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Engineering Designs
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HERITAGE STATEMENT 2
Prepared by Ruth Passman the applicant.

Post Code M3 4NQ 29-41 Liverpool Road, Grade:II. Date listed 6 June 1994, English Heritage Building ID:388273, SJ8397NW Liverpool Road, 698-1/30/209 (south side), Nos 29 to 41 (odd). The listing is NGR:SJ8333697717 and as follows:

> **Row of 7 Garret Workshop Houses, now shops etc date c1820-1830 altered.**
> **Red brickwork (Nos 29-35 now painted white), slate roofs.**
> **Double depth plan, each house single fronted.**
> **Three storeys, one window each, ground floor altered.**
> **Segmental-headed windows at first floor, all with altered glazing, Nos 35 and 37 sashed.**
> **Mostly horizontal-rectangular windows at 2nd floor.**
> **5 lights with small panes at No. 31.**
> **5 lights with altered glazing at No.33.**
> **3 altered lights flanked by 2 blocked lights at No. 41.**
> **Remains of wooden modillioned eaves to Nos 35, 37, 39 and ridge chimneys 35-37**
> **Rear has remains of multiple-light garret windows Nos 33,35,37.**
> **Segmental-headed doorway at 1st floor of No. 35.**
> **Included as interesting survival of late Georgian housing.**

CASTLEFIELD HERITAGE AREA

31 Liverpool Road is a Grade 2 listed Weavers Cottage situated in the Castlefield Heritage Area on the south-west side of the city centre. The largest conservation area in Manchester, Castlefield, or castle in the field has its focus the Roman fort, Mamucium which gave Manchester its name.

Built circa 79AD on the sandstone bluff at the junction of the Rivers Irwell and Mersey. The village (Vicus) that grew up nearby to supply the needs of the soldiers until the Romans left (circa 910AD) when it declined and was subsequently abandoned, with the new village of Manchester being established a kilometre to the north-east in an area now known as the Cathedral Conservation Area

By 1800 the Bridgewater at Castlefield was connected to the Rochdale Canal and beyond that to the Ashton Canal. By the 1830s they were linked with the Mersey and Irwell Navigation by two short cuts. The canals shaped the layout of Castlefield, attracting wharves and a series of early warehouses in the basin, such as the Dukes Warehouse and the Grocers warehouse.

Acres fair moved to Castlefield in 1872 and after it was abolished, the market traders remained at Higher Campfield Market and Lower Campfield Market, now the Air and Space Gallery of the museum of Science and Industry. By 1850 there were distinct zones devoted to housing, warehouses and transport.

Liverpool was an important highway, sloping gently down to the River Irwell, whilst the area occupied by the Roman Road, connecting the fort with the north, had been re-developed for other uses. Deansgate now occupies the site of this road. The remains of the old town of Aldport, although very densely populated, were demolished at the end of the 19th century to make way for the construction of the Great northern Warehouse, the ultimate in transport interchange building

Trade was burgeoning and by the mid 18th century Manchester had become a provincial town of the first rank. Georgian town houses in the south part of the town on Byrom Street, Quay Street, and St John Street indicate the character of period housing for the middle classes and a small number of dwellings further down the social scale survive, with a concentration of houses built for artisans and skilled workers in the streets pf Piccadilly Gardens and in Castlefield.

At the east end of Liverpool Road (nos 29-41) where houses of artisans and skilled workers include examples with workshops, used for purposed such as headloom weaving and fustian cutting. The listing descriptor for these states that they are □included as (an) interesting survival of late Georgian housing□.

The Industrial revolution gradually changed the domestic manufacture of textiles as textile mills were constructed, however, the processes of spinning and weaving were undertaken at home as part of the domestic system until well into the 19th century. Houses built for artisans and skilled workers had attic workshops housing handlooms for weaving: the small-scale buildings on the south side of Liverpool Road being prime examples of such dwellings.

The former weavers□cottages in Liverpool Street are typical of houses used by weavers for cloth production in the domestic □putting-out□system. Weavers□cottages were common in Great Britain, often with dwelling quarters on the lower floors and loom-shop on the top floor. Cellar loom-shops on the ground floor or in the basement were found where cotton was woven, as they provided high humidity. A loo-shop in the attics of weavers□cottage terraces can be often recognised by a long row of windows that provided maximum light for the weavers.

During the 20th century, canal and rail transport and textile manufacture declined to the pint where the associated infrastructure and buildings became derelict or were used to leisure purposes. Castlefield became a conservation area in 1980 and the principle of an urban Heritage Park was established in December 1982, along with the decision to reconstruct part of the Roman Fort and the excavated foundations.

The extreme diversity of form and style in Castlefield□s existing structures makes it a focus for creative and imaginative development proposals. In recent years Castlefield has undergone dramatic changes which have transformed it fro a forgotten corner of the city to a thriving centre with frequent popular leisure and tourist events. Present uses in Castlefield are mainly directed towards commercial, tourism and recreation and the revival of interest in Castlefield has had a significant impact on the refurbishment of buildings.

Warehouses have been converted to flats, offices and studios. Other buildings are still being adapted to other uses and there are some disused and semi-derelict buildings for which new uses need to be found, particularly on Liverpool Road. Cafes, pubs, club and bars proliferate as ground floor uses, though arguably, there is a limit to the m=number of these that the area can sustain.

The Castlefield area has evolved bit by bit over a very long period of time. Innovations have proliferated, including a stadium with tensile skin roof for viewing spectacular events and an adventurous curvilinear footbridge across the Bridgewater Canal, the walkway suspended from and angled and counterbalancing arch.

Although there is a wider variety of building materials used in Castlefield, it tends to be more rugged and industrial in character than in other parts of the city centre, Stone, brick and slate are used exclusively, and the massive cast-iron columns supporting the railway viaducts and the viaducts themselves, which are constructed of iron lattice beams, are quintessential to the character of the Castlefield conservation area.

CONSIDERATION OF APPLICATION

The proposed plans for 31 Liverpool Road seek to preserve and enhance the character of those elements that are of historic significance and facilitate further the architectural development that respects the character of the building and the wider heritage area.

The existing buildings in the terrace on Liverpool Road have narrow frontages and the proposed developments are keeping these dimensions and will retain its quintessential industrial character. The proposal to repair and renovate the front wall in site reclaimed brick sympathetic to the brick style used in neighbouring properties and in alignment with the brick courses will also ensure that a vertical rhythm in the □street wall□is maintained when viewed obliquely. The height and scale, the colour, form, massing and materials of the proposed renovations relate to the existing structures and complement them.

The full submission package contains many details for preserving this unique building and we welcome the input of the Conservation Officer to help us plan repair, renovate, restore and maintain this Grade II listed building. The proposal will no doubt alter and evolve as further information about the building comes to light and we hope that the Conservation Officer will provide positive guidance in our quest to have a building that reflects its true historic importance.

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