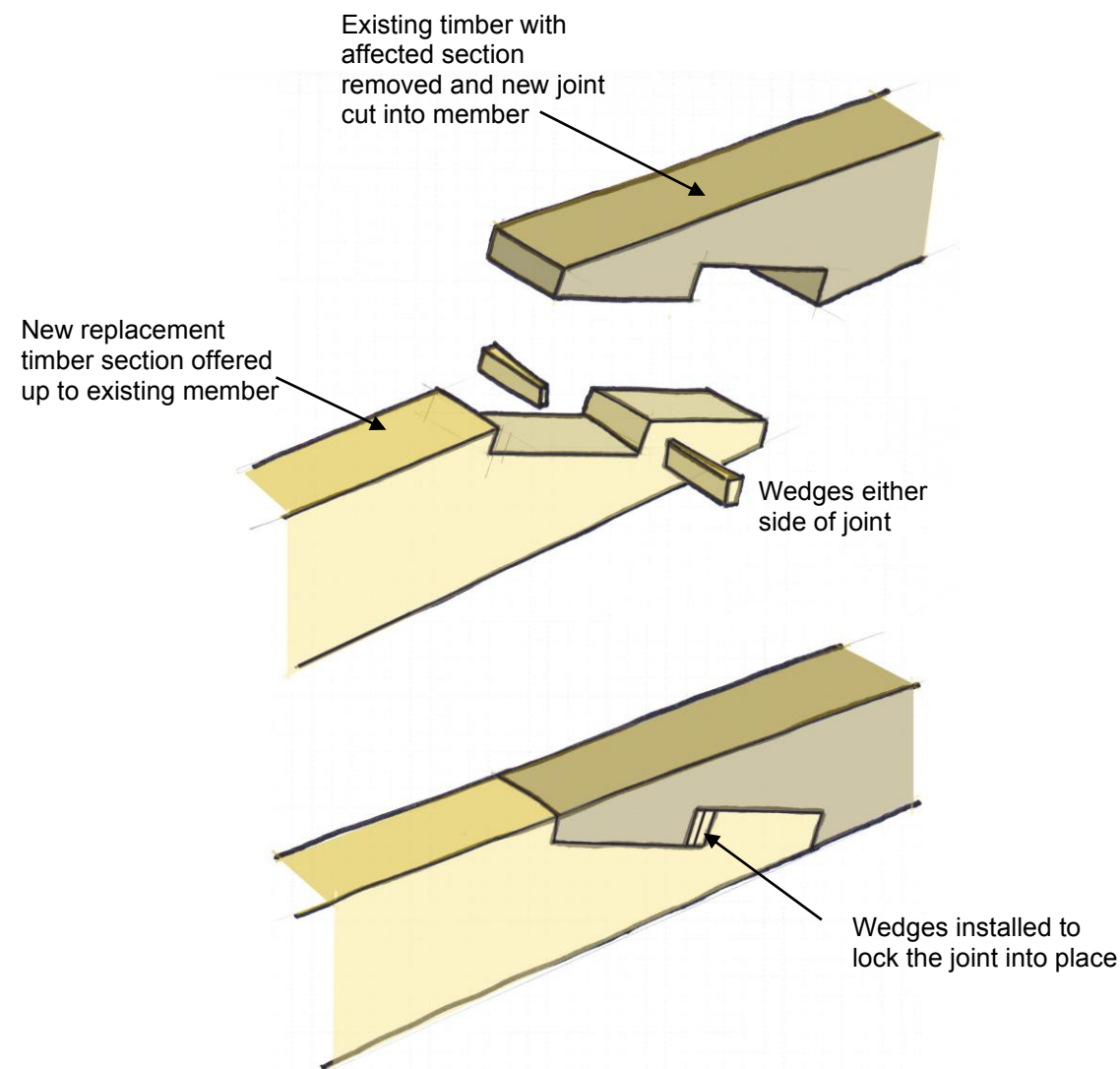


Figure 3 – Example of a scarf joint

The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.

In this instance the development plan currently comprises the Manchester Core Strategy Development Plan and the saved policies of the Unitary Development Plan for Manchester. A relevant supplementary planning guidance document is the Guide to Development in Manchester Supplementary Planning Document. The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

The application site includes 58 Dale Street which is Grade II listed and therefore affect the application property. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works which may affect its special interest.

Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed scheme involves direct works to the exterior fenestration and interior arrangement of the listed building which will need to be considered by Manchester City Council. The local planning authority will also need to consider the potential indirect impact of the development on the setting of the building and upon the character and appearance of the Smithfield Conservation Area. Section 7 of this report considers these matters.

National Planning Policy Framework (NPPF)

Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was published on 27th March 2012 and sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'

In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through planning decision making. Unless material considerations indicate otherwise, local planning authorities are urged to 'approve development proposals that accord with the development plan without delay'. The NPPF (paragraph 11) is clear that 'local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development'.

Section 16 of the NPPF deals with conserving and enhancing

the historic environment.

Paragraph 189 advises that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.

'Significance' is defined by Annex 2: 'Glossary of NPPF' as: 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

'Setting of a heritage asset' is also defined by Annex 2 as: 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

Paragraph 190 of the NPPF advises that: 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

Paragraph 193 of the NPPF advises that '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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

More importantly, paragraph 194 of the NPPF states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.

Paragraph 195 advises that: 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.

Paragraph 196 advises that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

National Planning Practice Guidance (NPPG)

With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm. An important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 017 Reference ID: 18a-017-20140306).

Historic England Guidance

Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Advice Note 2: Making Changes to Heritage Assets

Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 3: The Setting of Heritage Assets

Published in March 2015, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

Historic England 'Seeing the History in the View'

Published in May 2011, this document provides guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. The guidance explains Historic England's own approach to views assessment and is intended to be of use to local planning authorities, professionals and developers as well as the interested public.

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to support and encourage economic growth, cultural development, investment and job creation within the City over the plan period. The proposed development is therefore supported in principle by the strategic economic development policies of the plan.

Policy CC 9 'Design and Heritage' states that 'development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.'

Policy EN 1 'Design Principles and Strategic Character Areas' states that 'development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. With regards to development in the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.'

Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. 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'. It acknowledges that buildings that are statutorily listed are protected under national legislation guidance and advises that developers will be expected to carry out an appropriate appraisal of issues relating to heritage assets.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

The Manchester Unitary Plan is part of the adopted development plan for the area and is a key document for decision making regarding the site. The Plan was produced under a now superseded system of development planning and its extant policies are 'saved', which means they will continue to be used for development control purposes until replaced by the Local Development Framework currently being prepared.

DC19 'Listed Buildings' is the key UDP policy of relevance to the proposal. It advises that 'In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new

development in their vicinity,

- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result'.

DC18.1 'Conservation Areas' advises that the Council 'will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- 1 the relationship of new structures to neighbouring buildings and spaces;
- 2 the effect of major changes to the appearance of existing buildings;
- 3 the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- 4 the effect of signs and advertisements;
- 5 any further guidance on specific areas which has been approved by the Council'.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced.

5.0 Heritage Significance

Aspect of Significance/Description	Condition and Proposed Alteration	Significance and reason	Justification for Change	Impact Assessment
Proposed Works to the Roof				
The structure is an example of a mid-late 1800's Victorian era textiles and metalworking industry located within the Northern Quarter of Manchester City Centre. The building has undergone extensive structural works in the past, most notably, the installation of reinforcing girders within the basement after the Manchester Blitz of WWII and is now utilised by multiple businesses of differing use which reflects the modern use cases of the area.	The basic condition of the building is generally good, especially at lower floor levels. It is no longer weather tight and the upper floors and floor are starting to show signs of water damage having been subject to years of water ingress. Collective and individual alterations are required to repair and improve the existing house. Remaining historic features that add heritage value to the building are to be retained throughout. Extensive works to the roof and its associated structure are proposed in order to make good the damage that has already occurred and mitigate any future damage.	Evidential, Historical, Aesthetic and Communal value - Medium/High significance. Significance of alterations non superficial interventions that have taken place in the past century due to the damage sustained during the wartime bombing period that affected of the historic buildings within the city centre.	Themuchneededinterventionofrepairwork and minimal alterations proposed to the roof and attic space will ensure that the character of the building is retained and that its historical character is read as an important example of Manchester's Victorian era industry. The proposals include the repair and preservation of many characteristic and structural features that will not adversely affect the Victorian character of the building block.	Low Impact - The proposals preserve the characteristics associated with the historic block of buildings and their Victorian origins whilst ensuring their longevity for future use.
Significance of the building as part of, and within the context of the historic conservation area of Stevenson Square. The group of associated buildings in the Northern Quarter help fill in the overall picture of historic development of the house and the site. The design of the building, as a showroom and warehouse in the Victorian style, is significant as are the later incremental alterations that have subtly adapted the accommodation to suit the aspirations of later generations.	The condition of various features inside and outside the building are generally good and can be retained and repaired where necessary. Collective and individual alterations to the listed building include the general care and maintenance of features that have lost aesthetic value over the years due to air pollutions. Minimal demolition of the original Victorian construction, internal and external to the building are proposed.	Evidential, Historical, Aesthetic and Communal value - High significance The collection of buildings that attribute to the distinctive junction of Tariff Street and Dale Street add to the characteristic of the Stevenson Square Conservation Area.	Many aspects of significance are preserved with modern additions having a sympathetic nature to them.	Low Impact - The proposals are designed to retain and enhance the existing structures within the building block through the use of a sympathetic approach and heritage led methods to carry out repairs. Earlier alterations to the structure were carried out as a drastic intervention however, are considered to be important as they showcase the historic challenges that the building has been subjected to throughout the 20th Century.
The degree of collective survival of internal and external historic architectural features and units of design. The surviving features and fabric of the building are not representative of one period, rather a culmination of historic work and changes over the past century. The Victorian origins of the building can be plainly seen however, the later internal alterations provide a multi-layered dimension to the building to facilitate multiple uses including coffee shops, mixed office spaces and a place of worship.	In good condition for the most part as a whole although the degradation and loss of some features has occurred in the past which is reflected mainly in the tariff Street elevation where new doorways have been introduced to facilitate the ground floor bars and coffee shops. Individual layout of the fourth floor are subject to minor alteration. Features such as the existing timber staircase, timber floorboards, lath and plaster partitions/ceilings and other surviving internal features will remain unchanged.	Evidential, Historical, Aesthetic and Communal value - Medium/High significance Adaptations to the building after the Victorian period have been mostly restrained and sympathetic to the original construction. Exterior details and decorations have survived well and remain crucial to the heritage and character of the building block as a whole.	The collective survival of fabric and features of the building and later additions have been considered when designing the proposals. Where principle alterations are proposed, including the opening up of the top floor lift structure and repairs to the roof structure will not affect the collective character of the listed building.	Low Impact - The floor plan is not reflective in nature/scale to the original construction of the building however, no alterations to the internal rooms are proposed and as such, will be preserved in their current format. The proposed alterations to the roof will have no visual impact on the listed building and the collective impression of individual historic features.

External - Individual features:				
Roof - general Roof coverings include uniform large size slate tiles to mansard and pitched roofs of 45 Dale Street and 6 Tariff Street with butt-jointed curved slate ridge tiles. Concrete roof tiles to pitched roof of 2 & 4 Tariff Street with curved terracotta ridge tiles.	In poor condition. The proposal comprises the general maintenance and care of the existing roof to include the cleaning of original slate roof tiles and ensure that all debris that has accumulated over the years is removed to reduce the build up of dirt within rain water down pipes and gutters.	Evidential, Historical, Aesthetic and Communal value - High significance for slate pitched and mansard roofs. No historic significance for concrete tiled pitched roof.	Loss of individual features and historic fabric has occurred in the past throughout the buildings historical development. Alterations to the roof coverings that are proposed will include the replacement of concrete tiles above 2 & 4 Tariff Street.	Beneficial Impact - All historic roof coverings will be retained/repared. The replacement slate tiles to the roof of 2 & 4 Tariff Street will have a positive impact on the special historic and architectural appearance of the listed building. Works to all roof surfaces will ensure that water egress to the attic is halted, further protecting the existing timber roof structure.
Roof - features including chimney stacks, leadwork and brick parapets with associated stone detailing and capping.	Condition is mostly good, however is in need of some local repairs. Alteration to the redundant internal lift shaft and roof riser at attic level and above are proposed to be removed and replaced with a heritage roof light. Parapet and chimney brickwork to be re-pointed where necessary with a like for like lime and mortar joint. Spoiled bricks are to be replaced with bricks taken from the deconstructed lift riser. Leadwork is to be maintained and replaced where necessary in accordance with the Lead Sheet Association.	Evidential, Communal and Aesthetic value - Medium/high significance The roof above 2 & Tariff Street has been altered extensively in the past causing a clear disparity in material finish between the original slate tiles and the later concrete and terracotta tiles which has caused the intended aesthetic design of the block to diminish somewhat. It is therefore undoubtable that the alteration of these features would have a positive impact if they were to be changed back to their original design.	Taking the external features of the building back to their original state is generally viewed to be a positive intervention to a listed building. The proposal focuses on the resurfacing of the roof finish and local repair of the structure where necessary with the making good of architectural details being ancillary to the primary scope of building works.	Beneficial Impact - as a result of local repairs and reinstatement of slate roof tiles and lead gutters.
Walls - materials Aspects of significance include original locally sourced brick and lime mortar with local aggregate.	Most elements of the Victorian period construction are in good condition. Lime mortar joints are generally in an acceptable condition however it is proposed that localised areas of the parapets are to be re-pointed on a like for like basis to the original construction. Spoiled bricks are to be replaced with bricks taken from the deconstructed lift riser where appropriate.	Evidential, Communal and Aesthetic value - High significance to the original brick and lime mortar walls.	Repairs to wall joints with like for like materials using traditional techniques will improve their visual aesthetical and reduce the deterioration of their condition.	Neutral/Beneficial Impact - as a result of repairs and re-pointing of brickwork where necessary.
Walls - features Includes the stone sills/headers, decorative stone eave details on the front and side elevations and existing cast iron rain water pipes.	Original decorative stonework, sills and headers are in good condition. Re-pointing of brickwork and cleaning of stonework proposed, no other major alterations are proposed. Condition of existing rain water goods is in fair condition. Further investigation of rust damage and cracks is required.	Evidential, Communal and Aesthetic value - High significance to the original stone features to the exterior of the building block. The building itself has very simple aesthetic features externally and so all original items should be kept and preserved as it demonstrates the architectural style of Manchester's Victorian industrial period within the context of the Stevenson Square Conservation Area and wider context of Manchester City Centre.	No proposals to include the alterations to external wall features. Repair and replacement of any gutters and rain down pipes where necessary will be on a like for like basis.	Neutral Impact - as a result of local repairs and reinstatements of cast iron rainwater goods and downpipes.