

GRAEME IVES
HERITAGE PLANNING

Heritage Statement

No. 55 Newton Street, Manchester, M1 1ET

Life Designs Architecture

May 2021

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Life Designs Architecture in respect to a planning application for the proposed change of use from an Office to a single dwelling with external alterations (the 'proposed development') at No. 55 Newton Street, Manchester, M1 1ET (the 'application site').
- 1.2 From a heritage perspective the application site is located within the Stevenson Square Conservation Area. It is also located within the settings of a cluster of listed buildings, although given the minor extent of the proposed external alterations to the site, the relevant listed buildings have been proportionately described for completeness.
- 1.3 In determining the proposals Manchester City Council, the Local Planning Authority (LPA), has 'statutory duties' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings or their settings or any features of special architectural or historic interest that they possess and also to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 1.4 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (NPPF) and places the following requirements on applicants:

"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 level of detail should be proportionate to the assets' importance and no more than is sufficient to understanding the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (NPPF Paragraph 189)

- 1.5 Given the above legislative and policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 reviews the historic development of the application site and adjoining area and Chapter 4 describes the significance of the heritage assets, proportionate to the potential impact of the proposed development. Chapter 5 provides an assessment of that potential impact and Chapter 6 makes a series of conclusions with reference to the relevant legislation and policy requirements.

2.0 The Relevant Heritage Assets

Introduction

- 2.1 The NPPF defines a heritage asset as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Designated Heritage Assets

- 2.2 The NPPF confirms that designated heritage assets comprise, World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

Listed Buildings:

- 2.4 Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2010). The building that occupies the application site is not listed, however it adjoins a cluster of listed buildings in Newton Street. Given the minor extent of the proposed

alterations and the wide range of uses that enclose Newton Street, it is highly unlikely that the proposed development would have a material impact on the setting and significance of the adjacent listed buildings. However, the listed building identified in Table 2.1 are those located closest to the application site and have been included in this Heritage Statement for completeness:

Table 2.1: Listed buildings relevant to the application site:

Listed Building:	Grade:
Marlsbro House, 52-54 Newton Street	II
Former Newton Street Police Station	II
Newton Buildings, 50 Newton Street	II
No. 45-47 Newton Street	II

- 2.5 A further group of listed buildings, including Bradley House at the corner of Newton Street and Port Street, is located towards the southern end of Newton Street. There would be no material change within their setting and they have been omitted from this Heritage Statement.

Conservation Areas:

- 2.6 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

- 2.7 The application site is located within the Stevenson Square Conservation Area.

Non-Designated Heritage Assets

- 2.8 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

- 2.9 Manchester City Centre has a high concentration of designated heritage assets and in this context the City Council has not published a local list. The Greater Manchester Historic Environment Record (HER) was consulted on 24th May 2021 and has confirmed that the application site is not identified on the HER.

3.0 The Historic Development of the Application Site

Introduction

- 3.1 The wider context of the application site developed dramatically during the mid to late C19th and continued to evolve during the C20th. The urban morphology of the central part of Newton Street is therefore summarised below to help gain an understanding of the setting of the heritage assets.

Historic Map Regression

- 3.2 Roper's Map of 1807 confirms the alignment of Newton Street within the wider grid-like street pattern of the 'Northern Quarter'. Stevenson Square comprised a well-defined rectangular space, with the building plots of the current north-western side of the square yet to be developed at that time. Only intermittent development had taken place along the north-western side of Newton Street by that time, and the application site remained undeveloped. To the north of the application site Faraday Street was known as Friday Street at that time and the narrow passageway of Bradley's Court, enclosed by the northern elevation of the application site had yet to be formed.
- 3.3 By 1824, Newton Street was largely enclosed, the application site had been fully developed for the first time and Bradley's Court has been constructed.

Figure 3.1: Roper's Map (1807)



Figure 3.2: Squire's Map (1824)



- 3.4 The Ordnance Survey map of 1851 indicates that the application site formed the eastern corner of a perimeter block of domestic scale properties including a frontage of properties with small forecourts to Hilton Street. The Hilton Street frontage projected forward of the building line in Steven Square to lend enclosure to the south-eastern end of the space.

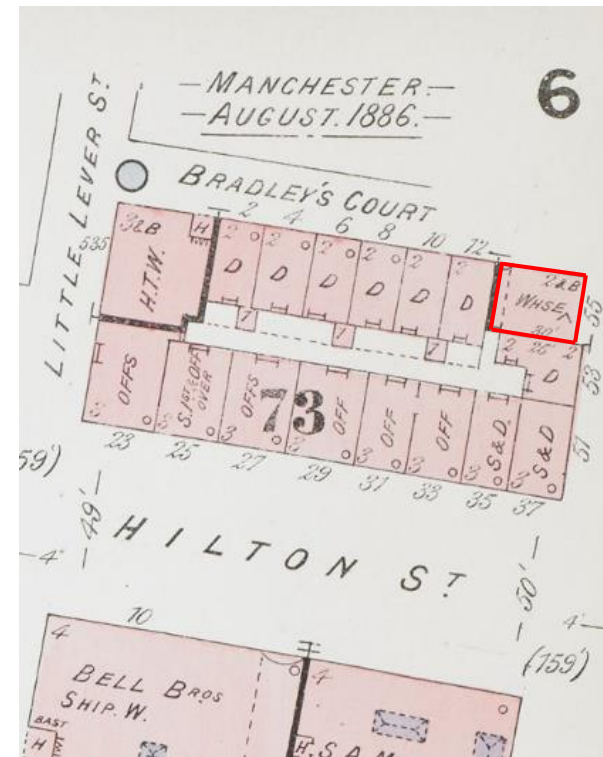
Figure 3.3: Ordnance Survey Map (1851)
(<https://luna.manchester.ac.uk>)



- 3.5 Goad's Insurance Map of 1886 (Vol. 1, Sheet 6) confirms that the application site was used as a 'warehouse' at that time. The buildings to the rear, that enclosed Bradley's Court comprised a

row of small dwellings, while the other, larger, domestic scale buildings that enclosed Hilton Street were in use as offices.

Figure 3.4: Extract from Goad's Insurance Map (1886)



- 3.6 Between 1908 and 1922, the row of properties fronting Hilton Street has been replaced with the single long, rectangular footprint of the building that continues to adjoin the application site today. The small dwellings to Bradley's Court had also been replaced by that time.

Figure 3.4: Ordnance Survey Map (1922-33)



the residential predecessors to the existing, taller, Hilton Street frontage.

- 3.7 In summary, the application site was first developed in the early C19th, although it is anticipated that the existing building resulted from a redevelopment towards the mid C19th. The townscape of the narrow, rectangular block between Hilton Street and Bradley's Court remained unchanged until the early C20th, at which time the row of dwellings to Bradley's Court and the domestic scale offices to Hilton Street were cleared and replaced with the buildings that are found today. In this context the application site has maintained a sense of continuity on the corner of Bradley's Court and Newton Street and its diminutive scale is likely to have been consistent with

4.0 The Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines significance (for heritage policy) 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

“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.”

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 4.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.
- 4.6 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

Listed Buildings

Marlsbro House (Grade II Listed)

Summary of Special Architectural and Historic Interest

- 4.7 Marlsbro House was designed as a factory in 1823 and the list entry summarises the principal reasons for designation as follows:

“Architectural Interest:

- *A rare early example of heavy-timber floor construction, a concept providing both robustness and fire-resistance which appears to have originated in Manchester and which strongly influenced the mid C19th design of industrial buildings in the USA, in particular New England;*
- *For its unusual variation of roof designed using both iron and timber elements, in this case including a cast-iron clerestorey running the full length of both sides;*
- *Unusually for its date also incorporating iron ring-beams in the walls, to which the timber cross-beams and the heavy floorboards are fixed;*
- *With little alteration to the technologically interesting structural fabric.*

Historic Interest:

- *As an early C19th factory in the centre of the world’s first industrial city, outside the clusters of mills in the suburbs of Ancoats and Chorlton-on-Medlock.”*

Figure 4.1: Marlsbro House, Newton Street



- 4.8 The remarkable appearance of Marlsbro House is a result of alterations during the 1960s, including replacement windows, the render pattern and a new lift core. However, the building retained its technological, structural and historic interest as an early factory within a key industrial quarter of Manchester.

Contribution of Setting and the Application Site to Significance

- 4.9 The idiosyncratic approach to rendering is without parallel in Newton Street, in which the buildings are constructed entirely of brick, with some stone dressings. However, the scale, form and building line, and the elevational rhythm of the openings are otherwise consistent with the broad patterns of Newton Street.

- 4.10 The key aspect of setting relates to the historic uses of the building as industry encroached on the former middle-class suburb. The building was occupied by engineers Wren and Bennett by 1831. By the late C19th it was in use as an umbrella factory and costume factory and by the mid C20th it remained in a variety of uses, including offices, a warehouse and clothing manufacture.
- 4.11 In this context the application site seems to have ‘bridged the gap’ between the polite scale of the original residential suburb and the industrial suburb of the early to mid C19th, with its scale responding to the dwellings that formerly enclosed Hilton Street and Bradley’s Court, while its use as a warehouse was associated with the industrialisation of the area.

Former Newton Street Police Station (Grade II Listed)

Summary of Special Architectural and Historic Interest

- 4.12 The former Police Station, now a Police Museum, was built in 1879 by J.H. Lynde who also designed the former Police and Ambulance Station (Grade II Listed) on Goulden Street to the north-west of Ancoats.
- 4.13 The building is two storeys in height with four bays to the Newton Street elevation. The windows are under segmental brick arches with a stone drip mould and keystone. A first floor sill-band continues across the elevation, with a string course and stone parapet. The principal entrance door is below a round-headed arch, which is surmounted with a pediment supported by fluted console brackets. Pevsner Architectural Guides Manchester (Hartwell, 2001) simply describes it as “*low and unpretentious in red brick.*”

Figure 4.2: The Former Newton Street Police Station



- 4.14 The list entry describes the history of the building as follows:

“Originally built as a defensible building comprising a linear range fronting Faraday Street (still Friday Street in 1891), with rear outshut to east and centre, and detached mortuary in rear yard surrounded by a high wall (also to Newton Street). The largely-blind west end of the Faraday Street façade indicates the original appearance of the whole. Central chimney first marked on 1922 1:2,500 Ordnance Survey map but thought to be original. The station was subsequently rebuilt in 1902. ... The police station closed in 1979 and was converted to a museum in 1981. In 2000, the rescued interior of Denton Police Court (1895) was installed in the 1902 parade room. The mortuary in the rear yard was demolished in the late C20th.”

Contribution of Setting and the Application Site to Significance

- 4.15 The restrained architecture and materiality of the former police station complements the industrial and commercial character of the Newton Street area. It contributes to the tight sense of enclosure to the narrow secondary route of Faraday Street, while presenting a formal elevation to Newton Street, thus reinforcing the hierarchy of the street pattern. The former police station is consistent in scale with the former warehouse that occupies the application site but more generally appears diminutive in scale, particularly alongside the adjoining Post Office and Marlsbro House on the opposite side of Newton Street.

Newton Buildings, 50 Newton Street (Grade II Listed)

Summary of Special Architectural and Historic Interest

- 4.16 The list entry describes Newton Buildings as follows:

“Hat manufacturers’ premises, c.1900, altered. Iron frame and concrete floors, with cladding of ashlar, and red brick with buff terracotta dressings, slate roof. Trapezoidal plan on end-of-block site parallel to Hilton Street. Free Baroque style. Basement and 4 storeys plus full attic storey and mansard attic; distinguished by 3-storey giant arches above ground floor, 2 bays to Newton Street, 5 bays to Hilton Street and 3 bays to Port Street; with cornices over ground and 3rd floors. The Newton Street façade has a round-headed doorway to right, with an architrave including 2 columns and a large segmental pediment; the ground floor of all 3 sides has wide rectangular windows with keyed lintels; the arched upper floors have wide round-headed arches with quoined surrounds and

keystones, most filled by original glazed screens with wooden frames and metal glazing bars making panes of varied size, the windows of the 1st and 2nd floors including floating segmental pediments; but the 2nd and 4th bays to Hilton Street with 2-storey canted oriels enriched with swags etc. The attic storey has coupled windows except to Newton Street, which has a large segmental open-pedimented dormer with a round-headed window, mansard to Hilton Street, which has a large segmental open-pedimented dormer with a round-headed window, the mansard to Hilton Street has dormers with segmental pediments. Interior said to have segmental barrel-vaulted construction.”

Figure 4.3: Newton Buildings, Hilton Street Elevation



Contribution of Setting and the Application Site to Significance

- 4.17 Newton Buildings occupies a pivotal location as the alignment of Hilton Street is deflected to the south-east and forms the edge between two distinct character areas, with the scale and massing of the warehouses, to the south of Hilton Road, generally contrasting with the domestic scale of the early residential and commercial properties to the north, albeit interrupted by former mills and manufacturing buildings such as Marlsbro House.

Figure 4.4: A mural on the exposed gable of Newton Street overlooking the adjoining gap site



- 4.18 The setting of Newton Buildings is partly fragmented by the gap site immediately to the south. In this context the application site forms part of frontage of properties that enclose the western side of Newton Street and retain a continuity of materials within the varied eaves height and functions of the enclosing buildings.

Nos. 45 and 47 Newton Street (Grade II Listed)

Summary of Special Architectural and Historic Interest

- 4.19 The former textile warehouse and more recently fashion wholesale premises was constructed in the mid to late C19th. It is five storeys with a basement with a long twelve bay façade to Newton Street. The former warehouse is constructed of Flemish Bond brickwork, while the ground floor is rusticated with channelled ashlar stone. The first and second floor windows are combined to form a giant arcade that extends the full width of the elevation and incorporates panelled stone aprons between the windows. The overall composition presents an austere frontage to Newton Street.

Contribution of Setting and the Application Site to Significance

- 4.20 Nos. 45-47 Newton Street form part of a group of mid to late C19th warehouses, including Bradley House at the corner of Port Street and Newton Street, on the northern edge of one of the most impressive areas of warehouse in Manchester centred on Dale Street. In this context the austere elevations on the Newton Street warehouses contrast with the far more flamboyant Edwardian warehouses that were developed along Dale Street itself. The character area that includes the application site, located on the northern side of Hilton Street, is more domestic in scale.

Figure 4.5: The view northwards along Newton Street from Bradley House



Stevenson Square Conservation Area

- 4.21 The Stevenson Square Conservation Area comprises a large part of the 'Northern Quarter' and is bounded by Oldham Street to the north-west and Piccadilly to the south-west, while the eastern side of the conservation area follows a stepped boundary that includes the southern parts of Port Street and Newton Street and extends as far north as Great Ancoats Road. The applications site is located close to the eastern boundary of the conservation area.

- 4.22 The existing character and appearance of the conservation area has evolved through several phases of development, which continue to provide distinctive layers of townscape. The first phase comprised a relatively high-status residential neighbourhood:

"An opportunity for a spectacular residential development in the Northern Quarter was permitted by Sir Ashton Lever's sale, in 1780, ... the buyer was William Stevenson, a local landowner turned speculator, Stevenson made a good start, laying out a grid of streets of different widths. At the centre of the development and at the crossing point of two grand thoroughfares, Great Lever Street and Hilton Street, he placed a square bearing his name. Around this nucleus lesser streets were set out in a clear hierarchy of widths, providing a formal and regular urban landscape. ..." (Manchester's Northern Quarter, English Heritage, 2008)

- 4.23 The historic map regression indicates that the warehouse that occupies the application site was a later addition to the domestic townscape immediately east of Stevenson Square. However:

"The failure of Stevenson's scheme as a polite residential suburb was made certain by the changing character of the Northern Quarter. The construction from the 1780s onwards of a canal corridor and associated cotton-spinning mills on neighbouring Ancoats trapped Stevenson's middle-class housing between an industrial suburb and crowded town centre and the Northern Quarter began to lose its attraction as an elegant place of residence. Industry began to encroach on the area and by 1800 it contained several cotton mills."

- 4.24 The domestic weaving industry became established but declined during the first half of the C19th. Industrial activity became more prominent and during the second half of the C19th and early C20th a townscape of warehouses developed in Dale Street, Newton Street and Hilton Street. At first, they were austere in character, then became influence by the palazzo style, before turning to Victorian Gothic and Edwardian Baroque.

Figure 4.7: The view southwards along Newton Street



The Contribution of the Application Site to the Character and Appearance of the Conservation Area.

- 4.25 The application site is occupied by a two storey property above a basement and with an attic floor within the roof. It is constructed in Flemish Bond brickwork under a slate roof. The front elevation comprises three bays, with the ground floor and basement bays amalgamated to form tall arches that emphasise the diminishing proportions of the façade.

Figure 4.8: The front and side elevations of No. 55 Newton Street



- 4.26 The windows are under segmental brick arches with a dog-tooth course and recessed architraves. The stone sill course is supported by modillioned brackets, while pairs of brickwork brackets support the stone moulding below the parapet.
- 4.27 The eaves moulding continues around to the side elevation, which is of four bays. However, the detailing is simplified and expresses the hierarchy of the elevations. The basement windows to the side elevation have been bricked-up. The roof is hipped and retains a relatively tall, corbelled, chimney stack.

Figure 4.9: The blocked openings to the ground floor to Bradley's Court



Figure 4.10: The view eastwards along Bradley's Court towards the Application Site



- 4.28 Goad's Insurance Map (Figure 3.4) confirms that the application site was used as a warehouse in 1886 and formed a corner of a domestic block between Hilton Street and Bradley's Court. The former residential properties survived until the early C20th, being replaced by the existing buildings between 1908 and 1922. The diminutive warehouse appears to have resulted from a piecemeal approach that would have responded to the scale of the adjoining residential properties. Perhaps if a more comprehensive approach had been taken to the block during the mid C19th the application site may have formed part of a larger warehouse or industrial premises. However, it is considered to make a positive contribution to the character and appearance of the Stevenson Square Conservation Area.

5.0 Impact Assessment

Introduction

- 5.1 The proposed development has been assessed in accordance with the relevant legislation, national and local planning policies.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

"S. 66 (1): In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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."

"S. 72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 5.3 Case law has determined that 'preserve' means 'to do no harm'.

National Planning Policy Framework

- 5.4 Paragraph 190 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

- 5.5 In determining applications, Paragraph 192, requires LPAs to take account of:

- 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; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 5.6 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. *"This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."* (Paragraph 193)

- 5.7 Paragraph 194 states that any harm to, or loss of, significance to a designated heritage asset, should require clear and convincing justification. Paragraph 196 requires that in circumstances that would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.
- 5.8 LPAs should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably (Paragraph 200).

Manchester Local Plan

- 5.9 The Local Plan comprises the Core Strategy and ‘saved’ policies from the UDP.
- 5.10 The Core Strategy (2012-27) contains the following policy in respect to the historic environment:

Policy EN 3 Heritage

“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 development 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.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

- 5.11 The ‘saved’ policies of the UDP include the following with respect to conservation areas:

18. Conservation Areas

“DC18.1 The Council will give particularly careful consideration to development proposals within conservation areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees (including streets trees);*
- iv) the effect of signs and advertising;*
- v) any further guidance on specific areas which has been approved by the Council.*

B. The Council will not normally grant outline planning permission for development within conservation areas.

C. Consent to demolish buildings in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

D. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

E. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.”

The Proposed Development

- 5.12 The proposed development comprises the following:

Change of use from office to residential and external alterations to existing building.

- 5.13 The proposed residential dwelling would be a single dwelling with a total of three bedrooms, located in the lower ground floor and attic, and living rooms to the upper ground floor and first floor.
- 5.14 There would be little external change to the appearance of the building. The one door and three window openings to the lower

ground floor of the side elevation, which are currently bricked-up, would be re-opened. The door opening would allow access to a new bin store located to the rear of the lower ground floor.

- 5.15 The two rooflights to the front pitch of the roof would be retained, while a small terrace would be formed by cutting into the roof structure to the rear part of the side elevation adjoining the chimney stack.

Impact Assessment

- 5.16 No. 55 Newton Street appears to be in good condition, although it is currently vacant. The proposed change of use would help secure the full use of the property in a prominent location in the Stevenson Square Conservation Area. The interior has been comprehensively ‘modernised’ in the past and does not retain features of historic interest. The proposed use is compatible with the floorplan, which has been subject to a degree of previous subdivision, and the existing staircase would be retained as part of the conversion. A proposed double-height void would be formed to maximise natural light in the living room and kitchen on the upper ground and first floors.
- 5.17 The proposed external changes would be modest. The elevation to Bradley’s Court would be enhanced by unblocking the lower ground floor openings and reinstating the timber framed windows. Similarly, the doorway would be opened and re-used. The proposed adaptation of the rear part of the roof provides a creative approach to forming a small external space. The existing windows would be retained.

- 5.18 The proposed roof terrace above the Bradley's Court elevation has evolved following pre-application consultation advice from the City Council. Early proposals placed the roof terrace within the front hipped element of the roof. However, it has now been moved to the rear of the roof and would be cut into the roof without impacting on the ridge lines and overall form of the roof.
- 5.19 It is therefore considered that the proposed development, by re-opening the bricked-up windows and door, would have a slight beneficial impact on the character and appearance of the Stevenson Square Conservation Area. The proposed development would not harm the conservation area and is therefore in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.20 The proposed minor external alterations would be imperceptible within the settings of the adjacent listed buildings on Newton Street. The proposed adaptation of the rear part of the roof would be set well back from the Newton Street frontage and would not affect the contribution of setting to the significance of the listed buildings, or the ability to appreciate that significance. The proposals therefore comply with S.66 of the 1990 Act.
- 5.21 The proposals have been informed by a proportionate assessment of heritage significance (NPPF paragraph 189) and the proposals would sustain and enhance the significance of the heritage assets (NPPF paragraph 192).
- 5.22 Great weight has been given to the conservation of the relevant heritage assets and the NPPF paragraphs relating to 'harm' would not be engaged in respect to the proposed development. In

relation to new development in conservation areas, proposals that preserve those aspects of setting that make a positive contribution to the asset should be treated favourably (NPPF paragraph 200).

- 5.23 The proposals would enable the re-use of a building that makes a positive contribution to the Stevenson Square Conservation Area. The proposals will support the Council in preserving the conservation area and settings of the associated listed buildings and are consistent with Core Strategy Policy EN 3.
- 5.24 The proposed development would preserve and enhance the character and appearance of the conservation area. It would retain the existing features of the building, re-open previously bricked-up openings and create a high-quality residential unit in an important frontage of Newton Street. In this respect the proposed development is considered to be in accordance with Policy DC 18.1 of the UDP.

6.0 Conclusions

- 6.1 The application site is located in the Stevenson Square Conservation Area and close to a cluster of listed buildings. It makes a positive contribution to an important frontage in Newton Street and appears to have been designed in response to the transition from a more domestic to an industrial townscape by introducing a domestic scale warehouse to a former residential block close to Stevenson Square.
- 6.2 The current office accommodation, which has thoroughly modernised the interior, remains vacant. The proposed development would bring forward a new use for the building. The proposed residential use is compatible with the form and character of the building and would enable the enclosed openings of the lower ground floor elevation to Bradley's Court to be re-opened.
- 6.3 A modest adaptation is proposed to the rear part of the roof. However, this element of the scheme would be set back discreetly from the Newton Street frontage and the building would continue to make a positive contribution to the conservation area.
- 6.4 In this context, the proposed development is considered to be in accordance with the 'statutory duties' of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.5 The proposals would sustain and enhance the significance of the Stevenson Square Conservation Area and is consistent with the requirements of the NPPF to sustain and enhance the significance of heritage assets (NPPF paragraph 192) and to give 'great weight' to the conservation of designated heritage assets (NPPF paragraph 193).
- 6.6 The proposed development would secure a new use for a vacant building within the conservation area and would help deliver the relevant policies of the Core Strategy and saved policies of the UDP.