client BRUNTWOOD WORKS

project REPLACEMENT OF DEFECTIVE ROOFLIGHTS
113-119 PORTLAND STREET
MANCHESTER

document HERITAGE DESIGN & ACCESS STATEMENT

no. 8-007_801

date 26.03.2019

revision -

MgMaStudio/
architecture

Oriel Chambers: Suite 37
14 Water Street
Liverpool L2 8TD

t: +44 (0) 151 236 6627
f: +44 (0) 151 236 6670

e: design@mgmastudio.co.uk
www.mgmastudio.co.uk

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INTRODUCTION

This Heritage Design & Access Statement accompanies the applications for planning permission and listed building consent prepared by MgMaStudio/ architecture, on behalf of the applicant and building owner, Bruntwood Works. It concerns the proposed replacement of 25no. rooflights and associated refurbishment works at roof level, at 113-119 Portland Street, Manchester M1 6ED. An outline of MgMaStudio's experience may be found in Appendix D.

Site Location & Description

113-119 Portland Street is a grade II listed complex of two buildings completed circa 1860-70, forming part of a surviving comprehensive block of former warehouses, now converted to mixed commercial uses. The list entry number is 1246957, and the listing comprises both buildings, identified as 113-115 and 117-119 Portland Street. The buildings sit adjacent to 109 & 111 Portland Street, also grade II listed (1271095).

The building is located at the junction of Portland Street and Dickinson Street, within the Whitworth Street Conservation Area of central Manchester. To the rear is a small access passage and rear courtyard, and to the south of the site on Dickinson Street is Linley House, a substantial C20 office building. The list entry description for 113-119 Portland Street may be found in Appendix B.



*Figure 1 - Aerial view of the Whitworth Street conservation area (application site indicated by *).*

The building is owned and managed by Bruntwood Works, a specialist property company with a number of significant listed buildings in their portfolio. The building predominantly comprises multi-tenant office space, together with ground floor hospitality uses.

Description of the proposed development

The proposed development comprises internal and external alteration and refurbishment works to replace 25no. rooflights at roof level across the front north-west & south-west elevations, together with the rear north-east elevation. The existing timber rooflights are defective and cannot be replaced like-for-like, as will be discussed later in this statement. It has therefore been determined to bring forward proposals for a replacement rooflight appropriate to the setting of the listed building and the wider conservation area.

The replacement rooflights require planning permission and listed building consent; the associated internal refurbishment works require listed building consent only. This statement duly accompanies the applications for planning permission and listed building consent. It will describe briefly the history of the building, consider its significance, and make an assessment of the impact of the proposed development upon the heritage significance of the site.



Figure 2 – View of the application site from Portland Street.

Purpose of this Heritage Design & Access Statement

Paragraph 189 of the National Planning Policy Framework (NPPF) states that applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. This statement accordingly describes the significance of the heritage asset, 113-119 Portland Street, together with that of the immediate context within the Whitworth Street conservation area

An assessment of the potential impact of the proposed development is provided with reference to the local and national planning policy context. The level of detail in this statement is considered proportionate to the significance of the heritage asset and its setting, and appropriate to the scale of works proposed. The statement should be read in conjunction with the supporting documentation within the application pack, which comprises:

- Location Plan;
- Application form;
- Existing and proposed plans and elevations;
- Site photographs;
- Details of existing and proposed rooflights; and
- Details of associated refurbishment works.

This statement has been prepared with regard to the guidance contained in the following documents:

- DCLG Circular 01/2006; and
- CABE publication Design & Access Statements: How to Read, Write & Use Them.

In addition, this statement has been prepared in full accordance with the requirements for Design and Access Statements set out by Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. METHODOLOGY

As the proposed works are relatively minor in nature, this statement has been prepared to address the requirement for both a Heritage Statement and Design & Access Statement. The proposed development does not alter the access to or within the building, accordingly there is no assessment of access within this statement.

The process undertaken in the development of the proposals is described as follows:

- Assessment of the existing conditions and identification of the need for refurbishment works;
- Investigate the construction, research proposals, and evaluation of alternative options; and
- Development of the final design.

The proposed development will then be described under the terms set out below in accordance with CABE (2006):

- Use
- Amount
- Layout
- Scale
- Appearance

Landscaping has been omitted from the standard terms as it is not relevant to this proposal.

The heritage significance of the existing grade II listed complex of buildings has been carefully considered in the development of the design proposals described in this statement. An assessment of significance is enshrined within Government policy as a key principle for managing changes to heritage assets. The NPPF (updated February 2019) defines significance 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.*

The NPPF does not prescribe a method of assessing the concept of value. The document *Conservation Principles: Policies and Guidance* (English Heritage, 2008) describes a range of heritage values, arranged in four groups, which may be attached to places. These are:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

This statement will consider the elements of the proposed development in turn, using the following two-part methodology:

1. a detailed description of the existing conditions to include an assessment of their significance; and
2. a detailed description of the intended refurbishment, alterations, and/or extension works, to include an assessment of the any proposed impact upon the heritage asset.

In this way, the statement hopes to demonstrate that an understanding of the heritage of the building has been paramount in the preparation of the design proposals, and that the significance of the adjacent heritage asset has been considered in line with commonly accepted methods of assessment.

Conservation Principles (2008) states that new work or alteration to a significant place should normally be acceptable if:

- there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- the proposals aspire to a quality of design and execution which may be valued now and in the future; and/ or
- the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

This has been the guiding philosophy in both the preparation of the design and this statement.

3. UNDERSTANDING THE HERITAGE: SITE INVESTIGATION & DESIGN DEVELOPMENT

The application site sits at the junction of Portland Street and Dickinson Street, in the Whitworth Street conservation area. Together with the adjacent structures 109 & 111 Portland Street (1271095), Basil House (1246956), & Portland House (1247058), the application site forms a comprehensive block of surviving C19 former warehouses, all grade II listed.

The list entry describes the two structures comprising the application site as being built as a manufacturers' home trade warehouse and a shipping warehouse, circa 1860-70, and being of "Utilitarian design with some Italian Gothic Features". The buildings form a substantial part of the character of the junction of Portland Street and Dickson Street. The four-storey plus basement building of masonry construction with a cast iron column and timber beam frame. The basement storey is dressed in sandstone, with brickwork to the supper storeys featuring sandstone courses, cills and heads, with a strong vertical rhythm across the elevational bays. The roof is a mansard-type with slate covering and a total of 36no. rooflights. The rooflights comprise two types:

- 25no. timber framed double-glazed casement type; and
- 11no. metal framed conservation type.

The 1870 edition of *Slater's General and Classified Directory* lists James & Co., Manufacturers at 115 Portland Street, and Schwann, Modera & Co. at 117 Portland Street/ Dickinson Street, and this is congruent with the list entry description quoted above. A general building history is not offered here, as the scope of works concerns solely the replacement of the 25no. existing timber framed bespoke casement rooflights. The description of the heritage relates solely therefore to the fifth floor (the attic storey), the roof, and the existing rooflights.

The schedule of listing describes that the buildings were built as warehouses over four storeys plus basement. There is no reference made to the fifth floor (attic storey) but the access from the main staircase and the presence of historic mansard wall/ ceiling linings would indicate that the attic storey was constructed contemporaneously with the main building for habitable use. Figure 5 shows a small area of opening-up works undertaken to establish the existing roof build-up adjacent to the rooflights. To the left of the timber rooflight it may be seen that the mansard wall/ ceiling lining to the mansard is of lath and plaster, which supports the thesis stated above.

It is not known whether the presence of rooflights is an original feature of the buildings. Figure 4 shows an extract from an aerial photograph taken in 1937 which appears to show rooflights present at least on the Dickson Street roof pitch of the building.

The existing timber rooflights have been dated to circa 2012 by way of two surviving construction drawings from the building owner's records. These drawings show the frame section and glazing details for the timber rooflights, together with internal refurbishment works to include the application of an insulated plasterboard thermal lining to the inner face of the lath and plaster mansard wall/ ceiling.



Figure 3 – existing timber framed double glazed casement type rooflight.

The same 2012 drawings indicate that the 25no. existing timber framed casement rooflights were replacements for a prior set of timber framed rooflights. It has not been possible to establish how long the prior set of rooflights had been in place, or indeed if they were an original feature of the building.

The 25no. existing timber framed casement rooflights suffer from a design defect, in that the opening sash has been constructed with a conventional bottom stile causing rainwater to pool at the junction with the glazing bead. This pooling has led to leaks, affecting all 25no. rooflights. The building owner has attempted to repair the rooflights using various sealant coatings, unfortunately without success. Remodelling the sash to omit the projecting bottom rail has also been investigated, but is not possible as the frame is rebated in the conventional manner.

The 25no. existing timber framed casement rooflights are manufactured from hardwood and are finished in a clear varnish stain. Clear stains afford minimal protection from the degrading effect of UV rays, which advances the breakdown of both the varnish coating and the constituent timber. The rooflight apertures feature an internal hardwood lining of matching finish. The 2012 drawings indicated that this lining was installed to cover the additional insulated plasterboard lining added over the retained existing lath and plaster mansard wall/ ceiling.

The recurrent leaks from the 25no. existing timber framed casement rooflights are causing serious issues with the customers in the affected suites of the fifth floor, which cannot be solved long term through patch repairs.

The remaining 11no. metal framed conservation type rooflights are a proprietary rooflight system with a traditional appearance including narrow glazing bars. The apertures feature a plaster skim

reveal, with no timber linings. It is not known if the metal rooflights were installed to replace an earlier or original timber framed rooflights, or to replace a timber framed double-glazed casement type rooflights as per the 25no. existing units.



*Figure 4 – Extract of 1937 aerial view of Portland Street (application site indicated by *)*

The existing mansard roof build-up is of slate covering on battens directly over the rafters, no sarking felt or breather membrane is in evidence from the site investigation undertaken. No insulation was observed, though the 2012 drawings indicate the presence of insulation within the rafter cavity. The cavity is unventilated. A lath and plaster lining is fixed directly to the underside of the rafter, and in certain locations, a further insulated plasterboard lining has been bonded directly to the lath and plaster lining. A gypsum skim has been applied throughout with a paint finish.

Externally, the mansard roof is largely concealed from street level behind a deep masonry parapet, consistent with the other structures on the block. The rooflights are not visible at ground level, becoming visible only from the upper floors of taller structures in the immediate locality.

The building has experienced a near continuous pattern of gradual change to suit the commercial needs of the successive owner organisations, but remains formally intact as Figure 2 above illustrates. This continuity is evident through the largely surviving original fabric, together with more recent fabric which records several generations of change. The elevational changes to basement and ground floors made in the late C20/ early C21 in connection with the conversion of the lower storeys to form a gallery. More recently, the ground and basement storeys have been comprehensively refurbished to comprise an event space and bar/ restaurant.

The importance of the gradual process of modification and change inherent in commercial and industrial structures such as these cannot be overstated. Their reason for creation is to service the needs of commerce and industry, and the modularity of frame construction makes for flexibility in layout. The selection of this form of construction is conscious on the part of the designer; the building is designed to facilitate change. It is clear in the case of 113-119 Portland Street that multiple uses, and elevational treatments, have been accommodated over time.

The proposed development seeks to replace 25no. existing timber framed double-glazed casement rooflights, together with associated refurbishment works to adjacent slate roof coverings, flashings, and internal mansard wall/ ceiling linings. The proposals are fully described in the drawings included in the application pack. In addition, specific consideration of the significance and potential impact on the heritage asset follows below.

As stated above, the 25no. existing timber framed double-glazed casement rooflights are defective. Previous repairs have failed, and the building owner has determined that a definitive solution must now be found. A thorough investigation of the existing conditions has been undertaken to develop the design approach for the proposed development.

It is not possible to modify the existing casement rooflights to remove the bottom rail from the opening sashes as the frame is rebated to accept the sashes. Given the severity of the defect and the persistent issue of leaks, the building owner is seeking to replace the 25no. existing timber framed double-glazed casement rooflights with a purpose-designed timber/ metal framed conservation style rooflight.



Figure 5 – Opening up works adjacent to RW25 showing lath and plaster, rafter, and slates on battens. Note the absence of a sarking felt or membrane.

The replacement of the windows will ensure that further leaks are prevented, arresting any potential deterioration to the fabric of the building which may recorded in the internal linings, but may also be occurring unseen behind the linings.

Several manufacturers and rooflight products have been investigated in the course of determining the final proposal. The decision to select the Velux conservation rooflight is based principally upon four factors:

- The slim frame and glazing bar profile complement the character of the historic setting;
- The product is part of a proprietary system, CE marked with integrated flashing kit, purpose designed for use in refurbishment projects;
- The product offers the greatest proportion of glazed area to ensure a similar lelvel of amenity as the existing rooflights; and
- The external pre-finished metal frame is more durable than timber in use.

Full details for the replacement Velux conservation Rooflight are provided in the application pack. An outline specification for the works is provided below.

Outline specification for the works

1. Remove existing timber framed casement rooflight, hardwood lining, softwood trimmers, flashings, and roof covering (slates and battens) as far as the next rafter beyond the opening.
2. Inspect all existing rafters and exposed timbers for rot or other issues, provide method statement for remediation for approval by the LPA Conservation Officer.
3. Install new treated timber rafter trimmers to suit the required structural opening sizes for the replacement rooflights (refer to drawings).
4. Install proprietary breather membrane around the new aperture as far as the next exposed rafter beyond the opening.
5. Install Velux conservation rooflights in accordance with the manufacturer's recommendations, to include flashings and accessories. Note the 'on-rafter' type installation.
6. Replace the battens and the slate roof covering using either:
    a. Slates retained from the existing roof following removal, or
    b. Replacement slates from a reclaimed source of a type and grade to match existing, control sample to be approved by the LPA Conservation Officer.
7. Retain all original lath and plaster linings in situ. Make good to suit new opening sizes using gypsum plasterboard and skim. New skim coating to reveals and linings up to closest extruded feature, e.g. purlin.
8. Redecorate internal mansard wall/ ceiling linings.

Description of the proposed development: Use & Amount

The existing use of the buildings is A3/ A4 at ground and basement levels, and B1 office at the upper storeys. The proposed development does not seek to change the existing uses. The proposed development seeks to replace 25no. existing timber framed double-glazed casement type rooflights. A further 11no. metal framed double-glazed conservation type rooflights will be retained in situ. The existing application site area is 1,567m².

Description of the proposed development: Layout & Scale

The 25no. existing timber framed double-glazed casement type rooflights to be replaced are located on the 60 - 70° pitch of the mansard roof. The location of the rooflights is described on the drawings in the application pack. The proposed development does not seek to alter the location or quantum of rooflights. The opening arrangement of the proposed replacement rooflights is described on the drawings in the application pack.

Description of the proposed development: Appearance

The appearance of the 25no. existing timber framed double-glazed casement type rooflights is described above. The proposed Velux conservation rooflight is shown in Figure 6 and is also described in the information submitted in the accompanying application pack.



Figure 6 – Velux conservation rooflight.

4. HERITAGE PLANNING CONTEXT & IMPACT ASSESMENT

An assessment of significance is enshrined within Government policy as a key principle for managing change to heritage assets. NPPF defines significance as:

> *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

The NPPF does not prescribe a method of assessing the concept of value. The Historic England document *Conservation Principles: Policies and Guidance* (2008) describes a range of heritage values, arranged in four groups, which may be attached to places. These are:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

This statement will consider the elements of the proposed development in turn, using the following two-part methodology:

1. a detailed description of the existing conditions to include an assessment of their significance;
2. a detailed description of the intended refurbishment and alterations, to include an assessment of the any proposed impact upon the heritage asset.

In this way, the statement hopes to demonstrate that an understanding of the heritage of the building has been paramount in the preparation of the design proposals, and that the significance of any refurbishment and alteration works has been considered in line with commonly accepted methods of assessment.

National Planning Policy

Statutory protection for heritage assets in the built environment is principally provided by the Planning (Listed Building and Conservation Areas) Act 1990.

National Planning Policy Framework

Paragraphs 184 to 202 of the NPPF (February 2019) provide set out the methodology by which local authorities should manage the historic environment, and assess applications which may impact upon heritage assets.

Paragraph 189 states that applicants are required to describe the significance of the heritage asset affected, including any contribution made by its setting, sufficient to demonstrate the potential impact of the proposed development on its significance. This statement accordingly describes the heritage asset, the grade II listed 113-119 Portland Street and its setting in section 2.

Paragraph 192 states that when assessing proposals affecting heritage assets, local authorities should 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.

The proposed development concerns the existing heritage asset, rather than new development within the setting. It is considered that items (a) and (b) are the relevant points in considering the proposed development.

The proposed development is a programme of refurbishment works to replace 25no. defective existing timber framed double-glazed casement type rooflights with proprietary metal framed double-glazed conservation type rooflights, in their existing locations.

The proposed development contributes to sustaining the heritage asset by way of removing defective rooflights which leak, causing damage to the existing historic fabric. Continued occupation of the space is dependent upon removing this ongoing defect, and occupation of the spaces is paramount in considering the ongoing viability of the building.

From the description of the proposed development in the application pack, together with the justification provided in this statement, it is clear that the proposed development effects minimal harm on the heritage asset. Paragraph 194 states that substantial harm to grade II listed buildings should be wholly exceptional, and it is clear that the level of harm of the proposed development falls significantly short of this measure.

Conservation Principles: Policy and Guidance

Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment was published by English Heritage in 2008. It remains the current advice and guidance for proposed developments in the historic environment issued by Historic England, the successor statutory body to English Heritage.

The *Principles* state that new work or alteration to a significant place should normally be acceptable if:

a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

This has been the guiding philosophy in both the preparation of the design and this statement, and an assessment of the potential impact may be found below.

Replacement of existing timber framed rooflights with metal frame conservation rooflights

The 25no. existing timber framed double-glazed casement rooflights do not make a significant contribution to the character of the building when viewed externally in contrast to rooflights of other types in the same setting. Internally, the timber frame finish and lining are designed to evoke a traditional appearance. It is not known whether any lining was present prior to the 2012 installation.

The significance of the timber rooflights is difficult to establish. On the basis that the existing timber rooflights replaced earlier timber rooflights, the frame material represents a certain continuity, but as stated earlier, it has not been possible to establish the status of the rooflights replaced in 2012, whether they were original to the building or not. It is reasonable therefore to ascribe a low to medium level of significance to the existing timber framed rooflights.



Figure 7 – View of masonry parapet and mansard roof on Portland Street elevation, external (left) and internal (right).

The necessity to replace the 25no. existing timber framed double-glazed casement rooflights is established by the ongoing defect for which a repair is not available, as discussed in the previous section. The proposed replacement rooflights have been carefully selected to be complementary to the conservation area setting, with narrow frames and glazing bars. Insofar as the replacement rooflights will prevent water ingress into the building, their impact on the historic fabric of the building is broadly positive.

The rooflights are not visible from the surrounding streets due to the masonry parapet which will remain in situ (Figure 7). The impact of the proposed development on the Whitworth Street conservation area is therefore neutral.

The appearance of the proposed rooflights will enhance the setting of the listed building, being of significantly higher quality than the existing timber framed units. The replacement rooflights are purpose designed to complement traditional slate roof installations such as those at 113-119 Portland Street. The surrounding roof covering will be restored to match the existing appearance. The proposed replacement rooflights can be seen to have a positive impact on the heritage asset, and to cause a neutral level of harm.



Figure 8 – View of rooflight at rear courtyard elevation.

Manchester Core Strategy Policies

Policy CC 9 (Design and Heritage) is the current Core Strategy Policy relevant to the proposed development. It states:

> *Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.*

The proposed development is supportive of the objectives set out in Policy CC 9 in the following ways:

a. The proposed development contributes to sustaining the heritage asset by way of removing the defective existing rooflights which leak, causing damage to the historic building fabric.
b. The appearance of the proposed rooflights will enhance the setting of the listed building, being of significantly higher quality than the existing timber framed units (Figure 6). The surrounding roof covering will be restored to match the existing appearance.
c. The rooflights are not visible from the surrounding streets due to the masonry parapet which will remain in situ (Figure 7). The impact of the proposed development on the Whitworth Street conservation area is therefore neutral.

Guide to Development in Manchester SPD

The Guide to Development in Manchester Supplementary Planning Document was adopted in 2007. Paragraph 11.45 states that "…proposals should preserve or enhance the character of the conservation area." It is clear that the proposed development seeks to extend the life of the heritage asset by replacing defective rooflights, preventing leaks which are currently damaging the building fabric. The proposed development preserves the heritage asset and thus the character of the Whitworth Street conservation area. In addition, the style of replacement rooflight is purpose designed to complement the heritage context, ensuring continuity between the existing and proposed built fabric.

5. CONCLUSION

The proposed development is a continuation of the significant programme investment the applicant has made in the building over recent years, and represents a package of conservation refurbishment measures for the roof/ attic storey at 113-119 Portland Street.

In the first instance, it is imperative to safeguard the building fabric of the heritage asset by removing the defective existing rooflights. A full examination of the existing rooflights is provided earlier in this statement, together with an assessment of their character, significance, and contribution to the Whitworth Street conservation area.

The proposed replacement conservation rooflight is an elegant solution to the needs of the historic building. The proposed development is necessary to safeguard the building by ensuring the fabric is sound and in good repair.

The refurbishment of internal finishes has been carefully considered to safeguard existing original fabric, such as lath and plaster linings and timber purlins, leaving them exposed in situ as existing. The proposed metal framed conservation rooflight will complement the features of the existing architecture.

The replacement rooflights will have a neutral impact upon the Whitworth Street conservation area given the lack of visibility from the surrounding streets and buildings resulting from the substantial masonry parapet to be retained in situ.

In summary, the scheme has been developed with a conscious appreciation of the building's heritage and setting, and it represents a carefully considered approach to the conservation of the roofscape of one of Manchester's core C19 warehouse buildings. It is respectfully requested that the local authority consider the approach favourably and grant consent for the applications.

APPENDIX A - BIBLIOGRAPHY

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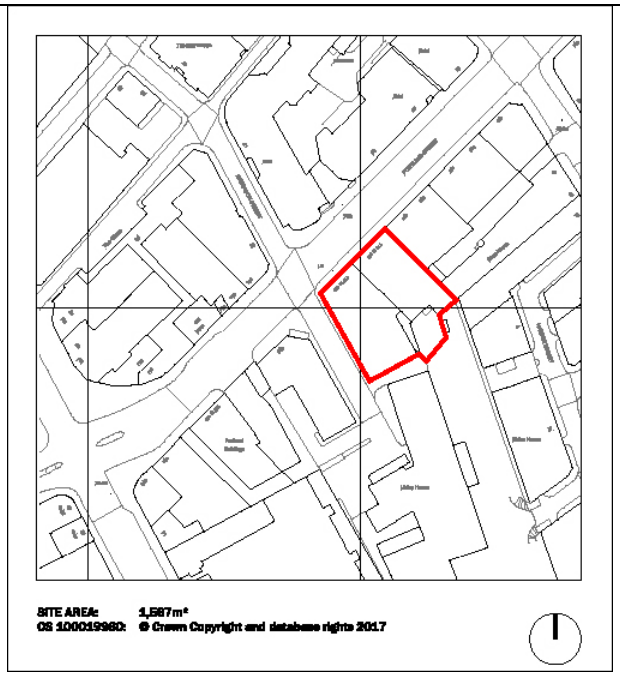
APPENDIX B – LIST ENTRY DESCRIPTION

Asset name	113-119 Portland Street
List entry number	1246957
Location	SJ 84 97 NW Portland Street, Manchester (South-East side) Nos. 113-119 (Odd)
Grade	II
Date first listed	28.02.1989
List entry description	Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled (b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.
Source	https://historicengland.org.uk/listing/the-list/list-entry/1246957 Accessed 04.03.2019.
Location (nts)	

APPENDIX C – APPLICATION SITE HISTORY

113-119 Portland Street has been in continuous commercial use since at least the mid-1990s, with various uses in alternative configurations.

The following table summarises the approved changes to the building recorded by listed building consent and planning applications over recent years.

Reference	Decision Date	Type	Description	Status
109853/LO/2015/C2	23.11.2015	LBC	LISTED BUILDING CONSENT for Internal alterations associated with change of use of basement and ground floor to Class A3 / Class A4 Use (Sui Generis) (113 Portland Street)	Approved
107740/LO/2014/C2	24.09.2015	LBC	LISTED BUILDING CONSENT for internal works associated with a change of use of basement and ground floor to Class A3 / Class A4 Use (Sui Generis, the creation of 2No. new pedestrian access points into ground and basement storeys of 113-115 Portland Street by the removal of existing window glazing and insertion of new glazed doors and screens. Provision of new internal stairs to gain access to the ground floor and basement. (113-115 Portland Street)	Approved
107739/FO/2014/C2	24.09.2015	PP	Change of use of basement and ground floor to Class A3 / Class A4 Use (Sui Generis) and creation of 2No. new pedestrian access points into ground and basement storeys of 113-115 Portland Street by the removal of existing window glazing and insertion of new glazed doors and screens. Provision of new internal stairs to gain access to the ground floor and basement. (113-115 Portland Street)	Approved
075313/LO/2005/C2	16.05.2005	LBC	LISTED BUILDING CONSENT Installation of a new door to front elevation (117-119 Portland Street)	Approved

075311/FO/2005/C2	16.05.2005	PP	Installation of new door to front elevation (117-119 Portland Street)	Approved
073155/AOH/2004/C2	29.09.2004	ADV	Erection of a temporary banner type advertisement shroud on two elevations of 113/119 Portland Street	Approved
071524/LO/2004/C2	06.10.2004	LBC	LISTED BUILDING CONSENT Alterations to front and rear elevations, installation of platform lift in front entrance and refurbishment to basement area. (117-119 Portland Street)	Approved
071523/FO/2004/C2	05.10.2004	PP	Change of use of basement from storage to B1 (offices) and elevational alterations to install 5 air conditioning units (117-119 Portland Street)	Approved
061925/LO/CITY2/01	15.06.2001	LBC	LISTED BUILDING CONSENT Internal refurbishment at 4th floor (113-115 Portland Street)	Approved
061457/LO/CITY2/01	19.04.2001	LBC	LISTED BUILDING CONSENT Refurbishment of 3rd floor (113-115 Portland Street)	Approved
063261/LO/CITY2/01	08.11.2001	LBC	LISTED BUILDING CONSENT Internal alterations to part ground floor (117-119 Portland Street)	Approved
059993/LO/CITY2/00	19.09.2000	LBC	LISTED BUILDING CONSENT Internal alterations to first and second floors. (113-115 Portland Street)	Approved
058126/LO/CITY2/99	01.02.2000	LBC	LISTED BUILDING CONSENT Internal alterations to vacant part floor to form office space with associated facilities (113-115 Portland Street)	Approved
052712/LO/CITY2/97	02.10.1997	LBC	LISTED BUILDING CONSENT Air conditioning plant on roof (117-119 Portland Street)	Approved
048067/AO/CITY2/95	16.08.1995	ADV	Non-illuminated advertisement hoarding (117-119 Portland Street)	Approved
048066/LO/CITY2/95	16.08.1995	ADV	LISTED BUILDING CONSENT Non-illuminated building advertisement sign (117-119 Portland Street)	Approved
047633/LO/CITY2/95	15.06.1995	LBC	LISTED BUILDING CONSENT Internal demolitions and alterations to convert former building centre to galleries (113-115 Portland Street)	Approved
046470/LO/CITY2/94	24.01.1995	LBC	LISTED BUILDING CONSENT Alterations and refurbishment to	Approved

			2nd, 3rd and 4th floors (113-119 Portland Street)	
045803/LO/CITY2/94	16.09.1994	LBC	LISTED BUILDING CONSENT Refurbishment of ground and first floor, removal of existing cladding and re- instatement of original openings to Portland Street at ground floor level. (113-119 Portland Street)	Approved
045802/FO/CITY2/94	16.09.1994	PP	Removal of existing mosaic cladding and reinstatement of original openings to Portland Street elevation at ground level (113-119 Portland Street)	Approved
038835	18.04.1991	PP	Change of use of vacant basement to community centre including offices, martial arts, school, exhibition, cultural activities etc shop (117-119 Portland Street)	Approved
037523	25.10.1990	PP	Change of use of part of ground floor from storage to offices (117-119 Portland Street)	Approved
028136	05.02.1987	PP	Alterations at ground floor level to from a new frontage of facing brickwork and removal of existing mosaic (113-119 Portland Street)	Approved
021152	04.04.1984	ADV	Illuminated fascia box sign on front elevation (113-115 Portland Street)	Refused

APPENDIX D – THE ARCHITECT OF THE PROPOSED DEVELOPMENT

MgMaStudio/ architecture have been commissioned by Bruntwood Works, the owner of 113-119 Portland Street, to prepare applications for planning permission and listed building consent for the proposed replacement of 25no. rooflights.

This Heritage Design & Access Statement has been prepared by Matthew Ashton RIBA, Chartered Architect and Director of MgMaStudio. The practice was established in Liverpool, 2011, and has built a strong reputation for its work on the historic building fabric of the city region and beyond.

Whilst the practice is noted for its contemporary works, it has a particular specialism in delivering high quality new work in historic contexts. Over 50% of the current workload is in Listed Buildings or Conservation Area contexts. Matthew completed the RIBA Conservation Course in 2015. Current and recent projects include:

- The refurbishment and conversion of 7 Water Street, a grade II listed former bank in Liverpool to comprise ten apartments and commercial accommodation, listed building consent granted October 2017, works to complete mid-2019.
- Refurbishment of internal common areas in Exchange Court, a grade II listed commercial building in Liverpool, listed building consent granted October 2018, works due to complete April 2019.
- Internal and external refurbishment works to 61 Oxford Street, a grade II listed commercial building in central Manchester, listed building consent application granted January 2019.
- Rooftop extension and internal alteration and refurbishment works to Blackfriars House, a substantial commercial building in the Parsonage Gardens conservation area of Manchester city centre, planning application submitted December 2018.
- Internal and external alteration and refurbishment works to St. James' Buildings, a Grade II Listed mixed-use structure in central Manchester, listed building consent granted 2017, works completed June 2018.
- Conversion and refurbishment of 73 Canning Street, a C19 terrace in the Canning Street Conservation Area of Liverpool, completed November 2018.
- Concept design proposals for the National Trust at the Timber Yard, a grade II listed complex of ancillary buildings with the curtilage of the grade I listed Lyme Park estate near Stockport, completed May 2018.
- The refurbishment and conversion of 19 Castle Street, a grade II Listed former commercial building in Liverpool to comprise nine apartments, listed building consent granted May 2017.
- Listed building consent for the internal refurbishment of Queen Avenue, a complex of grade II* and grade II listed buildings in Liverpool, granted 2016.
- External and internal conservation works at Glebelands, a grade II* listed private residence in south Liverpool, 2014-18.
- External and internal conservation works at Carfax, a grade II* listed private residence in south Liverpool, 2011-18.