Heritage Asset Statement

Flat 14, Brazil House, Manchester, M1 3PW



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Introduction

This Heritage Asset Statement has been prepared to support the application for works to the windows of flat 14, Brazil House.

Planning History

051637/FO/CITY3/97 Alterations, partial demolition and change of use of basement and ground floor into a cafe bar/restaurant and 17 flats above -APPROVED

Applicable Policy

NPPF

The National Planning Policy Framework puts a great amount of weight on conserving assets that can never be replaced, however putting them to optimum viable use. Heritage assets can be enhanced, especially where this creates a more sustainable future for them.

Manchester Core Strategy

EN1 - Development must enhance the local character of the city centre - a dense environment with a wide and closely integrated range of uses. Lack of open space.
EN3 - The character of neighbourhoods should be preserved and enhanced, for example improving accessibility.
EN4 - New and retrofit projects should be designed to improve energy efficiency

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Site location and heritage

This application refers to flat 14 of Brazil House, a four storey brick warehouse building on the corner of Sackville Street and Brazil Street. This sits within the Whitworth Street/Princess Street conservation area, described as follows:

“The Whitworth Street/Princess Street conservation area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city.

The distinctive architecture which arose was both functional and expressive of the wealth of the owners. Generally, slate is used to roof the buildings, though many are too high, or their roofs are too gently pitched, for this to be seen from ground level.

Windows, like those in most Manchester buildings of this period, are predominantly of the vertical sliding-sash type. They occur singly, but are more often seen in pairs, threes, or occasionally in groups of four.”



Whitworth Street Conservation Area with the site indicated in black (above)

The site in its setting within the conservation area, facing onto Sackville Gardens (right)



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Listed Building Status

Brazil House is a grade II listed building under its alternative name of 46 Sackville Street.

The Historic England listing is as follows:

“Heritage Category: Listed Building
Grade: II
List Entry Number: 1247608
Date first listed: 06-Jun-1994
Statutory Address: 46, SACKVILLE STREET

SJ8497NW SACKVILLE STREET 698-1/32/368 (West side) No.46

GV II

Shipping warehouse, now upholstery business. c.1860-70. Red brick in Flemish bond, with sandstone dressings, slate roof. Rectangular plan on corner site, at right-angles to street. Eclectic style with Romanesque features. Four storeys over basement, a 1:3:1-window facade plus chamfered corner to the right; with plinth, a Lombard frieze dividing the floors 2 and 2, brick pilasters to both levels, sill-bands to all floors, and wooden eaves cornice on moulded stone brackets. The corner has a segmental-headed doorway with stilted moulded surround and panelled divided doors, at 1st floor a stone canted oriel in Romanesque style, with a round-headed window which has pilaster jambs with carved caps, moulded head with keystone, Lombard frieze and steeply-pitched hipped slate roof, and at 2nd floor a pair of small round-headed windows. The main facade has segmental-headed windows to ground floor, round-headed to 1st floor, square-headed to 2nd floor and round-headed to 3rd floor, those in the centre bay mostly arcaded. Right-hand return has Lombard frieze and pilasters like those at front, 2 windows to each bay (all either round- or segmental-headed), and loading bay doorway to 5th bay. Left side and rear concealed. Included for group value.

Listing NGR: SJ8439397767”

Flat 14 is on the fifth floor of the building at parapet level. It was formed at the original attic level, incorporating some of the original roof structure, chimney and party wall. Much of the structure dates from 1997 when the building was first converted into flats.

Photographs



The rooftop flat, which looks over Sackville Street and the park, cannot be seen from street level.



The modern dormer and flat roof mezzanine extension, slate roof (likely original), chimney and brick party wall of Regency House beyond.

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Existing patched trocal dormer incorporating sloping timber windows. This dates from the 1997 conversion and does not include any original structure. Water leaks in through the point of the angular window.

The slate roof appears to be part of the original building with the rooflights added during the 1997 conversion.



Parapet gutter. There are currently water ingress issues with both the gutter and the sloped wooden windows.

The parapet wall is part of the original fabric of the building.

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Parapet gutter against the side/party wall to Regency House (50 Sackville Street), which is also a grade II listed building.
It appears from the internal timbers that the roof was originally hipped to this corner, with the low wall continuing the parapet. The capping stone appears



Modern sloped timber windows from the 1997 conversion, internal view.
Remedial works are required to the base of this wall where water is leaking into the apartment below.

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Original roof timber A with modern wall of dormer built on top. This timber still supports the purlins of the slate roof beyond this wall.



Original roof timber B and column with connection and rivet details

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Original brick parapet wall (front) and chimney with side (party) wall of Regency House beyond.

Mezzanine level over kitchen, added in 1997 works to form apartments.



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Proposed works

A summary of the proposed works is as follows:

To replace 2no existing sloped windows with 1no vertical window and 1no vertical patio door, forming a small external terrace area.

This will involve the following works (drawing references in brackets):

1. Remove 2no non-original timber windows, sills and sloping stud infill from dormer, retaining non-original supporting structure and parapet gutter. (P04_P_10)
2. Replace 1no non-original triangular window to side of dormer with new fixed aluminium timber composite window to match new vertical wall profile. (P04_P_ 09, P04_P_24)
3. Remove and replace existing sockets and electric heater to dormer area only.
4. Retain and carefully protect existing elements of original structure including brick walls, 2no timber posts, 2no sloping roof timbers and associated rivet details.(P04_P_15)
5. Retaining non-original dormer roof, remove non-original gutter, fascia and downpipe. Extend roof over vertical window, with new section of gutter and internal drainpipe. New bay roof to be clad with Catnic SSR2 standing seam metal cladding to match walls. (P04_P_16, P04_P_21, P04_P_23)
6. Form new vertical timber framed external wall (non-structural) to dormer, to be clad with Catnic SSR2 vertical standing seam cladding, flashed to adjacent original slate roof. (P04_P_24)
7. Fit new 4 panel aluminium composite bifold door and sill with door widths to match removed window, with new beam to support. (P04_P_ 09, P04_P_20)
8. Form terrace from new section of felt roof on raised timber frame to meet existing gutter, with ceramic/ rubber tiles on pedestal feet over. (P04_P_15, P04_P_20)
9. Fit new aluminium composite window with top mullion and two top hung opening lights to match removed window. (P04_P_09, P04_P_23)
10. Fit new aluminium downpipe to discharge to existing drainage point in parapet gutter. (P04_P_16, P04_P_21)
11. New raised timber platform internally to raise dining area to same level as external terrace, load to be spead evenly on floor. (P04_P_22)
12. New plasterboard lining internally to dormer - original structure not affected. (P04_P_15)
13. Insulation to terrace structure, timber frame walls and bay roof (P04_P_20, P04_P_23)
14. Glass guard rail to satisfy Building Regulations Part K. (P04_P_15, P04_P_23)
15. **Repair works to timbers supporting gutter may also be necessary once this area is opened up*

Please refer to drawings P04_P_01-25 for further details

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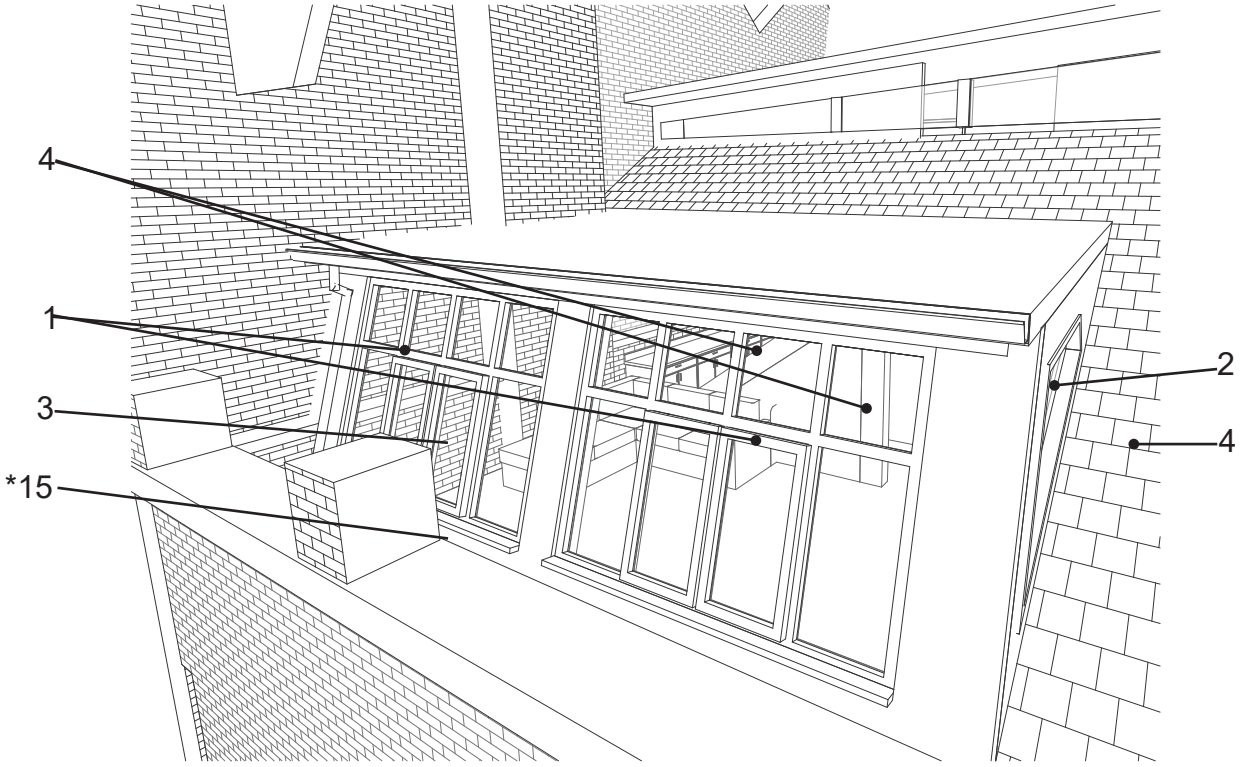
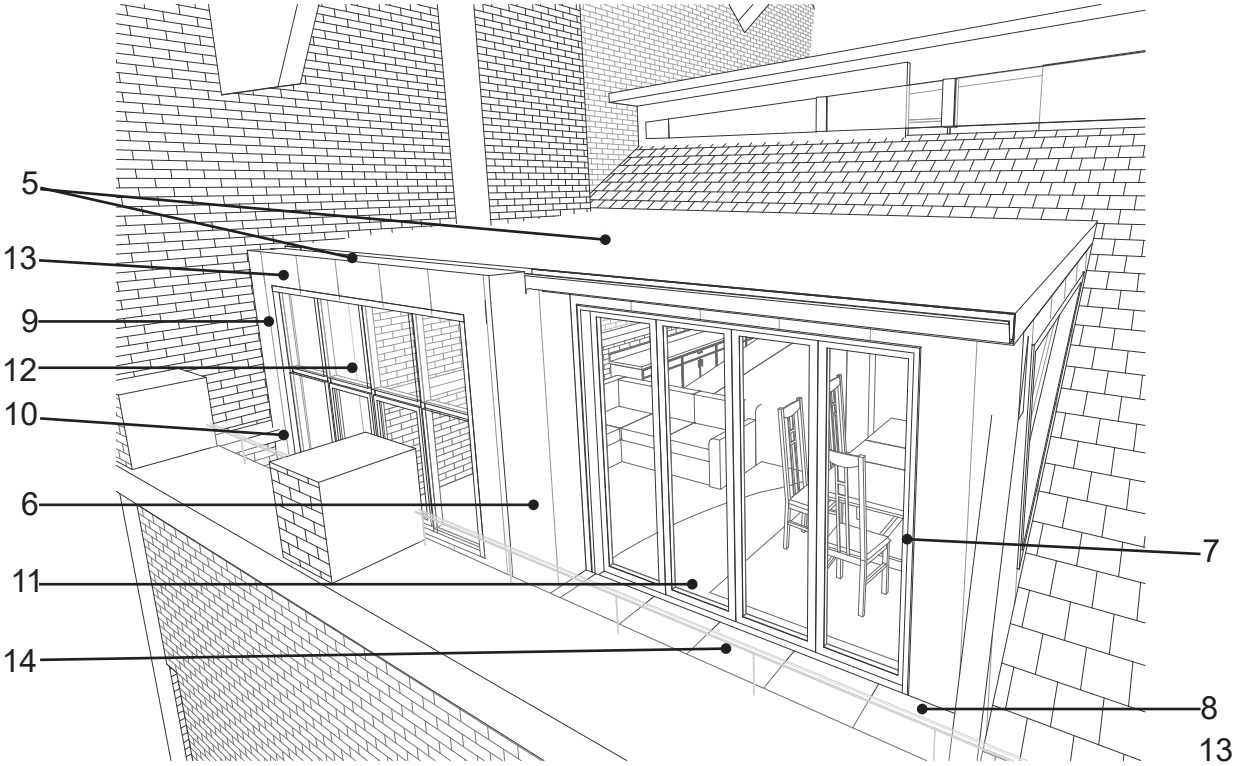


Existing



Proposed

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Justification for works to a listed building

The initial impetus for these works is to repair damage caused by the design of the 1997 dormer whereby the slope of the windows and wall subject them to the effects of bad weather, resulting in rot, leaking and issues at gutter level for the flat below.

The design seeks to remove the slope, thus protecting the walls from direct running water. In addition, replacing the existing timber windows with a high quality timber aluminium composite window will allow an internal timber finish to be retained whilst providing better weatherproofing on the exterior. This will help to protect both this apartment and the one below for the future, in line with the National Planning Policy Framework Guidance.

Straightening the windows provides an opportunity to create a small external terrace area for the flat which extends its use for the young family and provides a pocket of personal external space within the city centre where this is especially beneficial. Personal outdoor space is particularly important at the current time with Covid-19. The new door will also provide better accessibility for maintenance and as a fire escape as currently these require climbing out of a window.

There are precedents of small terraces at parapet level in the area, such as on Canal Street. This is part of the local character of the area - “a dense environment with a wide and closely integrated range of uses”. Precedents also include the neighbouring flat, 12 Brazil House, whose planning application for similar work was approved under current planning policy in 2016.

Forming the terrace will require a guard rail to be fitted to the parapet wall in order to provide overall guarding of sufficient height. The impact of this already small element will be minimised by using glass and siting it on the inside edge of the deep external wall where it is least obtrusive.

As previously described, a large proportion of flat 14 is of modern construction, dating from the 1997 conversion. The proposed works are located within the modern dormer dating from this time and therefore the physical impact on the original features is minimal. In addition to this, works have been designed to retain and work with the structure of the 1997 dormer, further reducing the level of work and risk to any original parts of the building.

Aesthetically, the works are similar to those approved for flat 12 and present a very minor change to a part of the building that cannot be seen from street level. The rythmn of the existing (non-original) windows will be retained with four panels used in both the door and windows in dimensions to match the existing.

The dormer is currently clad with a pale grey trocal product which is patched and stained, with poor detailing. It is proposed to replace this on the walls with a standing seam metal product with a zinc-like appearance which is considered suitable for roof and cladding work in conservation areas and which will blend better with the slate roof.

The works will provide an opportunity to enhance the energy performance of the apartment, allowing the low quality non-original windows to be replaced with high performing double glazed units and with enhanced insulation proposed to the new elements in line with policy EN4. This will also help to extend and enhance the life of the building.

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Impact of the proposed works

Physical Impact on original elements of the building:

Element	*Impact and mitigation/protection*
Brick parapet wall (side)	The side wall of the bay will butt against this wall and be flashed over the top.
Party wall	No impact
Brick parapet wall (front)	Guarding 250mm high to be fixed between brick pillars into existing stone capping. Fixings will be minimised.
Chimney	No impact
Roof timbers	The non-structural, modern side wall of the dormer which currently sits on roof timber A will be replaced with another timber framed wall. Where possible connections will be reused. Roof timber B no impact.
timber posts	No impact
rivet details	The raised floor platform will be designed to finish short of the rivet details and these will be protected during works by wrapping.
Slate roof	The replacement timber wall will be reflashed onto this roof.
Floor*	New walls and raised platform will be fastened down to the floor.

As the main parts of the dormer (i.e. roof, sloping columns) will remain during works, it is anticipated that all internal parts of the building can be suitably weather protected via temporary waterproof coverings over the window/wall area e.g. a high quality waterproof tarpaulin fastened down well to the remaining structure.

*It is unknown whether the floor deck is original as it is currently inaccessible.

Impact on the building's listing

The building does not retain internal features, layout or known links to specific historical events or people. Its importance relates therefore mainly to its aesthetic appearance and its being representative of a particular part of Manchester history as part of a group of goods warehouses.

The works as set out do not affect this, with alterations only minor, in higher quality, conservation materials and retaining the style of the existing conversion and previously approved works to flat 12. The text of the listing does not mention the features affected - dormer and dormer windows, or even the roof at all, none of which can be seen from the ground. The appearance of the brick walls is unaffected. As the works will also protect the existing structure by addressing the current weather ingress issues, the impact can therefore be seen to be minor, positive and beneficial.