

Redfern Building

NOMA
Manchester

Heritage Statement: Significance & Impact. Addendum.

Uncovered original lightwell windows, retention and removal.



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15 Nov. 2019

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Redfern Building, NOMA, Manchester - Heritage Statement: Significance & Impact. Addendum.

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Issued 15 Nov. 2019

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1. PURPOSE OF THE ADDENDUM STATEMENT

1.1 Purpose & Context.

a) This Heritage Statement **ADDENDUM** has been prepared for NOMA (GP) at the request of Shepherd Robson, Principal Architects, to assess the loss of original windows that were uncovered during the refurbishment project (in line with the planning permission and listed building consent). The particular purpose of this document is to clarify the specific 'heritage impact' of the removal and justify the physical and visual impact on the special architectural and historic interest of the building as a designated heritage asset.

b) This **Addendum** statement supports the submitted applications for Listed Building Consent and Planning Permission for the proposed alterations, refurbishment and re-use of the building.

c) The architectural and historic significance of the Redfern Building (and its interior fabric) as a whole is explored in some detail in the submitted Heritage Statement: Significance and Impact, dated 10th September 2018.

d) Therefore, this **Addendum** should be read in the context of the proposals for the sustainable reuse of the Redfern Building as described in the applications which have been granted consent: **121290/FO/2018** and **121291/FO/2018**. Reference should also be made to the following submitted drawings/documents, prepared by Sheppard Robson, which describe the existing space and the proposed works:

- Existing Ground Floor / Level 2 Plan. Drg.no.: 6113 – 00 – 812
- Proposed Ground Floor / Level 2 Demolition Plan. Drg.no.: 6113 – 00 - 812
- Proposed Ground Floor / Level 2 GA Plan. Drg.no.: 6113 – 20 - 802
- Design & Access Statement REV B – Sheppard Robson.
- Redfern Building, Danztic Street, Manchester – Historic Building Record (Level 2). SLHA Ltd, dated March 2016, updated 16th November 2018.
- Heritage Statement: Significance & Impact – SLHA Ltd, dated 10th September 2018.

e) The planning permission and listed building consents granted gave permission for an opening to be formed at ground floor level through original brickwork, but what was believed to be two blocked up openings with a later modern plasterboard and blockwork infill.

f) This **ADDENDUM** should also be read in conjunction with the appended updated existing drawing of the area uncovered.

g) This **ADDENDUM** to the Heritage Statement considers the relative architectural and historic interest of the newly uncovered original fabric (that was believed to have been lost). The key issue is whether the areas now to be demolished have any additional impacts upon the significance of the listed building.

h) This **ADDENDUM** to the Heritage Statement has been prepared by Declan Cahill, Historic Building Surveyor, of Stephen Levrant : Heritage Architecture Ltd, as commissioned by NOMA (GP) Ltd.

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2. REDFERN BUILDING SUMMARY OF SIGNIFICANCE & IMPACT CONCLUSIONS

2.1 The significance of the windows.

a) The metal framed windows uncovered form part of the original building fabric, as designed by W.A. Johnson FRIBA of the CWS Architect's Department, assisted by J.W. Cropper LRIBA and match the surviving examples to the rest of the lightwell. They appear to have been redundant and blocked in for many years.

b) The list description (as amended in 2013) statutorily defines the grade-II listed designated heritage asset as: *"Offices. 1937. By W.A.Johnson, Chief Architect to CWS. Buff Brick with flat roof. 5 storeys.* ***Continuous window ranges of metal casements****. Curving glazed entrance to Redfern Street. Dantzic Street front steps forward with curving corners and has, to left, a tall stair/lift tower with entrance and slit windows to left and vertical articulation to the windows and brickwork above. Small services block on roof.".*

c) The fenestration of Redfern Building evidently forms a significant part of the buildings design, however the windows that have been uncovered are from the lightwell that is not visible from the streetscape and have been blocked up for a considerable amount of time (pre-dating the 1994 listing).

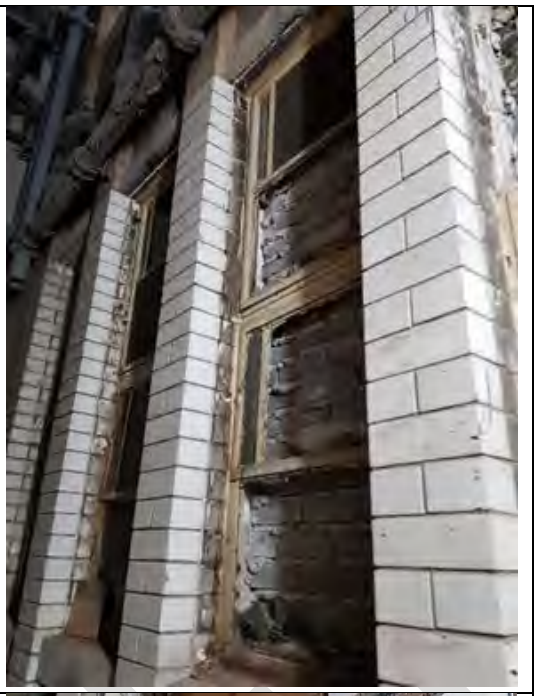
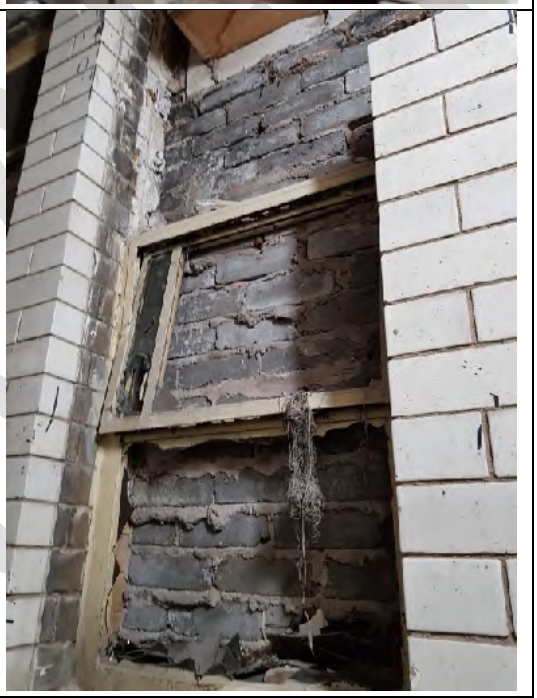
d) The windows as a whole are original fabric from 1937 and survive in varying degrees of condition and completion. However, the recently exposed surviving frames are in poor condition and make a minor contribution to the buildings medium - high significance value as outlined in the Heritage Statement.

e) The exposed windows have been referenced 1-5 for ease of reference to this description and assessment outlined below and starting from left to right in the lightwell (south to north). All the windows are similar in design to the surviving metal casement windows that survive from first floor level and above.

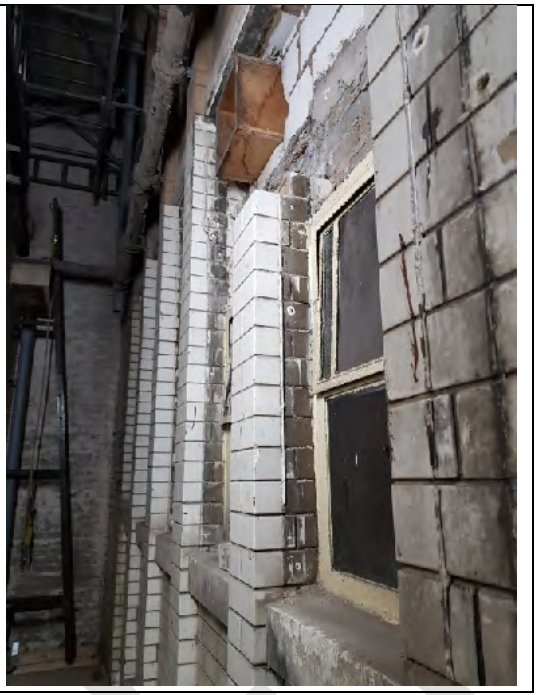
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Window 1 – Complete frame and the majority of glass survives in good condition. To be recorded, **retained** in situ and covered as per the approved planning and listed building consent.	
Window 2 - Complete frame and the majority of glass survives in good condition. To be recorded, **retained** in situ and covered as per the approved planning and listed building consent.	

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Window 3 - the metal window frame survives, however all but four panes of glass have been lost. This window frame is to be **removed** in line with the approved planning and listed building consent.	
Window 4 – the bottom half only survives in poor condition with all but one pane of glass still in situ but cracked. To be recorded and **removed** in line with the approved planning and listed building consent.	

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Window 5 – the bottom half only survives however is in better condition that window 4 and all panes of glass survive. To be retained in situ, recorded and boarded over as per the approved planning and listed building consent.	

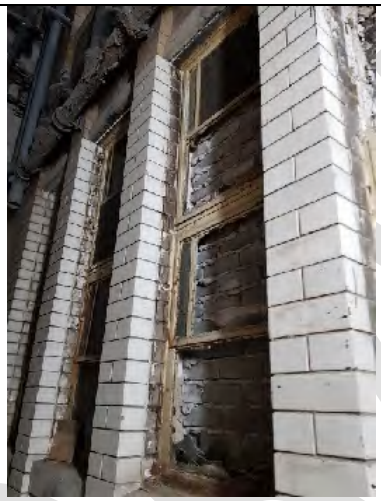
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2.2 The impact of the loss of the windows removal.

a) The proposal is to remove **windows 3** and **4** in line with the original proposed scheme of works.

b) The impact appraisal of the Heritage Statement date 10th September 2018, assessed the removal of the basement level lightwell windows, these windows were more complete, also formed medium-high significance and were assessed to have **minor-adverse** impact in their removal.

c) Below we have assessed the removal of the windows in line with the original format of the heritage statement.

Area / feature	Photograph	Existing Significance	Proposals	Type and scale of impact
Ground floor - Lightwell		**Medium – high**	**Removal of original window that is in poor condition in line with the original scheme of works to form a new opening to WC services.**	**Minor / negligible**
Ground floor - Lightwell		**Medium - High**	**Removal of original window that only partially survives and is in poor condition, in line with the original scheme of works to form a new opening to WC services.**	**Minor / negligible**

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2.3 Impact conclusions:

a) It will be understood that, in accordance with Historic England's guidance on making changes to heritage assets (HE Advice Note 2. 2016) that the: *"best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation".* As a consequence, Historic England emphasise that, *"an unreasonable, inflexible approach will prevent action that could give a building new life, indeed it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential".* This objective is fundamental to the currently proposed development which is focused on creating a new use for the building.

b) In this instance, the functional requirement is to remove compromised original fabric to enable an opening to be formed in line with the buildings consented refurbishment and new use.

c) The proposed changes to these windows would make only negligible **difference** to the public's ability to understand and appreciate the character of the building (as a minor component of the heritage asset). If they were to be retained, this would require extensive repair that would further alter them significantly as original components. This relatively-minor loss of poor-condition original fabric is necessary to enable the proposed alterations to be implemented and would consequently be **outweighed by the benefits** of securing a viable use for its original design purpose (in accordance with the objectives of local Planning policy and the NPPF).

d) Original (and visible) examples in better condition of the building's fenestration survive above the basement level. The loss of these openings will not prevent this part of the lightwell to be re-instated as window openings (should it be required for practical purposes). The retention of the maximum amount of original fabric (recording and retention of windows 1,2 and 5) means that only two new windows would be required if this was desired in the future.

e) The additional removal of the recently exposed window openings (to enable a new use for the ground-floor space of the building) therefore will deliver a **significant heritage benefit** which outweighs the relatively-minor loss of the original window casements (that are in poor condition). Therefore, the proposed removal is justified in terms of local and national Planning policy and best conservation practice.

f) The impact of the removal of surviving parts of windows 3 and 4 will have negligible impact on the listed building and is in accord with the consented scheme (PP Ref: **121290/FO/2018** and LBC Ref: **121291/FO/2018).**

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Appendix 1. Updated existing and proposed plans.

The below plans show the existing windows as uncovered and the proposed removal with original window openings retained in situ.

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