



14th June 2021

35 Dale Street, Ground Floor Unit – Heritage Statement and Design and Access Statement

Introduction

The following Heritage Statement (including Design and Access Statement) has been prepared by Heritage Architecture Ltd. (HA) on behalf of XLB Property. This document relates to the proposed internal alterations to the ground floor unit to 35 Dale Street, Manchester. The building was listed at Grade II in 1994 and is situated in the Stevenson Square Conservation Area.

Due to the minor nature of the proposals, it is considered that the development will incur any adverse impact upon the character and appearance of the Conservation Area or upon the settings of any listed buildings in the area. The focus of the following statement, therefore, is on the relative impact upon the significance of the Grade II listed building only (**Figures 1 and 2 below**).

The building was constructed in c1903 to the design of prominent local architect, J. W. Beaumont for Richard Howarth & Co, cotton spinners and manufacturers. The former warehouse comprises six storeys over basement and is principally constructed of red brick, with the ground floor being clad in pink terracotta and grey granite (please refer to **Appendix I** for the full list description). The north-east side of the building is the original loading bay, or “hovel”, which connects Port Street and Tariff Street. The small adjacent room are incorporated into the wider ground floor unit (GF.U1, the Site).



Figure 1 (Left): Site Plan showing the location of the Grade II listed building at 35 Dale Street outlined in red. **Figure 2 (Right):** The principal entrance of 35 Dale Street to the corner of Dale Street and Port Street. (Source: Historic England NHLE Website. Accessed 18/05/2021).

Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2019 (NPPF), and Manchester City Council’s Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. Of particular relevance is **paragraph 189 (NPPF, 2019)**, which states 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.*” The following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

Brief History and Description of the Site

35 Dale Street was specifically built as the head office and distribution warehouse for the expanding textile company, Richard Howarth & Co. The entrance and ground floor, was designed to house the Company Owner’s office and receive customers, comprise grand front doors, decorative tiling and ornate fixtures and fittings; while the open plans of the remaining floors typify the need for maximum light provision for packing and loading goods.

Upon completion in 1903 the building comprised formal offices at first floor level, with storage and packing at upper levels, and a loading bay and packing space in the lower ground floor and sub-basement. The original plans (accessed from Manchester Library archives) show that historically, the ground floor unit was an open



Figure 3 (left): Original Ground Plan c.1900 for the warehouse at 35 Dale Street, with approximate location of GF.U1 in red. The early 20th century plan illustrates the ground floor was originally designed to be open plan, with the principal entrance located at the corner of Port Street and Dale Street. Note, the plan is orientated south-west and is not as built. **Figure 4 (right, top):** Principal entrance to the corner of Dale Street and Post Street, note the original mosaic floor. **Figure 5 (right, bottom):** Contemporary office fit out to ground floor unit, note the altered window seat (which is to be replicated as part of the current proposals).

plan space, complete with a symmetrical column arrangement and lightweight partitions to the corner entrance at Dale Street / Port Street (**Figure 3, above**).

The building has since been subject to various refurbishments and internal alterations, with the most recent having been undertaken in 2019 (**Figures 4 and 5**).

The unit which this application relates to (GF.UI) comprises a large, open-plan space interspersed by a number of original cast iron columns. To the north-east side of the space is a number of openings with retained steel, fire-proof roller doors, which originally lead into the former loading bay and service stairs, and now lead into small rooms.

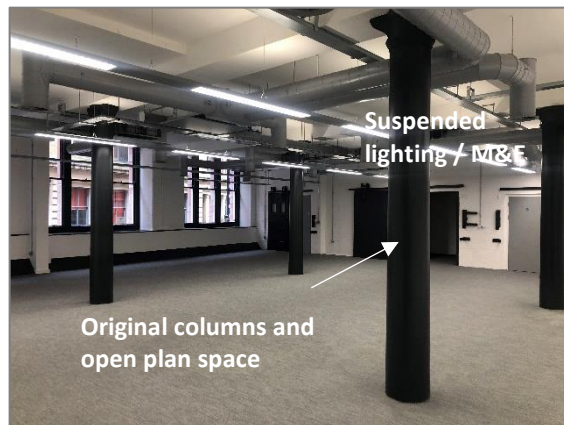


Figure 6 (left): Looking north west across the GF.UI space, illustrating the refurbishment undertaken in 2019 which retains the historic column arrangement and original steel doors. **Figure 7 (right):** An example of one of the original steel sliding doors.



Figure 8 (left): Example of original glazed brick within one of the recessed alcoves to the north wall of the unit. **Figure 9 (right):** example of original sash windows with deep sill.

Assessment of Significance

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2019) and uses Historic England's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles. Policies and Guidance," 2008, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium significance relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

Assessment of Significance

Elements and features of **high significance**, include:

- Original cast iron columns.
- Original timber sash windows.
- Original steel doors.
- Exposed glazed buff brick walls.
- Original brick walls (over-painted).

Elements and features of **no heritage significance** include:

- The modern refurbishment scheme, including the lightweight partitions, booths, lighting, WCs and services.

The Proposals

The minor refurbishment proposals seek to enhance the ground floor unit for office use, include:

- Introduction of new, lightweight glazed partitions to create meeting room space.
- New kitchenette areas and associated basket weave pattern flooring.
- Installation of new lighting, ductwork and condensing unit to bin store utilising existing openings for services.
- Installation of a new window seat set within the bay adjacent to the proposed kitchenette (as per existing in reception).

As the images above make clear, the internal ground floor space has already been reconfigured with modern partitions and contemporary servicing / flooring and lighting. The unit which is the focus of the current proposals (GF.UI), is indicated in red below (see **Figure 10** for relative location of the unit within the wider ground floor space). **Figure 11** below illustrates the historic significance of the space (as existing) is conveyed through its open plan form and original column arrangement. **Figure 12** below illustrates the proposed layout.

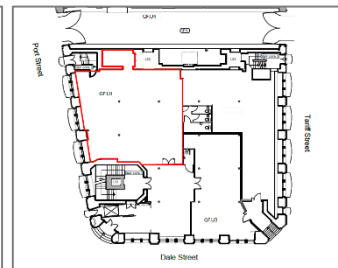
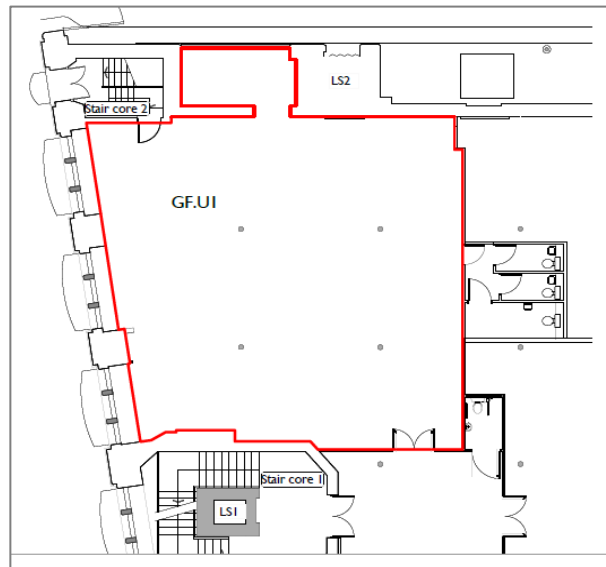
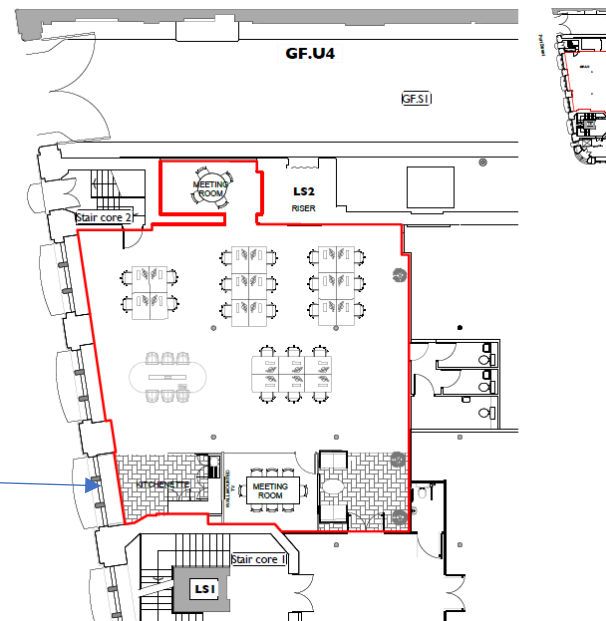


Figure 10 (top, right): Ground Floor Plan of 35 Dale Street, GF.UI is located to the north-western section of the building.

Figure 11 (left, top): Existing floor plan for GF.UI.

Figure 12 (left, bottom): Proposed floor plan for GF.UI.



Window seat as per reception also proposed (see Fig.5 above)

Heritage Impact Assessment Methodology

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive *'heritage benefits'*, by avoiding or minimising 'harm' to the: fabric, character, and experience of the designated heritage asset.

The required tests as outlined in NPPF (2019) paragraphs 193 and 196, require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 1, Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

Heritage Impact Assessment

The proposed, minor internal works to the Ground Floor Unit of the Grade II building strive to ensure that significant fabric components within the space, such as original columns, steel doors and exposed glazed brick, will be maintained and enhanced. There will be isolated examples of negligible adverse impact resulting from the need to create new, glazed partitioned rooms to the southern side of the unit in order to create a meeting room and kitchenette.

The proposed new stud partition walls and enclosed kitchen areas will be fixed back to the historic fabric of the building, but due to the proposed light-weight construction of these elements this will ensure minimal intervention to the historic fabric in these localised areas only.

The proposed lightweight window seat to the west side of the space will follow the same approach used for the similar seat within the reception area and will be affixed to modern fabric and will be removable.

The proposed new kitchenette, light fittings and servicing will utilise existing servicing and fixings which in turn, will avoid any additional impact to original historic fabric (please refer to the detailed scaled drawings as prepared by TMT for detail).

The proposed external condensing unit is to be located within the bin store is to follow the route of the existing, thereby ensuring minimal interference to any significant historic fabric and any potential impact upon the character and appearance of the Stevenson Square Conservation Area, in which the building is situated.

Consequently, it is considered that the current proposals will result in an overall negligible adverse impact on the special interest of the Grade II listed 35 Dale Street as a whole.

As per the definition outlined in Appendix II below, a negligible adverse impact occurs when the degree of change would alter, but not diminish, the intrinsic values of the identified heritage asset, or the experience and appreciation of the building to any appreciable degree.

Design and Access Statement

This section of the statement forms the design and access statement which supplements the listed building consent application.

We have above provided a description of the existing fabric and modern materials within the building and reference should also be made to the drawings by TMT for full details of the proposed works.

Design

The site is a Grade II listed building located in Manchester city centre. The proposed works which are the subject of this listed building consent application relate to one of the ground floor units within the building. The GF.U1 space was refurbished in 2019 (MCC Ref: 125290/LO/2019), resulting in modern furnishings (such as flooring, lighting and services) within the space. The proposals do not seek to radically alter the internal appearance or layout of the ground floor unit. The proposals comprise the minimal possible interventions required to ensure the building is suitable for commercial office use and therefore adapts to the needs of its occupiers, whilst ensuring minimal intervention to any historic fabric.

The new materials introduced under the current proposals will not alter from the existing, and will include:

- New plasterboard stud walls with paint finish
- Metro white tile to Kitchenette
- Floor finishes are to retain existing carpets within main office space
- New timber effect flooring to kitchenette area
- New glazed partition to kitchenette and meeting room
- New lightweight window seat to be incorporated into existing sill. Windows will not be altered.

The proposals have been designed to minimise the impact of sub-division by retaining views throughout the open plan floorplate. All new work will utilise the previously accepted methods of installation to the building. The proposals are consistent with previous refurbishment works and introduce a sympathetic yet contemporary finish in keeping with the existing buildings refurbishment.

Access

The existing stairs will continue as a shared entrance access from the reception area. The main entrance provides a level threshold, and the lobby is fully accessible via a DDA platform lifts, to access the upper level. Disabled access to the unit will be from the loading bay, where a disabled compliant lift allows access into the unit's secondary internal entrance. There is consequently no change to the current vehicular or pedestrian access proposed as part of this application.

Conclusions

As the existing and proposed plans for the first floor of the ground floor unit demonstrate, the internal reconfiguration of the space would not result in the loss of significant fabric and would not impact on the ability to understand and appreciate the special interest of the ground floor unit. Whilst the introduction of glazed partitions and kitchenette would incur some degree of adverse visual impact (as this would intrude on the open plan form of the space), this installation will be lightweight and removable.

The proposed works will enable the use of the space, whilst celebrating and retaining highly significant features such as the original columns and are thus considered to be compliant with required tests as outlined within local and national planning policy. In particular, the proposed works to the ground floor unit will comply with MCC's Core Strategy Policy EN3, which states that *"proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."*

Appendix I - List Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1209673

Date first listed: 06-Jun-1994

Statutory Address: 35, DALE STREET

SJ8498SE DALE STREET 698-1/29/83 (East side) No.35

GV II

Cotton manufacturer's warehouse, now wholesalers' premises. c.1900, probably for Richard Howarth & Co, cotton spinners and manufacturers. Steel columns and girders (cased), with cladding of polished grey granite, red brick and pink terracotta; roof concealed. Rectangular plan with chamfered corners to the front and through loading bay at rear. Simplified eclectic style with Elizabethan accent. Basement and 6 storeys (the top 3 shallower), 4 bays between chamfered corners, with a granite plinth, piers faced with banded terracotta at ground floor and brick above, string-courses between the floors including a modillioned cornice over the 3rd floor, and a parapet with upstands. The chamfered corners, distinguished by banded semi-octagonal shafts beginning at 1st floor and finishing in the parapet as domed pinnacles, each have a doorway at ground floor, that to the left with a corniced surround of polished granite and a recessed wooden and glazed screen with panelled and glazed double doors which have decorated brass furnishings and bevelled plate-glass; a segmental oriel to the 2nd and 3rd floors with moulded corbel, 3-light sashed windows, and balustraded parapet; 2-light sashed windows on the other floors; and a shaped and pedimented gablet pierced by a festooned oculus. The 4-bay front has 3-light windows on all floors, those at 1st floor slightly canted, those at 2nd floor with bracketed cornices, and all above ground floor framed by thin pilasters which form vertical strips, continued on the upstands of the parapets. The 5-bay sides are in matching style, and the rear end of each has a loading entrance with cast-iron surround. The rear has white glazed brick cladding and a well between short wings. Interior not inspected. HISTORY: occupied in 1905 by Richard Howarth & Co, cotton spinners and manufacturers.

Listing NGR: SJ8464498311

Appendix II – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the

<i>significance to any appreciable degree.</i>		buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a

<i>of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	and an enhancement of its cultural heritage interest.	significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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