Heritage Statement

Location	**Basement Unit, 45-47 Newton Street, Manchester, M1 1FT**
Proposal	**Proposed change of use from D1 – Makeup Academy to D2 Gym**
Applicant	**Mr Josh Yell and Mr T Melody**

Heritage Statement

The National Planning Policy Framework (NPPF) states;
"in determining applications, LPA's should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposals on their significance."

Historical Context

The building at 45-47 Newton Street is situated in the Stevenson Square Conservation Area in the Northern Quarter of the city centre and is abutted by 29-31 Dale Street on the South West side, 49 Newton Street to the North- East side, a common rear yard to the North- West and to the South-East by Newton Street.

The building is in context of similar warehouses in the Northern Quarter constructed around similar dates around the late 1800's- early 1900's to fulfil the needs of the expanding textile industry in the area.

Significance of Existing Building

The building is Grade II listed (listed on 06.06.1994, according to the Manchester City Council Register) Location Grid Ref: SJ 84 98 / SJ 89 NW
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
List entry number 1246268
A description of the listing is as follows:-
Textile warehouse, now fashion wholesalers' premises. Mid to later C19, altered. Red brick in Flemish bond with gritstone plinth and dressings (roof not visible). Rectangular plan parallel to street, with loading in rear courtyard. Basement and 5 storeys, a very regular 12-window facade with basement and ground floor of channelled ashlar (now painted white), 1st and 2nd floors treated as a giant arcade with segmental-headed arches, a sill-band to 3rd floor, and a plain parapet with stone coping. No.47 has a round-headed doorway to the right with heavy pilaster jambs and grooved keystone (No.45 has altered doorway). The windows are segmental-headed, diminishing in the height, those at 2nd floor with gritstone sills and panelled aprons (set back within the arches), and those at 4th floor with raised sills; and all have altered glazing. The left end has a wider bay with rectangular loading entrance at ground floor and tripartite windows on the 2 floors above. Rear: sill-bands to 1st, 2nd and 3rd floors, windows with wedge lintels (and altered glazing); wall-crane.

Interior not inspected. History: occupied c.1905 by Mitchell Bros. of Waterfoot [Rossendale], felt manufacturers. Forms group with No.49 to right (q.v.).

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Existing Unit/Asset
The Basement level is currently vacant but has most recently been occupied by a D1 use trading as a Make Up Academy across both 45 and 47 and is linked across the party wall with a similar connection as on the upper floors.

Works have been previously undertaken to the entrance onto Newton Street to include a frameless glass door and adjacent window, and it is proposed these will be re-used as part of the refurbishment works.

The only other changes to the external appearance are cosmetic and involve redecoration to the façade and introduction of identifying non illuminated signage.

The primary alterations are to the interior of the building. These have been focussed on the removal of more recent non original partitioning, flush plasterboard ceilings and other incongruous additions in favour of stripping back and exposing the original historic features.

The proposed nature of the proposed use will require the introduction of acoustic mitigation to minimise sound transfer and disruption to upper floors. This will require the introduction of sound insulation in between the existing beams.

Key Features of the Asset
- Regularity and rhythm of the Newton Street façade and opening punctuations
- Basement fenestration detail to Newton Street including the internal treatment of the bulkheads separating the basement from the ground floor
- Existing cast iron columns and column head details
- Existing timber beams
- Existing goods lift

Key Areas of proposed works affecting the Asset
- The removal of non-original partitioning and internal lobbies
- The removal of non-original fixtures and fittings eg kitchen/beverage areas
- The removal of non-original WC areas
- Localised repair to cracking in non-original concrete flooring
- Removal of built in non-original shelving and storage
- Removal of existing suspended ceilings and lighting
- The termination of services to the exterior utilising existing openings
- Installation of new Air Conditioning system including inverter units on wall in service ginnel adjacent.
- Removal of existing and provision of new power cabling
- Preservation of the honesty of all structural elements by keeping column heads visible and careful setting of subdivisions away from existing elements.
- General preservation and enhancement of all the key existing features where possible.
- The proposed additions and alterations to achieve the fit out schemes on all levels are designed to physically affect the key features of the asset as little as possible.

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Justification for proposed works

- The proposed works are required to accommodate and facilitate a change of use from D1 to D3.
- The proposed redevelopment to a gym will provide a much needed leisure use in an area with an ever increasing residential population.
- The proposed fit -out works will have minimal impact on the historic fabric and nature of the asset. The resultant proposals are beneficial to the asset in that the historic features are exposed and preserved.
- Existing surfaces (walls/floors/ceilings) have been studied in the context of retention of the historic fabric and how the new proposals interface with them. The Listed Building Consent Method statement and schedule of works (mitigation measures) indicates the methodology and areas covered.
- To conclude we would argue that the proposals are beneficial to the asset in providing a beneficial, sustainable use to be introduced to an existing building.

Mitigation measures for proposed works

- All new partitioning works to provide separation to new spaces are to follow established principles we have used on other buildings which have received Listed Building Consent in the past.
- Where possible, previously concealed elements of historic reference are now revealed, eg the exposed column heads and beams/ceilings.
- Methods of providing effective servicing via power, lighting and cabled distribution follow prescribed and previously tested methods of fixing and distribution which have proved successful on other floors.
- Any removal works for the current proposals are to be backed up by careful repairs to the existing fabric where necessary.
- Acoustic measures – required to provide acoustic protection and separation between basement and upper floors have been designed to have minimum visual impact to the existing historical fabric.

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