LISTED BUILDING CONSENT APPLICATION FOR THE PROPOSED SITING OF NEW CONDENSER UNITS TO THE REAR OF 20 HILTON STREET, MANCHESTER NORTHERN QUARTER TO SERVE 14 LITTLE LEVER STREET

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HERITAGE STATEMENT AND JUSTIFICATION FOR THE WORKS UNDER THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF SECTION 12)

PLEASE ALSO REFER TO THE ACCOMPANYING APPLICATION DRAWING INFORMATION INCLUDING THE SITE LOCATION PLAN REFERRED TO.

THE IMPORTANCE OF THE BUILDING

20 Hilton Street is a grade II Listed Building and lies in the Stevenson Square Conservation Area

English Heritage Records note that 49 Newton Street (essentially the corner of Newton Street/Hilton Street and taken to include the property in question-no 20 Hilton Street) are Grade 11 listed.

Properties either side (45/47 Newton Street and 10 Stevenson Square and 18 Hilton Street) are also of Grade 11 Listed status.

The building is a former cotton goods warehouse, with the ground floor corner space formerly used as garment wholesalers' premises. Mid to later C19, altered. Red brick in Flemish bond, with gritstone ashlar plinth and dressings and roof parapet copings (roof not visible). U-plan with long range parallel to Hilton Street and wings to Newton Street and Stevenson Square. Basement and 5 storeys, a 6-window facade to Newton Street, with ground floor of rusticated gritstone, sill-band to 3rd floor, plain parapet with moulded coping and 2 upstands. The ground floor has a large round-headed doorway in the 4th bay with rusticated cavetto surround, lion-mask keystone, and cornice; and altered windows (that at left end now a doorway); the 1st and 2nd floors have 4-pane sashed windows, those at 2nd floor with raised sills and segmental heads linked by a thin channel at impost level; the 3rd and 4th floors have smaller sashes, those at 4th floor segmental-headed with keystones and linked by a similar channel. The right-hand return (to Hilton Street), an 11-window range in matching style, has a wider centre bay with a loading entrance at ground floor and tripartite windows at 1st and 2nd floors. The 5th bay to Hilton Street has been altered to form an entrance to the ground floor wholesale space and the corresponding bay mirrored about the loading entrance has been similarly altered to form an entrance to the upper floor levels.

The north return (to Stevenson Square), is 3 matching bays, including a doorway like that to Newton Street. Rear: deep loading slot in rear of Newton Street range. This latter feature is where the condensers are proposed to be located.

A non-original timber beam has historically been introduced at mid height of the loading slot to carry telecoms and other service cables across the recess. Similarly non-original Bird mesh has been affixed to the surrounding walls and soffit of the recess to prevent nesting pigeons.

ASSESSMENTS OF SIGNIFICANCE

The overall building is of reasonably high **aesthetic value** for its external architecture. We assess the rear yard elevations as medium significance for architectural value.

In our assessment of the potential location for the condensers we have taken into account the need to preserve the context of the rear yard in its entire setting. Not all of the buildings facing inwards towards the rear yard are listed but, nevertheless, their juxtaposition and mixed styles contribute to the overall aesthetic significance of the yard area. For this reason we aim to place all necessary mechanical equipment out of direct vision as the yard is entered from the Hilton Street arch. This has been successfully achieved in the past by the use of the two ginnels between the yard and Little Lever Street and opposing Newton street locations.

In this instance the impracticality of long runs of condense pipework from those ginnel areas feeding the required point of entry (rear of 14 Little Lever Street) prevents those locations being used. Furthermore the pipe lengths along the long-side rear elevations would not be aesthetically acceptable.

The nearest place of concealment is therefore the former loading bay recess to the rear of 20 Hilton Street.

The location of the condensers at high level behind a non-historic cross timber beam and bird mesh further conceals the impact from the yard. This also avoids screening the timber doors and the former loading dock level.

It is also to comply with secured by Design recommendations for providing climbable platforms at a height above 3 metres.

In terms of **historical significance**, the building is considered to be of high value as a good example of a little altered cotton goods warehouse in the Northern Quarter, associated with Manchester's role at the centre of cotton and textile trading. The evidential value of the subject ground floor interior space building is medium-low and restricted to the loading bay doors, whilst the building evidential value is medium to high given the context of other surviving similar architecture in the vicinity.

The **communal value** of the building has not been assessed.

EXTERNAL KEY FEATURES OF THE EXISTING BUILDING AS AFFECTED BY THE WORKS

Original masonry flank wall to the loading bay recess

As described under the assessment of significance of the building the location of the proposed condensers has been carefully chosen so as to avoid impact upon existing historic features and principal elevations.

Unavoidably the condensers require a support platform and also restraint against the wall to avoid them toppling over.

Finings into the masonry will be minimum diameter necessary to support loadings and are proposed at 16mm diameter.

The assembly is proposed to be painted satin black to sit in shadow in the recess. The condensers themselves cannot, unfortunately, be painted in case warranties are voided.

REASONS FOR THE APPLICATION

This Application for Listed Building Consent is to provide necessary condensers for the proposed Restaurant to 14 Little Lever Street. We have chosen not to site condensers to the rear wall of that building or nearby yard-facing buildings for the reasons stated above

PROPOSALS

- **New air conditioning**

Following current practice regarding the location of services away from the main yard elevations, we have proposed to locate 2no air conditioning condensers in the recess on the opposite yard elevation. This is to preserve the immediate impact upon entering the yard from the main Hilton Street entrance ginnel.





REAR YARD ELEVATION WITH GINNEL TO HILTON STREET AND RECESS SHOWN TO THE RIGHT ON THE ELEVATION AT 90 DEGREES

Impact

The location of the air conditioning units inside an elevation recess will reduce the impact as described above. The condenser pipework is 50mm diameter x 2 pipes which will run across the masonry above the opening to the ginnel in dark grey insulation. Cabled services already run in this vicinity and the runs are designed to avoid existing openings and be as unobtrusive as possible

Assessment

The rear yard façade could be classed as medium significance. It is deemed that the measures taken above will least affect the existing asset fabric.

Summary conclusion

The rear yard elevation to 20 Hilton Street is of medium significance due to its well preserved main elevations without significant historic alteration and accommodation of services in unobtrusive locations.

The proposals for accommodation of new services aims to maintain this protocol by locating plant in discreet recesses away from the main visual aspects of the yard elevations.

We therefore hope that the proposals, in this historic context, meet with Council approval.

studio_neo
Architects

END OF HERITAGE STATEMENT 07.07.17.