

HERITAGE STATEMENT WITH REFERENCE TO SECTION 16 OF THE NATIONAL PLANNING POLICY FRAMEWORK

Application number: 130727/FO/2021

Proposal: Installation of a glass modular atrium unit at the roof apex of the single storey part of the building.

Location: 5 Hulme Street, Manchester, M1 5GL

The property was purchased by my business in April 1988 and at the time was a single storey industrial building composed of a 1600 sq ft open brick built workshop area with a corrugated asbestos roof supported by light steel trusses.

The original building is believed to date from the very early part of the 20th Century when the River Medlock which previously ran across part of the land was redirected to occupy a culvert beneath Hulme St. The building could have been a timber yard or stable area as there are signs in the brick walls of timber trusses supporting a much lower probably slate tiled roof.



Left, View of Hulme St in 1912 after the completion of the river culvert. Grd 2 now listed Chorlton Mill and Grd 2 now listed Chimney visible in the background. Right, Culvert works on Hulme St approx 1900. Part of Chatham Mill is visible on the r/h side. Mill in the distance now demolished and replaced by The Quadrangle building.

In the 1960's the building was remodelled and the brick walls raised in height by approximately 6ft, steel trusses installed and a corrugated asbestos roof fitted. The building was used as a tyre fitting business for some time before becoming vacant and used as storage by The Salvation Army who occupied Lincoln Place, 7 Hulme St until it was converted into residential units in 1994.

Lincoln Place, now apartments, is a former textile warehouse and our building was at one time part of this building.

In 1990 we constructed a three storey town house on the Hulme St elevation which was imagined by the architect to echo the shape of a camera as photography is my profession. In 1992 we carried out further work which involved the creation of a first floor office within the original building at the front with a “D” shaped window to echo the design of the town house. A small aluminium and glass atrium was added into the roof over the office and the asbestos roof was removed at this point and replaced with the current coated corrugated steel.



5 Hulme St showing 7 Hulme St to the right and Pearl House to the left.

The current planning request is for a glass and aluminium atrium which will involve cutting out a section of the original corrugated roof to straddle the apex of the roof of the main building.

With reference to paragraph **194.** of the **Framework.** There are two grade two listed former textile mills in the vicinity. Chorlton Mill on Hulme St dating from 1814 & 1853 and Chatham Mill behind on Chester St dating from 1823. Chorlton Mill is of further significance as it subsequently became part of The Dunlop Rubber company works which developed from the original Macintosh company which first created rubberised fabrics in the area. These two buildings contribute significantly to the area as they are both reminders of how the textile industry shaped this part of the city.

With reference to paragraph **197** of the **Framework.** Chorlton Mill has been renovated with the sympathetic addition of glazing to some of the original loading bays preserving the

appearance of the original design. A modern red brick and aluminium building attached to the original mill enhances the original style well.

These changes sustain and enhance the significance of the mill buildings whilst allowing them to be put to viable new uses consistent with their conservation.

The sympathetic restoration of this building makes a positive and valuable contribution to the economic vitality of the area by providing high quality residential plus business and leisure units within the same building.

The harmonious contrast between the original and modern features provides a positive contribution to local character and distinctiveness.



Chorlton Mill on Cambridge St



Chorlton Mill on Hulme St



Our building however, 5 Hulme St to which this application relates, was never a building of historic significance and is not listed, as mentioned the bulk of the fabric, especially the roof of the building has been created in the 1960's and subsequently the 1990's and there are no significant historic architectural features that will be compromised by our proposal. However the structure of the building seen from Hulme St is architecturally significant having been constructed in the 1990's. The proposed improvements to the roof of the industrial part of the building will enhance the appearance of the rear of the building considerably improving its appearance and increasing its potential to contribute to the character & vitality of the area.

Our proposals for the new glazing feature blend well with the style of the modern glazing features applied to Chorlton Mill.

Chatham Mill

Chatham Mill seen below has yet to be restored and is currently used for mixed business purposes. The upper floors are disused.



The view below from the yard of Chatham Mill is of the rear of our premises, 5 Hulme St plus Lincoln Place to the left and Pearl house to the right.



As can be seen from the image above the original character of the former non listed textile warehouse, Lincoln Place, has been retained with the preservation of the shape of the openings and a small crane. Pearl House is of a completely different modern architectural style and a complete contrast although the use of red brick and sandstone do hark back to an earlier era. The towers of the modern buildings on Cambridge St in the distance again are a complete contrast. Built with quality materials and finishes they represent a strong futurist and optimistic aesthetic which I believe enhances the city centre and blends well with the surroundings.

Looking at the above image I believe that any improvements to the roof of our building will only serve to enhance the visual appearance from Pearl House, Lincoln Place and Chatham Mill.

As part of our renovation project we plan to reface the brick wall visible where it has been rendered in the past and generally tidy up the external appearance. The planned atrium is

to be supplied by Velux, a highly reputable company. The finish will be grey aluminium. The image below shows the visual appearance. Our proposal will be 11209 x 1257 mm and be fitted on both sides of the roof apex. The grey metallic finish and simple angular style blends well with the modern additions to the surrounding and listed buildings.



In summary, the new window will be replacing a section of modern corrugated steel with a quality glazed structure made of high quality modern materials which will enhance and set a high benchmark for future developments in the area.

Having thoroughly consulted the **National Planning Policy Framework Sec 16** I am satisfied that nothing in this proposal would adversely impact the existing surrounding heritage assets.