

HERITAGE STATEMENT AND JUSTIFICATION FOR THE WORKS UNDER SECTION 16 OF THE NATIONAL PLANNING POLICY FRAMEWORK

PLEASE ALSO REFER TO THE ACCOMPANYING APPLICATION DRAWING INFORMATION, PHOTOGRAPHIC RECORD AND METHOD STATEMENT

PROJECT; MINOR INTERNAL PARTITIONING AND INSTALLATION OF HVAC SYSTEM, GROUND FLOOR 45-47 NEWTON STREET, MANCHESTER

THE IMPORTANCE OF THE BUILDING

Nos 45 and 47 Newton Street lie within the Stevenson Square Conservation Area and are part of the whole of the building which is Grade II Listed.

English Heritage give the following listing details:-

MANCHESTER

SJ8498SE NEWTON STREET 698-1/29/251 (North West side) Nos.45 AND 47 GVII

Textile warehouse, now fashion wholesalers' premises. Mid to later C19, altered. Red brick in Flemish bond with gritstone plinth and dressings (roof not visible). Rectangular plan parallel to street, with loading in rear courtyard. Basement and 5 storeys, a very regular 12-window facade with basement and ground floor of channelled ashlar (now painted white), 1st and 2nd floors treated as a giant arcade with segmental-headed arches, a sill-band to 3rd floor, and a plain parapet with stone coping. No.47 has a round-headed doorway to the right with heavy pilaster jambs and grooved keystone (No.45 has altered doorway). The windows are segmental-headed, diminishing in the height, those at 2nd floor with gritstone sills and panelled aprons (set back within the arches), and those at 4th floor with raised sills; and all have altered glazing. The left end has a wider bay with rectangular loading entrance at ground floor and tripartite windows on the 2 floors above. Rear: sill-bands to 1st, 2nd and 3rd floors, windows with wedge lintels (and altered glazing); wall-crane. Interior not inspected. History: occupied c.1905 by Mitchell Bros. of Waterfoot [Rossendale], felt manufacturers. Forms group with No.49 to right (q.v.).

Listing NGR: SJ8461898376

49 Newton Street (essentially the corner of Newton Street/Hilton Street and taken to include the property in question-no 18 Hilton Street) is also Grade II listed.

The building is of reasonably high aesthetic value for its external architecture; the Ground Floor space (the application space) interior varies in significance from low to medium, the original cast iron column (with decorative column heads) and timber beam construction is preserved and visible in number 47 but hidden by an underdrawn non-original ceiling to number 45. Original floors have been covered in new engineered timber flooring to both 45 and 47. and the condition of the original floors under is not known as inspection was not possible. However, it is hoped that their condition is preserved underneath and that will permit refurbishment at a later date. All original sash windows are still in place together with original internal sills and architraves and an extended sill shelf feature to number 47.

The ground floor was originally separated by a dividing central common party wall and Listed Building Consent was sought and gained in 2017, inter alia, to form a new opening in the wall to connect the units as a single floorplate. LBC reference 116529/LO/2017

Apart from minor WC area partitioning and suspended ceiling works (fixed plasterboard ceiling to number 45) there has been little impact on the main interior features and no significant alteration of the original fabric has been undertaken. All of the historic alterations are of a non-structural/non-invasive nature. Both sides of the existing floorplate were used as open plan spaces.

The original sprinkler system remains.

Other non-original historic additions include modern style wet system heating radiators, suspended lighting systems, tenant's fixtures and fittings, kitchen and sanitaryware fittings.

In terms of **historical significance**, the building is considered to be of high value as a good example of a little altered cotton goods warehouse in the Northern Quarter, associated with Manchester's role at the centre of cotton and textile trading. The **evidential value** of the subject second floor interior space building is medium and restricted to the existing windows, cast iron columns, column heads ,pitch pine clad beams and boarded floors (assumed intact) and boarded ceilings. The **building evidential value** is medium to high given the context of other surviving similar architecture in the vicinity.

The **communal value** of the building has not been assessed.

KEY FEATURES OF THE EXISTING BUILDING AS AFFECTED BY THE WORKS

The method statement and mitigation measures spreadsheet will describe how the interfaces between non- original elements and new elements below will be resolved.

Existing original structural frame construction

The existing original pitch pine clad steel beam system with cast iron columns and column head supports remain intact. These have been fire clad under legal requirements of the Building Regulations under previous Consent ref **124831/FO/2019 and 124832/LO/2019**

Existing original rear fire exit doors and frames.

There are two original fire exit doors and frames to the rear yard. When viewed from the yard the left-hand exit features existing double doors with steel plate outer cladding, The latter is considered to be a later addition for security measures and is non-original. The double doors will have served the internal goods lift. The doors are full height with the original frame which is in reasonable condition but historic damage is evident due to its use as a goods entrance. This damage should not continue as the uses have changed and the doors are now only used as fire exits. The right-hand door is an original personnel yard access door. The glazed casement window over the door has been historically modified to accommodate WC ventilation by the introduction of a ply pattress painted to match the frame.

Existing original plastered and un-plastered masonry external and internal walls

All existing external masonry walls with original plasterwork are to be left in the same condition without alteration except for the removal of tenants' fixtures and fittings such as shelving, kitchen units, wall hangings etc. Internal walls have been historically dry lined in places and this non-original dry lining is to remain. There are areas on the party wall internally where plaster has been removed to facilitate the installation of new beams under the previous consent to form the opening between the two units. This will be dry lined in fire-line plasterboard.

Existing Original piped sprinkler system

Under this application there are no proposals to remove the sprinkler system and the system will be overhauled and amended as required to cover any layout alterations as a legal requirement.

Existing boarded floors

These are to remain as refurbished under the previous consent.

REASONS FOR THE APPLICATION

The previously consented CAT “A” works have been carried out and a tenant secured. The tenant required 2no new meeting rooms and the installation of a VRF heating and ventilation system.

A small phone booth has been included in the partitioning plans but post application suggestions are to purchase a loose furniture item for this purpose.

PROPOSALS

We have categorised the proposals into elements and how they may impact on the key features of the existing building. Refer also to the Photographic Schedule of Works and Method statement.

New plasterboard and Stud partitioning

Impact

Care has been taken to position the new partitioning away from existing beams and columns. Junctions of partition heads to existing non-original plasterboard and stud ceilings are via 18mm MDF/Ply shadow-gap detailing to avoid a solid appearance and facilitate easy future removal without undue damage to the existing fabric.

Assessment

The general interiors are classed as medium significance. The proposals involve a minimal addition of fixed partitioning as the tenant has elected to provide space division and workplace spaces defined by portable loose furniture therefore preserving the overall historic character of the space.

New Glazed partitioning and glass doors

Impact

The design proposes classic “Crittall” style glazed partitions and doors set within the above stud partitions.

This style glazing is a popular fit out method for historic buildings and is evident in many similar instances in the Northern quarter

Assessment

The general interiors are classed as medium significance. The glazing and doors are located within the stud partitioning above and is easily removed. The style is complimentary to the historic context.

Installation of HVAC plant and equipment-internal

Impact

Suspended containment routes for plant and equipment have been provided under the previous consent and, as far as possible, these routes will be used for the internal distribution of new pipework and cabling. More visible items will be the ventilation ductwork and cassette units. The ceilings installed under the previous consent had built-in ply pattresses to support new equipment to avoid the necessity of fixing to original elements. The new ductwork will be exposed to follow the industrial design ethic. Similarly, the new cassette units will be exposed and installed as for the ductwork.

Assessment

The general interiors are classed as medium significance. The provisions for the CAT A contract carried out under the previous consent has allowed for easy installation of the new plant and equipment with minimal intervention to the historic fabric

Installation of HVAC plant and equipment-external

The previous LBC restaurant Consent ref 116529/LO/2017 featured Air conditioning Condensers located in the niche loading bay on the North yard elevation. We propose to locate 3no of the proposed condensers under this application in the same location. We have planned for an additional 3no condensers that may be required to be located in the Newton street Ginnel adjacent to other condensers (refer to D+A statement). This is to provide locations which are as hidden from view in the general yard as possible. Condenser pipe runs have been minimised. In the loading bay the pipework enters behind the condenser unit and is hidden from view. In the ginnel the pipework is run tight to the existing soffit of the ginnel which is hidden behind the deeper beam supporting the yard elevation. Pipework entry points have been shown on the D+A statement to be 3no per whole brick length so as to minimise damage to brickwork, core drilled and sealed. The insulation around the pipework will hide the holes themselves.

Impact

By undertaking the positioning of the condenser units as above their impact on the principal yard elevations are minimised.

Assessment

The courtyard elevations are not specifically referred to in the statement from English Heritage although we have paid due diligence to their importance in the overall yard aesthetic as an historic setting.

The measures taken above to accommodate necessary services serve to minimise their impact and preserve the historic appearance of the yard elevations.

Ventilation ductwork- external

The VRF system is split into 2 halves one for each of 45 and 47 properties respectively. Intake and extract ductwork points are located above each of the fire exit doors onto the yard. To minimise intrusive ductwork the ducts themselves are terminated behind the new extract grilles with a black sealing blanking plate cut around the ducts and set behind the grille to form a seal.

To allow the grilles to be inserted at high level in the frames both fire exit door frames and the left hand exit double doors require alteration. (Left and right as viewed from the yard) The left hand double doors are considered to be original but have been historically faced in painted steel both sides for protection. The construction of the door behind is therefore not known. The door frame itself is considered original but damaged by historic loading activity.

Alterations to the left hand doorway as follows:-

- Remove existing double doors, remove the steel facings both sides and reduce heights by approximately 300mm. If the doors are ledged and braced then the top brace will need to be removed, reduced in height, and relocated along with the top rail and shortened side stiles. Re-fix the steel plates front and back. If solid then no door blank amendments need to be made
- Introduce a timber top casement rail in matching profile timber to form a 350 deep casement opening to match the right hand fire exit door
- Rehang the doors
- Fit the grille to the top casement frame and decorate the frame and grille in the same Heritage Colour as original
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Alterations to the right hand doorway as follows:-

- Remove the glass and ply facings from the existing top fixed casement window
- Replace the glass with the grille using the same glazing beading as existing.
- Paint the frame and grille in the same Heritage colour as original.

Impact

The courtyard elevations are not specifically referred to in the Heritage statement.

The proposals are to locate a minimal number of ventilation extract ducts (total 4no) using the existing rear yard casement windows. The method is to remove the top glazed casement pane in each case and cut the glass for the new aperture/duct. This is then replaced in the frame and a black painted ply panel added to the rear to mask the ductwork and provide a rear fixing to the extract casing. The external glazed appearance is preserved.

Assessment

The courtyard elevations are not specifically referred to in the statement from English Heritage although we have paid due diligence to their importance in the overall yard aesthetic as an historic setting.

The measures taken above to accommodate necessary services utilising the existing door frames serve to minimise the impact on the yard elevations and avoid alteration to the main façade brickwork therefore we contend that the measures proposed above will minimise their impact and preserve the historic appearance of the yard elevations.

Overall Assessment Summary and justification

The general interiors are classed as medium significance and the external façade is classed as high significance from the English Heritage Statement at the beginning of this report. The rear yard elevations are not specifically identified in the statement. It is deemed that the measures taken above in terms of removal of non-original elements will least affect the existing asset fabric. Furthermore the sensitive , minimal and complimentary fit out works will enhance the historic fabric and allow most of the original elements to be exposed and restored.

END OF HERITAGE STATEMENT