

Boohoo: 49-51 Dale St

Statement of Significance/
Heritage Statement
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1.0

Introduction



1.0 Introduction

This document has been prepared by Buttress to provide a Statement of Significance for a collection of grade II listed buildings under the ownership of Boohoo. For sake of clarity, this extends to the whole buildings occupied by Boohoo, though the company may not be responsible for the building in its entirety. These properties consist of 49-51 Dale Street, and 30-32 Hilton Street. It is intended to support long-term maintenance and management of change.

1.1 Methodology

The document surveys the relevant information and heritage, providing an overview to foster better understanding of significance at early stages. Significance is assessed in relation to the core heritage values outlined by Historic England.

1.2 Authorship & Acknowledgements

This statement has been prepared by Jenna Johnston MA(Hons) MSc, Senior Heritage Consultant at Buttress.

1.3 Gaps & Limitations

This Statement of Significance is needed to inform decision making. It is based on desktop understanding available at the time of writing. It has not been possible to gain access to archival records due to the Covid-19 pandemic. This statement should be augmented with further knowledge in the future.

1.4 Location & Site Description

This Statement covers the 49-51 Dale Street, and 30-32 Hilton Street only. The buildings all sit within the Stevenson Square Conservation Area in the Northern Quarter of Manchester.

NGRs: SJ 84651 98272; SJ 84700 98279 and SJ8470098279.



Figure 1 Location



Figure 2 Detail of Stevenson's Square Conservation Area map

2.0

Understanding the Heritage



2.0 Understanding the Heritage

2.1 Description of the Heritage

As summarised in the Historic England listing descriptions.

30-32 Hilton Street is an iron frame structure with red brick cladding and matching terracotta. It has some sandstone dressings, a slate roof to the front and flat asphalted roof over the rest. It is an irregular U-plan form, formed from a long rectangular range between Dale Street at the front and Hilton Street at the rear. One range is parallel to Hilton Street, bridging Lizard Street, and one range is returned along Tariff Street. Basement and 5 storeys, though the range along China Lane is 4 storeys.

The shallow front office block at 49-51 Dale Street is symmetrical with 3 bays between chamfered corners. It has pilasters to the narrower centre bay, finished as chimneys on the parapet, string courses above and below the 2nd floor, and a cornice and parapet over the top floor. There are mullioned windows of 2 lights in the centre and 3 lights in the outer bays, all sashed. Those of the top 3 floors are shorter. Round-headed doorways in the corners (that to the right altered as a window), with keystones and cornices on brackets, and sashed windows on each floor above (those at 1st and 2nd floor in narrow rectangular oriels). The short return walls have chimneys corbelled from the 1st floor.

The 4-storey rear range has coupled sashed windows in the front half, and an iron-framed rear section with 2 loading slots and 6-light casement windows. The rear range (to Tariff Street) is 4 storeys plus attic, 10 bays, and has, inter alia, 3 pairs of elliptical-arched bays (those in the centre bridging the entry to Lizard Street), a prominent cornice on corbelled shafts, and large attic windows under a cornice with shaped parapet. The return side to Tariff Street is 8 bays in matching style.

Interior: cast-iron columns, wrought-iron girders, wooden beams.



Figure 3 Illustrations of 49-51 Dale Street





Figure 4 Illustrations of 30-32 Hilton Street

2.2 Local Character & Distinctiveness

The collection of buildings are situated in the dense urban area of the North Quarter in central Manchester. The Northern Quarter is 'approximately 0.3sq km and bounded to the west by Shudeill and High Street, to the north by Swan Street, to the east by the Rochdale Canal and to the south by Piccadilly.'

The Northern Quarter has a vast array of building types and purposes, reflecting the development of the area, its subsequent decline and re-invigoration in the mid-1990s. It is now a popular and thriving region of the city, and is home to numerous local and national businesses, independent retail offers, offices, bars and restaurants.



Figure 5 Oldham Street in Manchester's Northern Quarter (Visit Manchester)

2.3 History & Development

30-32 Hilton Street was constructed in 1902 as warehouses and offices, and 49-51 also dates from the turn of the century. In 1905, 49 was occupied by William O'Hanlon & Co who specialised in cretonnes and furnishing fabrics, and 51 was occupied by by William Holt & Sons, cotton manufacturers.

The long, narrow form of the block around a central space is reflective of the later warehouses that were built on Dale Street. They were 'formed either by gating off former residential side streets or by creating new service roads such as Lizard Street, which now links Dale Street with Hilton Street.² Lizard Street was originally a timber yard, which gradually become more enclosed by flanking warehouses, and the final U-shaped range of Hilton Street which controlled access through the central gated archway.



Figure 6 8 China Lane, 1907 © Manchester City Council



Figure 7 8 China Lane, 1907 © Manchester City Council



Figure 8 Dale Street, 1972 © Manchester City Council

2.4 Historic Maps



Figure 11 Lancashire CIV (includes: Manchester; Salford.) Revised: 1915 to 1921 Published: 1923



Figure 9 Lancashire CIV (includes: Manchester; Salford.) Surveyed: 1845 Published: 1848



Figure 12 Lancashire CIV.11 (Manchester) Revised: 1932 Published: 1935



Figure 10 Lancashire CIV.11 (Manchester) Revised: 1915 to 1916 Published: 1922



Figure 13 SJ89NW - A (includes: Manchester; Salford; Stretford) Surveyed / Revised: 1948 to 1955 Published: 1956

3.0

Summary Statement of Significance



3.0 Summary Statement of Significance

3.1 Introduction

The following summary of significance looks at identifying the significance of the site’s heritage interests, outlined by Historic England’s *Statements of Heritage Significance* (2019)

The levels of significance are outlined below:

Exceptional: Having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.

High: Having national importance, usually found where assets are designated at grade II*.

Medium: Having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.

Low: Making a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.

Neutral: Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

3.2 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Knowledge on the growth and the development of the Northern Quarter is continually being expanded. There have been a number of studies around the area over the years, including Arrowsmith’s Archaeological Desk Based Assessment of Stevenson Square for UMASS, and Motteshead’s report on a Tariff Street site 100m from the site. We know that the configuration of this site was massively different before these buildings were constructed. Additionally, as they are relatively late in the timeline of Manchester’s 19th century industrial boom, there is potential for greater understanding of this area around Dale Street throughout the 19th century.

The archaeological interest of the site is: **medium**.

3.3 Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

49-51 Dale Street and 30-32 Hilton Street are well-designed and decorative buildings, especially in contrast to the relative simplicity of the former warehouses nearby. Their status is announced by their enhanced materials, decorative elements, and large windows. Though at the time of writing it has not been possible to identify the designs of the building as belonging to a specific architect, or the crafts contractors involved, which limits its interest.

The architectural and artistic interest of the site is: **medium**.

3.4 Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

49-51 Dale Street and 30-32 Hilton Street are illustrative of the development of Manchester’s industrial history. The buildings are relatively late in comparison to the 19th century buildings in the vicinity, demonstrating the continued growth and investment in the industry. Where the properties are occupied by Boohoo, there is a similarity in the buildings’ original purposes and their current use, highlighting the area’s connection with textile manufacture. They also represent the later Dale Street warehouses. The juxtaposition of these buildings with the 18th century town houses on Hilton Street and Port Street demonstrates the vast change in the area in the intervening century.

The historic interest of the site is: medium.

3.5 Conclusions

In conclusion, the grade II designations for these buildings accurately represent the significance of their heritage interests. The buildings are well-detailed, decorative and imposing, and have good spatial relationships with buildings around it, including 45-47 Dale Street, that provide good context to the building’s uses and the development of the area. Their contribution to the Conservation Area is significant due to their prominent locations and extensive facades. There is potential for these buildigns to enhance their significance and their setting through further appropriate management and maintenance.

4.0

Proposals & Heritage Impact

4.0 Summary of Proposals

4.1 Summary

4.1.1 The proposals within the application are detailed further within the accompanying Design and Access Statement. However, in summary, it is proposed to replace defective and corroded metal windows with new frames to match existing, in addition to a package of external fabric repair to defective areas of masonry (which itself is contributing to the water ingress issues that have brought about the corrosion).

4.2 Replacement of Corroded Windows

4.2.1 The metal-framed windows within the building are of a non-galvanised steel, which has been subject to prolonged periods of exposure and lack of maintenance, to the point where a ‘terminal corrosion’ has established. This has manifest in numerous areas via badly distorted and expanded frames, that have either already damaged existing glazing, or carries a risk to public safety through future damaged/falling glass. It is evident that intervention is required.

4.2.2 Approaches to retention and repair have been explored and considered in detail. However, the current ‘terminal’ condition of the metal and ongoing deterioration/fragility make this very difficult, and indeed not practically possible without causing further damage or loss of fabric (both hot welding and cold stitching would result in damage to already fragile existing material). In addition, the frames are of a particular non-standard profile, which makes piecing in sections unfeasible.

4.2.3 It is proposed to replace the frames in a new galvanised steel with profiles to match existing. It is possible to form new profiles with a rebate that allows slimline double glazing to be installed, that has no visual impact on the overal frame size, but enables a sympathetic yet more thermally efficient glass that improves the overall sustainability and viability of the wider building.

4.3 External Fabric Repairs

4.3.1 In numerous areas, mainly on the Hilton Street and Tariff Street elevations, the sandstone dressings have been allowed to gather water over a long period of time, with insufficient shedding of this taking place. This has enabled erosion/crazing/spalling to occur, as well as the establishment of invasive vegetation growth (this itself

exacerbating the associated defects). Without intervention, water ingress issues will continue to occur and the soft sandstone will deteriorate further. This will have a detrimental impact on both the significance and character of the heritage asset, while at the same time present a potential public safety issue through the risk of falling masonry.

4.3.2 It is proposed to carry out a combination of indent repairs (where masonry has failed or significantly eroded) and dressing in lead to ensure the dressings are capable of shedding rainwater adequately, and thus preventing/ mitigating the above issues. Where indent repairs are proposed, this will be in new stone and profiles to match existing, and these will be legible as new interventions.

4.4 Heritage Impact and Justification

4.4.1 It is recognised that the removal of metal-framed windows could be seen as harmful to the significance of the heritage asset. However, the condition of these sections, in addition to the public safety risks in conjunction with this, means that intervention is required to prevent further deterioration.

4.4.2 The replacement of corroded sections in a material and profile to match existing will have a neutral impact on the historical and aesthetic heritage values. Indeed, the improved legibility of new profiles (without the distortion and overpainting that currently exists) will arguably bring a positive impact that offsets any evidential harm. In addition to this are wider benefits in respect of removing an ongoing deteriorating defect, making the building easier to maintain, and also the improvements to its wider viability and sustainability. This can be achieved without a detrimental impact on the building’s architectural and historical character.

4.4.3 The proposals to the external masonry will prevent the further loss of fabric, and therefore significance. It will also address ongoing water ingress issues and associated problems such as staining and vegetation growth. In sympathetically improving the means to disperse rainwater the proposals will enable as much sound masonry to be retained as possible and mitigate any future erosion/ condition issues. The repairs will be carried out using traditional methods, using replacement stone to match existing, but also ensuring that the interventions are legible as modern repairs.

5.0

Bibliography & Sources



5.0 Bibliography & Sources

Taylor, Simon, and Julian Holder. Manchester’s Northern Quarter: The Greatest Meer Village. English Heritage & Manchester City Council: 2008.

5.1 Maps

Lancashire CIV (includes: Manchester; Salford.) Surveyed: 1845
Published: 1848

Lancashire CIV.11 (Manchester) Revised: 1915 to 1916
Published: 1922

Lancashire CIV (includes: Manchester; Salford.) Revised: 1915
to 1921 Published: 1923

Lancashire CIV.11 (Manchester) Revised: 1932 Published: 1935

SJ89NW - A (includes: Manchester; Salford; Stretford)
Surveyed / Revised: 1948 to 1955 Published: 1956

Figure 14 London Road Fire Station, Manchester

6.0

Appendices

6.0 Appendices

6.1 Listing Description

6.1.1 49-51 Dale Street

Statutory Address: 30 AND 32, HILTON STREET
Statutory Address: 49 AND 51, DALE STREET
The building or site itself may lie within the boundary of more than one authority.
District: Manchester (Metropolitan Authority)
National Grid Reference: SJ 84700 98279
Details
MANCHESTER
SJ8498SE DALE STREET 698-1/29/86 (East side) 17/09/92
Nos.49 AND 51
GV II

Includes: Nos.30 AND 32 HILTON STREET. Home trade warehouses, various. c.1900. Iron frame with cladding of red brick and matching terracotta, and some sandstone dressings, with slate roof to the front and flat asphalted roof over the rest. Irregular U-plan formed by a long rectangular range between Dale Street at the front and Hilton Street at the rear, a range parallel to Hilton Street bridging Lizard Street, and a wing to this returned along Tariff Street. Basement and 5 storeys (except range along China Lane, which is 4 storeys). The shallow front office block, symmetrical, 3 bays between chamfered corners, has pilasters to the narrower centre bay finished as chimneys on the parapet, string courses above and below the 2nd floor, a cornice and parapet over the top floor; mullioned windows of 2 lights in the centre and 3 lights in the outer bays, all sashed and those of the top 3 floors shorter; round-headed doorways in the corners (that to the right altered as a window), with keystones and cornices on brackets, and sashed windows on each floor above (those at 1st and 2nd floor in narrow rectangular oriels). The short return walls have chimneys corbelled from the 1st floor. The 4-storey rear range has coupled sashed windows in the front half, and an ironframed rear section with 2 loading slots and 6-light casement windows. The rear range (to Tariff Street) is 4 storeys plus attic, 10 bays, and has, inter alia, 3 pairs of elliptical-arche bays (those in the centre bridging the entry to Lizard Street), a prominent cornice on corbelled shafts, and large attic window under a cornice with shaped parapet. The return side to Tariff

Street is 8 bays in matching style. Interior: cast-iron columns, wrought-iron girders, wooden beams. History: in 1905 No.49 occupied by Wm.O’Hanlon & Co, merchants, No.51 by Wm Holt & Sons, manufacturers; all now occupied by O’Hanlon.

Listing NGR: SJ8470098279

6.1.2 30 + 32 Hilton Street

Statutory Address: 30 AND 32, HILTON STREET
Statutory Address: 49 AND 51, DALE STREET
The building or site itself may lie within the boundary of more than one authority.
District: Manchester (Metropolitan Authority)
National Grid Reference: SJ 84700 98279
Details
MANCHESTER
SJ8498SE DALE STREET 698-1/29/86 (East side) 17/09/92
Nos.49 AND 51
GV II

Includes: Nos.30 AND 32 HILTON STREET. Home trade warehouses, various. c.1900. Iron frame with cladding of red brick and matching terracotta, and some sandstone dressings, with slate roof to the front and flat asphalted roof over the rest. Irregular U-plan formed by a long rectangular range between Dale Street at the front and Hilton Street at the rear, a range parallel to Hilton Street bridging Lizard Street, and a wing to this returned along Tariff Street. Basement and 5 storeys (except range along China Lane, which is 4 storeys). The shallow front office block, symmetrical, 3 bays between chamfered corners, has pilasters to the narrower centre bay finished as chimneys on the parapet, string courses above and below the 2nd floor, a cornice and parapet over the top floor; mullioned windows of 2 lights in the centre and 3 lights in the outer bays, all sashed and those of the top 3 floors shorter; round-headed doorways in the corners (that to the right altered as a window), with keystones and cornices on brackets, and sashed windows on each floor above (those at 1st and 2nd floor in narrow rectangular oriels). The short return walls have chimneys corbelled from the 1st floor. The 4-storey rear range has coupled sashed windows in the front half, and an ironframed rear section with 2 loading slots and 6-light casement windows. The rear range (to Tariff Street) is 4 storeys plus attic, 10 bays, and has, inter alia, 3 pairs of elliptical-arched bays (those in the centre bridging the entry to Lizard

Street), a prominent cornice on corbelled shafts, and large attic windows under a cornice with shaped parapet. The return side to Tariff Street is 8 bays in matching style. Interior: cast-iron columns, wrought-iron girders, wooden beams. History: in 1905 No.49 occupied by Wm.O’Hanlon & Co, merchants, No.51 by Wm Holt & Sons, manufacturers; all now occupied by O’Hanlon.

Endnotes

- 1 English Heritage, 1.
- 2 English Heritage, 45.

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