LISTED BUILDING/BUILDING WITHIN A CONSERVATION AREA/RECOGNISED HERITAGE ASSET/BUILDING IN THE CONTEXT OF A LISTED BUILDING

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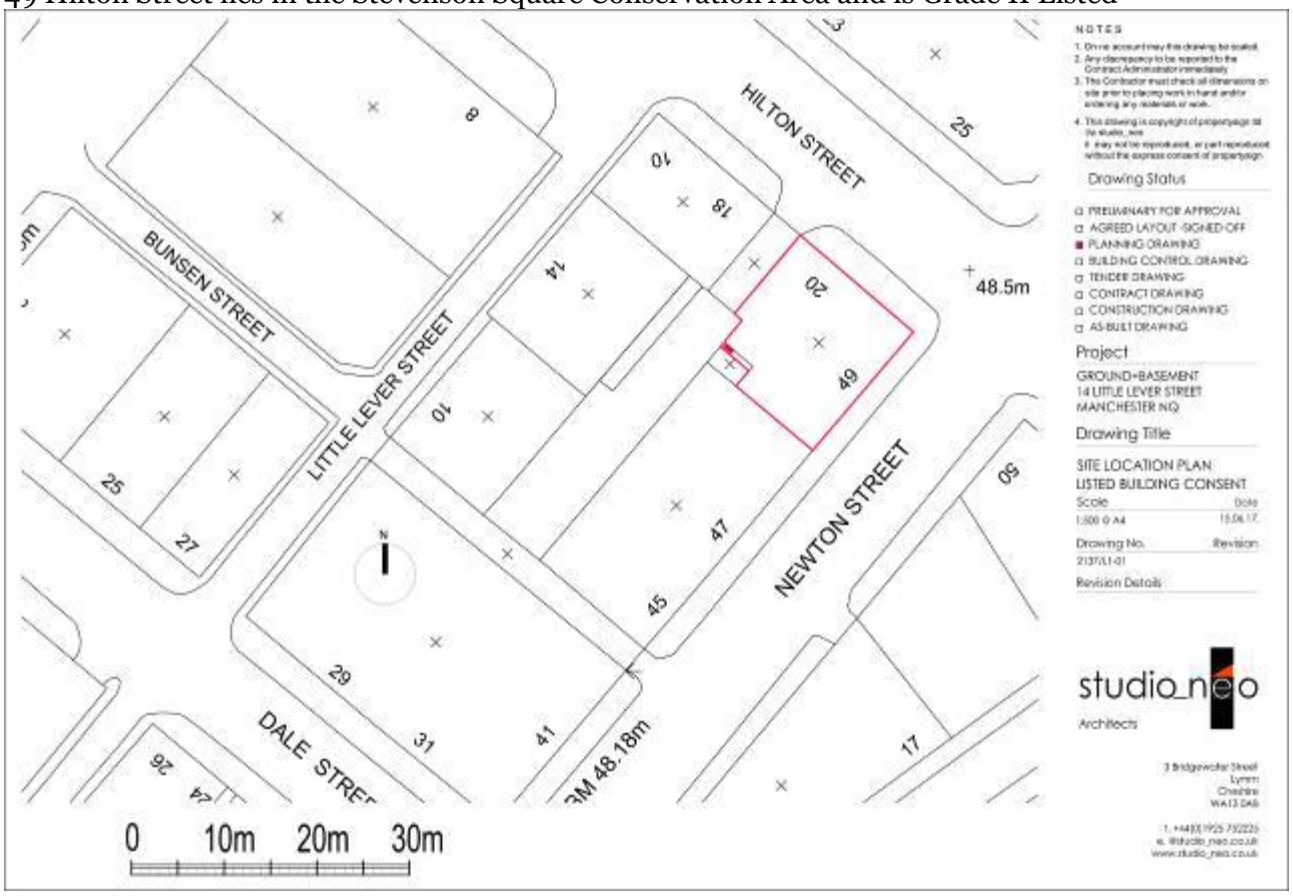
HERITAGE STATEMENT AND JUSTIFICATION FOR THE WORKS UNDER THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF SECTION 12)

APPLICATION FOR WORKS IN CONNECTION WITH THE CONVERSION OF THE GROUND AND BASEMENT FLOORS OF 14 LITTLE LEVER STREET, MANCHESTER NORTHERN QUARTER M1 1HR, **AFFECTING NUMBER 49 HILTON STREET (GRADE II LISTED)**

PLEASE ALSO REFER TO THE ACCOMPANYING APPLICATION DRAWING INFORMATION.

THE IMPORTANCE OF THE BUILDING IN ITS SETTING

49 Hilton Street lies in the Stevenson Square Conservation Area and is Grade II Listed



The Listing describes the building as follows:-

Cotton goods warehouse, now garment wholesalers' premises. Mid to later C19, altered. Red brick in Flemsh bond, with gritstone ashlar plinth and dressings (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 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. Interior not inspected.

The rear elevation is not described but features a large recessed bay in the façade which is a former loading bay with raised platform to the rear. There is a non-original mid- height timber structure which carries telecom cabling and non-original bird netting above.





RECESSED BAY TO REAR ELEVATION

The rear yard elevation when compared to the front street elevations a is of lesser aesthetic value for its external architecture in terms of a comparative lack of masonry detailing and decorative features; nevertheless, the regularity of the façade and fenestration patterns contribute strongly to the overall yard context. For this reason we have sought to preserve the yard elevations and seek to place mechanical plant into recesses such as the above which do not affect plant performance but effectively reduce their impact .

In terms of historical significance, the building is considered to be of reasonably high value as a good example, in context, of a little altered goods warehouse as part of the larger Dale Street/Hilton Street complex in the Northern Quarter, associated with Manchester's role at the centre of cotton and textile trading.

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.

KEY FEATURES OF THE EXISTING BUILDING AS AFFECTED BY THE WORKS

Existing recessed façade wall face

REASONS FOR THE APPLICATION

The Planning Application for the change of Use of 14 Little Lever Street ground and basement floors into A3 use requires mechanical heating/cooling and extract plant to be carefully sited externally to service the building use proposed.

The ventilation plant has been placed on the 14 Little Lever Street building and described in the Planning Application and Heritage Statement for that building. The heating and cooling will be via air conditioning plant which require 2no external condensers to be located within a reasonable distance from the intake positions to 14 Little Lever Street. To preserve the yard elevations generally, especially as you enter the yard via the Hilton Street Ginnel, we have sought to locate the condensers at high level in the recess to the rear of 49 Newton Street.

PROPOSED WORKS

Location of new air conditioning condensers within the recessed bay to number 49 Newton Street





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.

studio_neo
Architects

END OF HERITAGE STATEMENT 15.06.17.