Atelier MB
Urban Architects

Heritage Statement in Support of a Planning Application for Works to 8-16 Newton Street

Client: Eastern Green Ltd
Date: 23th November 2017
Job 1665
Revision -



Introduction

This statement accompanies an application for 08-16 Newton Street, Manchester.

The proposals include the stripping out of non-original partition walls and suspended ceilings in numbers 08-12. The external works consist of removal of inappropriate modern signage, cleaning of stonework in limited areas and the removal of mid-20th century tiling to number 08. Vegetation and plant growth is also to be removed from the exterior.

The works are intended as the first stage of a scheme of refurbish the site, which is in need of extensive repair and upgrading. The proposals in this application will allow original features to be revealed, enabling a better understanding of the original form and ridding the building of some of the later, unsympathetic interventions.

This statement has been produced by Atelier Heritage in May 2017. Its author is Laura Jessup, MA History and Theory of Architecture.

Internal works are limited to parts of 08-12 and external works to 08-14. The overall significance of the buildings has been assessed along with detail on those parts specifically affected by this application. A further heritage statement will accompany any future scheme which involves other parts of the buildings.

Heritage Designation

The buildings at 08-16 Newton Street were listed Grade II in 1994. They also fall within the Stevenson Square Conservation Area. The property is within a cluster of listed buildings, the majority of which are warehousing of a similar scale and nature. The listing extracts and Conservation Area map from Manchester City Council website are provided here for reference.

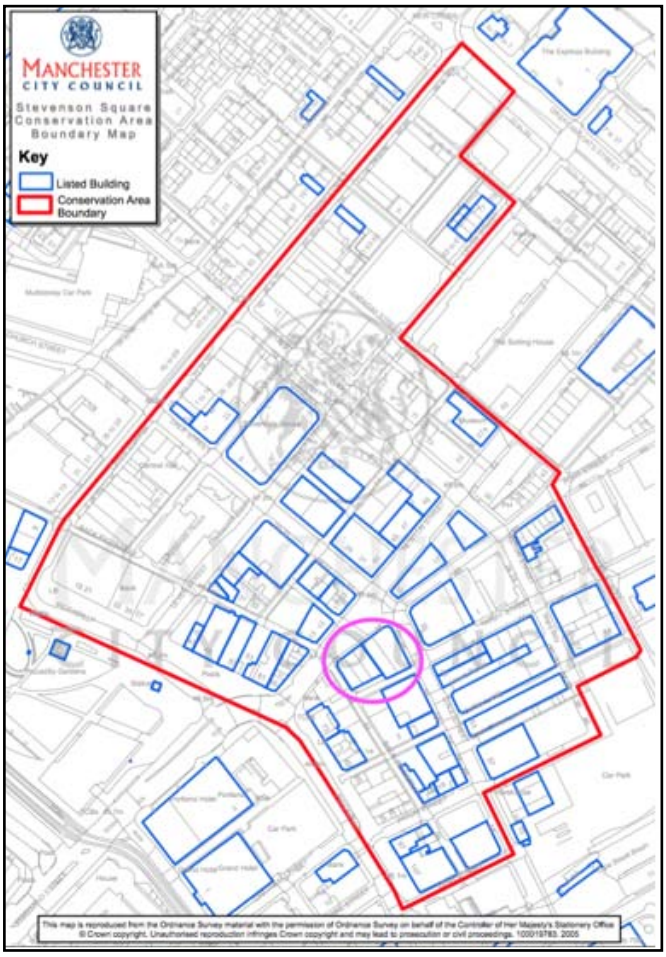


Image 1 - Stevenson Square Conservation Area with site circled in pink.

Listings

SJ8498SE NEWTON STREET 698-1/29/248 (South East side)
Nos.14 AND 16
GV II
Includes: No.36 DALE STREET. Manufacturers' warehouses and agents' offices, now shops, etc. Late C19, altered. Red brick in Flemish bond (part painted white), with sandstone ashlar plinth and dressings, slate roof. Trapezoidal plan with rounded corner to Dale Street. Basement, 4 storeys and attic, No.14 having a narrow 4-window facade treated as one wide bay, and No.16 to the left a wider 6-window facade in 3 bays; with a high plinth (interrupted by basement openings), cornice to ground floor, string courses to the upper floors, a moulded stone cornice over the top floor on thin brick brackets, and a parapet with chimneys over 2 piers of No.16. Doorways adjacent to the junction, tall, with panelled doors, square overlights, and cornices on elongated consoles; No.14 to the right has 3 sashed windows at ground floor and 4 on each of the next 2 floors, with continuous stone lintels; No.16 to the left has altered windows at ground floor, sashed windows on the next 2 floors with stone lintels to each pair; both have coupled sashed windows at 4th floor and square dormers in a mansard roof. The fenestration of No.16 carries round the curved corner and continues in the 5-bay side to Dale Street, with chimneys over 4 piers, and 2 dormers. Interior not inspected. History: occupied c.1905-13 by various manufacturers' agents, No.14 by Horrocks Crewdson & Co. Listing NGR: SJ8460698288

SJ8498SE NEWTON STREET 698-1/29/247 (South East side)
Nos.8, 10 AND 12
GV II
Warehouses, workshops and offices, now shops and offices. c.1860-70; altered. Brown brick with some

polychromy, sandstone dressings (roof not visible). Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet. The ground floor has coupled doorways in the 2nd bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads (rounded intrados with pointed extrados), and linked hoodmoulds, and a large mullioned 3-light window to the left (tripartite basement openings below); but is otherwise altered by C20 shop fronts, with numerous large signboards attached. The upper floors have 3-light windows with brick mullions in the 1st and 3rd bays, coupled windows in the 2nd and 4th, those at 2nd floor with banded arched heads and linked hoodmoulds, and all sashed. Prominent cornice and panelled parapet. The right-hand return wall has a 2-storey canted bay (altered at ground floor), arched windows at 2nd floor, and a gabled arched window at 3rd floor. Rear and interior not inspected. History: occupied c.1905 by umbrella manufacturer, sewing machines, etc. Included for group value.
Listing NGR: SJ8458498270

History

The buildings at 8-16 Newton Street are former home trade warehouses, dating from the late 19th century. They are in two separate parts (8 – 12 forming one building and 14-16 a second) and together they form one block, with main elevations facing Newton Street. Both are in the same architectural style but they differ slightly in appearance and height. It is possible they were built for two different owners, but the fact that they share internal walls and read as one, indicates they date from the same period.

16 Newton Street does not appear on the 1851 map, but is visible on the 1891 map. The listing dates the buildings as 1860-70, but there is no reference to the buildings in the trade directory of 1879 when Hilton Street is listed as appearing straight after number 12, showing there was a different street layout. The buildings do appear in 1883. From the available evidence therefore the buildings can be dated to 1879-1882. No reference has been found to the architect/s, nor has it been possible to locate any

original drawings or plans within the Manchester Central Library archives.

The following entry is from In the Slater's Directory of 1883:
'8 Swithenbank, Henry, Hat Trimming Manufacturer
8 Simon Charles M. Manufacturers
10 Drey, Simpson & Co., Manufacturers (reference elsewhere states their business as plush, imitation sealskin and imitation furs
12 Winterbottom, Archibald, Cotton Manufacturers (reference elsewhere states they were the largest British producer of textiles for use in the book trade)
Dale Street
Port Street'

The directories from 1886 and 1895 show a mixture of merchant and manufacturing tenants. By 1911 a number of businesses are listed within each unit, indicating further subdivision of the spaces:

'Slaters, 1911 Directory:
8 Bromhall, Charles, Umbrella Manufacturer
8a Palmer, Robert G. Towel Manufacturer
10 Paton, John, Son & Co. Limited, Yarn Spinners
12 Winterbottom (The) Book Cloth Co. Ltd., Manufacturers
12 The British Pluviusin Co. Limited
14a Jones & Allen, Manufacturer's Agents
14a Clarkson, Firth & Co., Lim Manufacturers
14a Neuburger J & Co., Felt Manufacturers
14a Horsfall J & Sons Limited, Blanket Manufacturers
16 Barnes Thos. & Co Limited, Manufacturers'

The properties were home trade warehouses. The goods were supplied by manufacturers and agents who visited and buyers were usually wholesale drapers. Home trade warehouses were common in the city in the 19th century, and typical of this area of the Northern Quarter.

There is no documentary evidence of internal layout, was but it is almost certain to have followed the typical plan of home trade warehouses in the area and of this period. It was common for floors to be sub-divided for different businesses. The ground or main floor often had a counting house for credit customers, consulting rooms, and offices towards the front. Upper floors were used for the lightest goods and were often top lit. Light wells

allowed for natural light to penetrate the central areas. The lower floors housed heavier goods and the basement was for packing. It was common to have a more decorative formal stair for customers and a distinct functional service stair at the rear, for workers. Goods were moved internally by internal hoists and packed in the basement, ready for dispatch through the openings on to the street, often through the open-walled loading bay. This kind of warehouse was particularly common around Portland Street (grander in form) and Dale Street (often smaller). The only found reference with any detail for 8-16 Newton Street is the Goads Insurance Plan from 1886.

Hoists, with iron doors, are identified by letter 'H'. 8 and 10 have an internal connection through an opening in the internal brick wall. The Mangle Street elevation of the building features a loading way across 8-12 which is open at 1st floor level. The main roof is indicated as being of slate, over four storeys and a basement to the main part of the building. There is a mansard roof to number 16, which is 4 and a half storeys plus basement. At the end closest to Back Piccadilly there are 1 and a half storeys plus basement, and 2 storeys with a 'metal' roof over, to the front Newton Street corner.

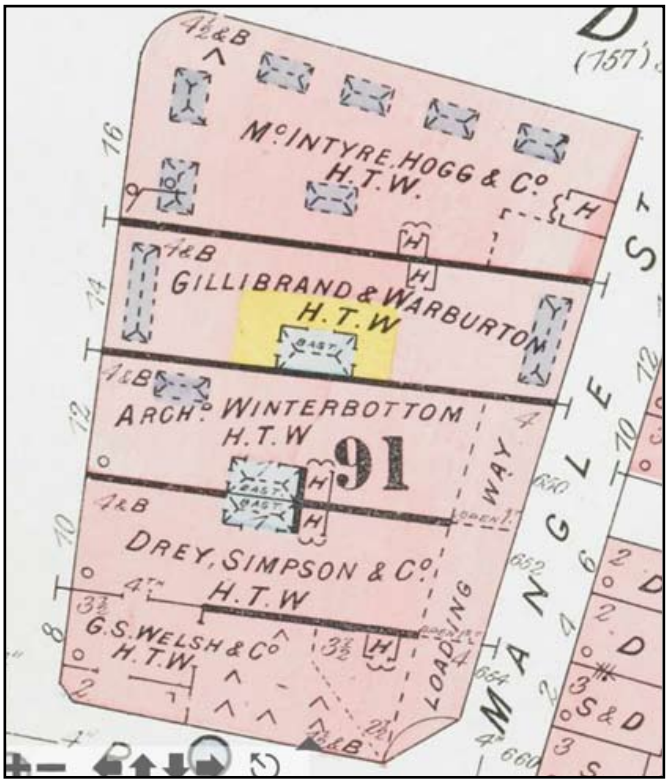


Image 2 Goads Insurance map shows 8-16 Newton Street (Goads, Vol. 1 Sheet 7, 1886)

Following the decline in the textiles industry, there was little need for warehousing of this nature in the city. The buildings continued in office and light manufacturing use in to the 20th century and each building was occupied by several individual tenants, the result of which has been a piecemeal set of alterations including a number additional internal partitions and walls. The ground floor continues to house a variety of food/drink outlets and a skate/clothing retail unit. The basement of number 08 operated as a nightclub and music venue until recently. Currently the upper floors remain vacant. The rear loading bay area (extending across 08-12 only) is currently used for refuse storage and as a delivery point. The interiors have been altered over the lifetime of the building, mainly through the insertion of new partitions and over covering of floors. The lightwell of 08-12 has also been altered, as has the appearance of the external elevations at street level, on the Newton Street side in particular.

The insurance plans show there were 6 hoists in 08-16. Of these, three remain (two at 10/12 and one at 16), and an additional one has been added to number 14.

Significance

The setting of 8-16 Newton Street contributes to its high significance: aesthetically and historically as part of the group of similar warehouses in this area of the city. It is a positive contributor to the streetscape and the Stevenson Square Conservation Area. The building has been compromised by modern interventions, including the use of varied materials and treatments to the street frontage, which has had a negative impact on its presence as a cohesive block. Some historic fabric has also been lost through alteration to the various street level openings, most notably at the 08-10 end. The condition of the interior at upper levels, namely the poor state of the roof and upper windows and roof lights, damages the significance of the setting and impacts on the heritage value of the building.

The buildings have been assessed on Historic England's four categories for heritage value, as set out in their Conservation Principles document, 2008.

1 Evidential value

The Newton Street buildings have a medium/high degree of evidential value. Warehouses are an important characteristic architectural type in Manchester and these are typical examples, with the plan and parts of the interior and exterior illustrating how these buildings worked, particularly the vertical hoists and lightwells, columns, windows and entrances. They are however of an average quality when compared to others. The original parts of the exterior are of high significance. The altered parts are of low/negative significance.

2 Historical value

The buildings are of high historical value. They are associated with the period of rapid industrial and commercial growth in the city, which is a crucial part of the history of Manchester. Their place in a wider group in this area in also recognised as highly significant. The degradation to the exterior through inappropriate change, and the removal of most historical features internally, has lowered this value in places. Later internal additions (including those proposed to be removed) are of a low historical value.



Image 3 Newton Street 1966, looking from the end of number 08, taken from Manchester archives



Image 4 Newton Street taken in 1967, looking from number 16, taken from Manchester Archives

3 Aesthetic value

08-16 Newton Street have some interesting features, particularly in the external stone work detail, the form of the rear sloping roof and the characteristic roof spaces internally, giving them a medium aesthetic value. They are in the vernacular tradition of brick Manchester warehouses. The internal spaces are almost entirely functional and most have a medium aesthetic value. The later changes have low/negative value.

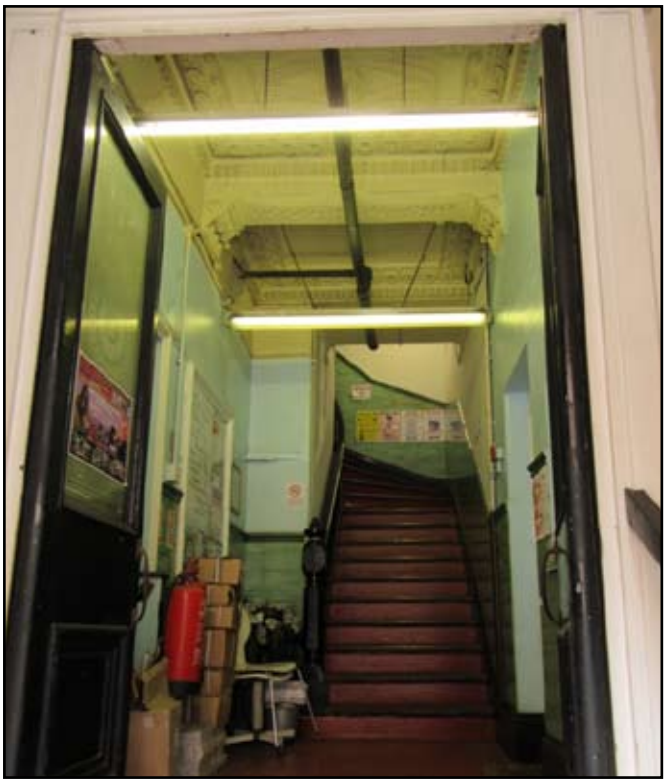
4 Communal value

The industrial past of Manchester is a key element of the city's heritage. The associated architecture has formed the character of the city and is recognised by people as what sets it apart from other places. The personal links to this building are considered low but there is a degree of associational value to the wider city for residents and visitors.

Note on alterations

The external walls appear to be in fair condition.
The ground and basement floors have undergone refurbishment in part. The frontage to Newton Street has suffered from piecemeal changes including the addition of mosaic tiling at street level, a variety of overpainting of stone, a proliferation of modern signage and the loss of the original form at numbers 8 and 10 and to the side. Above the ground floor the condition of the building deteriorates as the floors ascend. The roof is partially collapsed and in a bad condition, consequently the upper floors have suffered from ongoing water ingress and weathering. A series of temporary repairs have been undertaken, but have not been able to halt the significant damage to the historic fabric in some areas.

The elevations had already been significantly altered at the Piccadilly end by 1966. Later, the corner entrance stonework was partly re-exposed in historic form. To either side, removing the timber paneling revealed where windows were originally present and subsequently cut off part way and a lintel/cill inserted. This damage to original fabric has had a negative impact. Further significant change is evident in the frontage to number 10 where a larger glazed opening has been created.



Images 5 showing the decorative plaster ceiling panels to the entrance. Similar panels exist behind modern suspended ceilings in the ground



Images 6 showing the decorative plaster ceiling panels to the entrance. Similar panels exist behind modern suspended ceilings in the ground

Proposals

Removal of Cross-walls

Proposal: The proposal is to remove sections of various cross-walls between the former buildings to provide more of a flow of space within future office demises and to maximise the utilisation of the limited vertical circulation.

Justification: In the design and access statement, comments from letting agents have justified this proposal in terms of space usability. The existing spaces were originally divided into individual buildings which effectively limits the dimensions of the spaces to 8m wide by 27m long. Spaces such as these are useful when an occupier only needs a small front office and a large warehousing space to the rear with a limited amount of light. They relate to the former warehousing cotton trade use well.

However, in this new use, the lack of width and lack of light internally (despite the reinstatement of the light-wells) has a negative impact on the office use, especially when the scheme is trying to limit the amount of vertical circulation to 2 vertical risers. In the case of 8-12, the office will be let in one demise, as will be the case in 14-16. The narrowness of the space and the need to provide sufficient protection to the staircases in the form of partitions further limits the flexibility of the space for an office. This necessitates the need to open the spaces and therefore the removal of some of these walls.

It is noted that one cross-wall on the first floor has already been removed in the past. The detail looks historic and it is assumed that this was carried out long before the listed status of this building.

In order to minimise any impact we have retained as much historic detail as is possible and have maintained 500mm down stands and nibs to indicate that the openings are not original. If needed it will be possible to reverse these alterations in the future and restore the buildings to the original long forms.

Impact: As the proposal seeks to retain most of the historic detail and all openings will have a significant down stands and nibs to delineate the existing buildings, the impact is

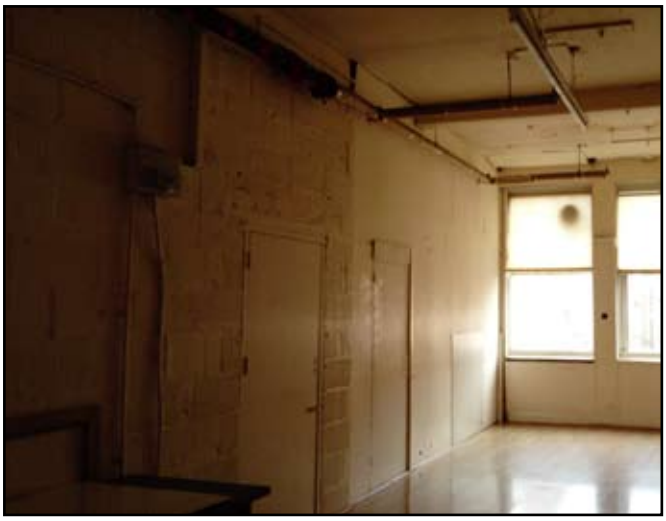


Image 7 Examples of later added internal partitions of blockwork and board (1st floor Newton Street elevation). To be removed.



Image 8 Example of partition wall of timber board (1st floor under glazed rooflights). Ton be removed.



Image 9 Example of low quality, non-original partition walls at 1st floor. To be removed.

considered as medium. However, given the comments by office agents this is considered a necessity to enable the new use and ensure a viable future for the building.

Disabled lift in 14 and level street access to this side of the building.

Proposal: To use an existing level access door on Newton Street and increase the size of the level floor to provide a platform lift access into Nos 14 and 16.

Justification: To provide full DDA access to the new lift of No.14

Impact: Low. There is an existing trimmed level area adjacent to this opening which will need to be enlarged slightly to accommodate a platform lift. It is noted that there is no ceiling detail (in the form of ceiling roses or coving) in the parts of the basement affected by the minor change. The existing lower door opening, although suspected not to be original, is in the confines of the original window opening and fits neatly into the street scene. The goal of full building accessibility is a welcome advantage and it is suggested that this outweighs the impact that any minor changes to the floors and the ceiling may have in this area.

Installation of lift in 14 and removal of stairs.

Proposal: The proposal is to remove the non original staircase and lift from the lightwell of number 14 and to install a new lift and staircase in this location.

Justification: The existing lift and lightwell are later additions and are built from concrete. The lift is too small to be DDA compliant and the staircase wraps around the lift in such a way as to make it impossible to alter the lift size without having to demolish the stairs and the lift together. The new lift will be a 13 person fully DDA compliant lift and the staircase will be ambulant disabled. This proposal is justified to improve access into the building and ensure full compliance with part L and Equality Act legislation.

There is little, if any, detail on the solid inset concrete staircase and lift shaft with the one exception being the existing handrail to the Newton street side of the stair,

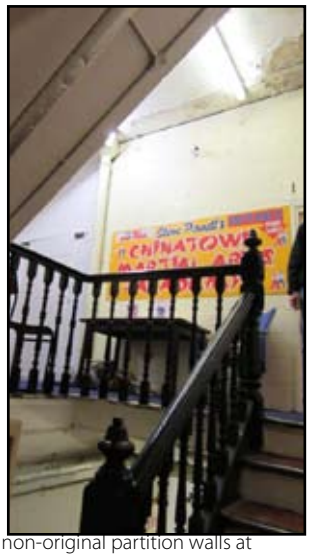



Image 10 and 11 Examples of low quality, non-original partition walls at 1st floor. To be removed.




Image 12 and 13 Examples of non-original board and blockwork walls to 2nd floor. To be be removed.



Image14 Example of non-original board and blockwork walls to 2nd floor. Tobe be removed.

which, although not allied in age with the building, has some interest. Unfortunately, the mesh infill is flimsy and will not be suitable for use in a modern stair balustrade without significant modification which would lose the fineness of the detailing. Instead, it is proposed to retain the handrail to display on the walls of the lightwell.

Impact: Low. The existing arrangement has little historic interest and the impact on the lightwell is minimal as the replacement shaft will be an improvement as it is proposed to be in steel with glazed walls, which will have less impact on the character of the lightwell than the solid non original arrangement it is replacing.

Disabled lift in 10 and level street access to this side of the building.

Proposal: To use an existing window opening on Newton Street to provide level access to a platform lift which then links to the new lift in no 10.

Justification: To provide full DDA access to the new lift of No.10 and onwards to the rest of that side of the building.

Impact: medium. The existing window opening adjacent to the entrance to number 12 will be used, but lowered to the level of the street matching the existing (possibly non-original) street level opening to number 14. Internally, as in number 14, it is proposed to carefully trim out the existing upper ground floor to allow the installation of a platform lift into the narrow space. The impact of these works is offset by the very real benefit of full disabled access into the upper floors of 8, 10 and 12 Newton Street.

Installation of lift in 10

Proposal: To install a DDA compliant lift into no 10.

Justification: To provide full DDA access to numbers 8,10 and 12 (upper floors)

Impact: moderate: The lift location has been carefully considered after a thorough option analysis. Following this, the present location is considered to be the location with the least impact on the following elements: The



Image 15 Example of non-original suspended ceilings present in large areas. To be removed (roof lights retained).



Image 16 Example of non-original suspended ceilings present in large areas. To be removed (roof lights retained).



Image 17 Example of non-original suspended ceilings present in large areas. To be removed (roof lights retained).

existing ornate ceiling in the former nail bar in the ground floor which will be retained and restored in full. The existing staircases, which will be untouched by the proposed lift location. The base of the existing lightwell, which features diminishing 45 degree roof lights on the ground and basement floors, presumably to ensure that light was transmitted into these lower spaces more effectively. The option of siting the lift in the existing lift shafts was rejected on the basis of the remoteness of the lifts from the main entrance locations and the fact that these existing shafts would not be large enough to contain a fully DDA compliant lift. That said, the introduction of a lift into the main area of the floor plate of the building will have an impact on the building. The impact is justified by the fact that it is in the location of least impact and that it will ensure full accessibility into the upper floors of the building.

M and E installation generally

Proposal: works to provide mechanical electrical services to new offices throughout. The installation of heating and cooling plant rooms in the roof and the routing of these services through the office space. It is proposed that lighting will be ceiling hung and all distribution will be by means of galvanised ceiling hung trays. Electrical distribution will be via surface mounted conduits. Ventilation will be via natural means.

Justification: To provide services to current standards as required for operation of office use in the spaces.

Impact: As with similar schemes in Manchester and beyond the approach is to ensure minimal impact whilst providing the required services. In order to provide both heating and cooling there is a need to remotely site condenser units externally or in a well ventilated internal space. To this end there are two plant rooms proposed to service the building which relate to the two halves of the building being proposed. The plant room in number 8 sits within the roof void. Therefore, the impact of this is considered low.

It has not been possible to hide the plant room for numbers 14-16 in the same way as the roof void is exposed in the space below this side of the building and



Image 18 Example of non-original floor coverings. To be removed.

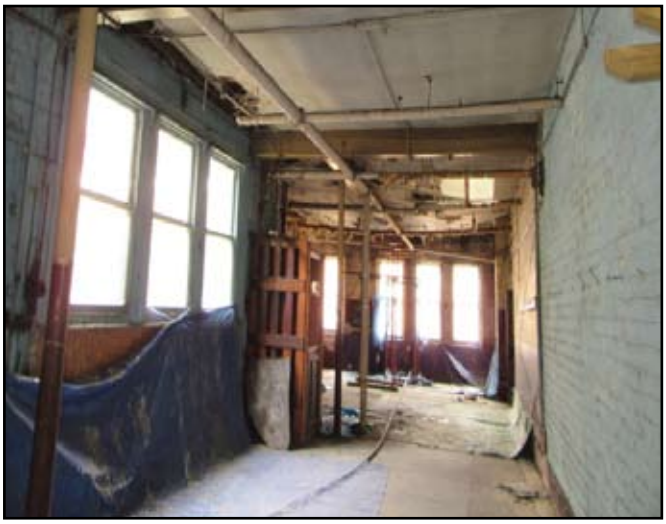


Image 19 Example of non-original floor coverings. To be removed.



Image 20 Example of non-original floor coverings. To be removed.

the impact of blocking this impressive eaves space from the fourth floor space is considered too high. In this case the plant is mounted externally and sunken into the roof to minimise the visual and acoustic impact of this plant area. Impact low.

The equipment in the office spaces has been kept to a minimum to ensure that the character of the space is preserved and the layouts will allow for natural ventilation in this case. Therefore, the only impositions in the spaces will be the cable trays, the lighting and the ceiling mounted comfort cooling/heating units. All electrical distribution will be in surface mounted conduits: impact low-medium.

New partitions to maintain fire separation

Proposal: to install new glazed partitions around the existing staircases which are proposed to be used for escape purposes.

Justification: to ensure that the building office suites have adequate means of protected escape and is therefore safe to occupy.

Impact: low-medium. These walls are an obvious imposition into the spaces but the impact is minimised by the use of glass and lightweight modern materials which provide contrast to the materials used in the listed building. Where partitions join existing building structure, shadow gaps are proposed to accentuate the difference between the newly imposed walls and the historic fabric.

Existing Stairs

Proposal: to retain all existing stairs within the building, but as the fire escape issues preclude the use of such stairs, to temporarily block them from use and allow access for maintenance purposes only. The external escape stairs will remain in place and still be useable for escape purposes.

Justification: To ensure fire safety and building security is maintained.



Image 21 Example of inappropriate signage, to be removed.



Image 22 Example of inappropriate signage, to be removed.



Image 23 Showing stained stonework to number 08, to be cleaned..

Impact: Low. It is considered that the stairs are an important part of the story of the development of the building and the removal of these elements would cause significant harm to the heritage asset. Whilst it is regrettable that they may not be useable in the current building configuration, they may be usable if tenants occupy multiple floors and/or the building use or configuration changes in the future. It is therefore important that they are retained and kept in good repair for future possible utilisation.

Existing Workbenches

Proposal: to retain existing wooden workbenches which are found throughout the building.

Justification: to find a new use for the workbenches and thus preserve them for the future.

Impact: Low-medium. The workbenches, originally used for cotton works which included quality control and cutting, are scattered throughout the building. The similarity, form and solidity of the benches suggest that they were manufactured in a single batch and may have been purpose built or bought in bulk for the building. They are substantial and have outlived their original purpose. Rather than retain them in the offices in the hope that some will be re-used as tables and desks (although they are designed to be stood against rather than sat at), it is suggested that they are re-invented as vanity units in the WCs. These are shown on the drawings. The advantage of using them in this manner is that it is unlikely that they will be removed as they will become an integral part of the building once again. The benches are not fixed down and may not be part of the listing, however it is welcomed that they are retained for the reasons outlined.

Loading bay interior works

Proposal: To reuse the loading bay for a variety of service and operational uses including fire escapes, refuse stores, cycle stores, transformer and condensers.

Justification: The original use of the loading bay was to allow effective service of the building and those uses

associated with it. The proposals retain this use in a modern context.

Impact: Low-medium. Presently the loading bay is used as a fire escape route for the uses on the ground and basement floors. It has also been used as an ad hoc store and refuse store, although these uses are in conflict with the fire escape which has forced refuse outside onto the street against the wishes of the local residents and the local authority. This problem has had a major impact on the streetscape. The proposal seeks to reduce this impact by relocating the refuse to the loading bay area.

In its present form, the loading bay is not a public space and has some poorly constructed interventions such as a concrete stair formed roughly of concrete block which is of no historic value. It is recognised that the proposed interventions actually subdivide the space in a way that has no precedence in a historic context. The height of the loading bay is utilised to the full by creating extra space on top of the bin stores to store cycles. All new interventions will be carefully designed to not interfere with the historic details, all of which will remain intact. These include the floor details, the openings to the basement and the historic loading arms. All historic details will remain and be protected for potential opening up in future schemes.



Image 24 Showing tiled exterior of number 08, to be carefully removed, exposing original finish behind.

Loading bay external works

Proposal: To replace the existing concertina doors and shutters to the loading bay with a timber and ironwork features.

Justification: To ensure that the proposed uses of the loading bay can be properly serviced and accessed.
The existing shutters are not believed to be original and nor are they of any historic interest. The essence of this approach is that the loading bay is an open, gated space and this has been reflected in the design, which features open ironwork at the upper levels. The need for bin stores and the substation precludes this at lower levels, and these are shown solid to discourage misuse of the spaces and to prevent smells and views of refuse containers from negatively affecting the streetscape. In all cases, the gates and doors will be set back to express the grand double

height openings.

Impact: Low. The proposal is similar to that approved for the loading bay on the opposite side of Mangle Street. Originally, the bays would probably have had iron gates. There is no photographic or other evidence to prove this, but there is plenty of evidence on buildings of a similar age and design that open iron gates would have been installed.

Structural works to Number 8

Proposal: To introduce new elements of structure into the roof/wall/floor structure of number 8 in accordance with the engineer's details and report.

Justification: To strengthen the existing, inadequate structure which is moving and slowly collapsing. Please refer to the Clancy Consulting report for a full justification for these works.

Impact: Medium. The structural engineer has proved that the existing structural arrangement in no.8 is not strong enough to support the floors, the roof and the external walls. The structure has moved substantially in the last few years to an extent that existing heavy timber beams have cracked under the stress of the movement. Temporary steel propping has been introduced in the past, but this is also failing. Consequently, the engineer has designed a scheme that retains all the existing timber and iron structure, but introduces strengthening members around the existing structure to ensure that all existing members are retained, but adequately strengthened. Visually, the new structure will have a neutral-negative impact on the existing building as it will bulk out the existing timbers. However, this impact is outweighed by the positive impact of ensuring the long term future of the building and the introduction of the new structure is seen as a more positive imposition than the alternative approach of completely rebuilding this entire section of building.

New glazed lightwell to Number 10

Proposal: To introduce a glazed roof light to the existing lightwell in Number 10.

Justification: To provide an effective weathering to the internal elevations of the lightwell which has suffered in the past from water penetration to the basement. The base of the lightwell being sloping glazed roof lights, has meant that there is historically no safe flat surface to use as base to maintain the lightwell. Maintenance has been difficult if not impossible and this has hastened the deterioration of the lightwell.

Impact: Low. The imposition cannot be seen from the road and the glazed lantern style top ensures that the light transmission is maintained into the lightwell, thus preserving its historic purpose and form.

Policy

It has been demonstrated that 08-16 Newton Street has a degree of heritage significance and is a good example of its type. The relevant national planning policy is outlined below:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.' NPPF 134

'In determining applications, Local Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.' NPPF 131

The accompanying proposals are intended as the first stage in a more extensive refurbishment of the buildings. They are limited to the strip out of later additions with no/low heritage value. The proposals to the elevations are limited to removal of inappropriate signage, coverings and finishes, with the intention of revealing original features.

The proposals do not constitute substantial harm and are a positive step towards securing a much-needed long term re-use for these buildings. The removal of

non-original interventions is an enhancement of the significance of the asset.

Consideration has been given to the position of the building within the Stevenson Square Conservation Area (designated 1987). As described on the Manchester City Council website:

'Development control in Stevenson Square is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities.'

The proposals adhere to the above requirement, and are the first step towards the wider refurbishment of these buildings, which will benefit the wider conservation area.

'Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.' Manchester City Council Core Strategy Policy EN3.

The proposals are judged to be consistent with the significance of the asset, as described within this document.

Former warehouse buildings similar to those on Newton Street have successfully been reused throughout the city and particularly in the Northern Quarter. The most successful schemes are those which have carefully retained the significance of the building, whist incorporating new uses. This application does not prejudice the future re-use of this site and will allow a better understanding of original fabric to inform the next design phase.