Heritage Statement

Cities of Hope, 14 Tariff Street (Whiskey Jar), Manchester

April 2016

Turley Heritage

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Client
Manchester Creative Studio

Our reference
MANM3003

1. Introduction

1.1 The Cities of Hope project proposes the installation of artwork on nine buildings within the Northern Quarter of Manchester City Centre.

1.2 The project is coordinated by Vestige. They describe the initiative as follows:

"#citiesofhope is designed to amplify the messages of nine leading street artists from across the globe. Artists produce an inspirational mural on a cause that resonates with their values. These nine murals form a street gallery of hope across Manchester's Northern Quarter helping amplify the values of the people in our city."

1.3 Each mural is matched to a local grassroots organisation through which they raise awareness of and champion the work of nine social justice agencies that operate in the city. The artwork is temporary. It is intended that it will be in place for a temporary period of 12 months, following which it will be removed.

1.4 The purpose of this Heritage Statement is to assess the effect of the installation of artwork on the special interest of the grade II listed building at 14 Tariff Street (49/51 Dale Street) and on the character and appearance of the Stevenson Square Conservation Area.

2. Summary of Legislation and Planning Policy

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on Manchester City Council to have special regard to the desirability of preserving the special interest and setting of a listed building (s.16 & s.66). The Act also requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s.72).

2.2 The NPPF states at paragraph 128 that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution 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 proposal on their significance.

2.3 Paragraph 131 of the NPPF states that in determining planning applications, local planning 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;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- The desirability of new development making a positive contribution to local character and distinctiveness.

2.4 Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraphs 133 and 134 provide a framework for the consideration of harm to designated heritage assets and differentiate between 'substantial' and 'less than substantial' harm.

2.5 Paragraph 137 states the local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance. Paragraph 138 notes that not all elements of a conservation area will necessarily contribute to its significance.

2.6 Policy EN3 of the Manchester Core Strategy states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. New development should support and enhance the historic environment and the character, setting and accessibility of listed buildings and conservation areas.

2.7 Saved Policy DC18.1 of the Manchester Unitary Development Plan (UDP) states that Council will give particularly careful consideration to development proposals within conservation areas. It specifically states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements.

2.8 Policy DC19.1 of the UPD states that when determining applications for listed building consent, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of listed buildings and to protecting their general setting. In giving effect to this policy, the Council will, inter alia, not permit any external or internal alteration or addition to a listed building where there would be an adverse effects on its architectural or historic character.

3. 14 Tariff Street (Whiskey Jar)

3.1 14 Tariff Street (Whiskey Jar) forms part of 49 and 51 Dale Street (including 30 and 32 Hilton Street) which is a grade II listed building located on the corner of Hilton Street to the north east and east, China Lane to the south and Tariff Street to the north and north west. The building is within the Stevenson Square Conservation Area.




Figures 3.1 & 3.2: West and north elevation to the listed building c.2016

3.2 The proposals involve the attachment of a plywood board to the ground floor of the north elevation of the listed building (Figure 3.2), utilising existing mortar joints. The artwork will then be applied to the board and a perspex cover will be added.

4. Summary of Significance

No's 49 and 51 Dale Street

4.1 No's 49 & 51 Dale Street (including 30/32 Hilton Street) was grade II listed on 17 September 1992. It dates to the early 20th century and is a former trade warehouse, now in commercial uses. The building is constructed from an iron frame in a roughly U-shaped plan. It is clad in red brick with red terracotta and sandstone dressings. It is five storeys with a symmetrical shallow front office block. The building is restrained in its architectural detailing but includes chamfered corners with decorative archtiraving to the doors, simple pilasters and string cornices. The interior of the buildings has cast-iron columns, wrought-iron girders and wooden beams.

4.2 The building is of historic interest as former trade warehouses dating from the early 20th century. It is also of interest as being originally part occupied by W.m. O'Hanlon & Co (local merchants) and W.m. Holy & Sons (local manufacturers).

Stevenson Square Conservation Area

4.3 14 Tariff Street (Whiskey Jar) is located in the north eastern part of the Stevenson Conservation Area. The area was originally designated by Manchester City Council in 1987 and shares common boundaries with the Smithfield Conservation Area and Ancoats Conservation Area. The Stevenson Conservation Area represents a large concentration of 19th and 20th century buildings within Manchester City Centre, commonly described as the 'Northern Quarter'.

4.4 During the late 19th and early 20th century, new methods of construction allowed for taller, wider buildings which are evident across the conservation area. The majority of these buildings were associated with the cotton industry, principally warehouses, showrooms or workshops. There is little uniformity in the architecture of the area and it contains a variety of architectural styles, heights and typologies. Many of these are elaborately decorated, illustrating the wealth of the cotton industry during this time. There are a number of important and landmark buildings within the conservation area including 69-77 Dale Street, 35 Dale Street and Sevendale House.

4.5 Where regeneration has occurred within the conservation area, the character is alternative and creative. As previously described the Northern Quarter of which the conservation area forms part, is synonymous with creativity and bohemianism which binds together the otherwise varied historic and townscape character.

4.6 14 Tariff Street (Whiskey Jar) forms part of a coherent frontage of warehouses on Dale Street and Hilton Street and contributes to the character and appearance of the Stevenson Square Conservation Area.

5. Impact Assessment

5.1 The proposed artwork will be applied to a secondary and return elevation of the principal elevation of the building on Hilton Street. It is only visible at the junction of Tariff Street and Hilton Street. The artwork will be applied to the ground floor, below the existing sill band. It is a plain brick elevation and there is evidence of signage having been fixed to it in the past. It will be located beneath the existing light fittings and will be fixed through the existing mortar. The proposed artwork will not alter the architectural features of the listed building which are its decorative architraving and pilasters, principally located to Hilton Street and Dale Street. The artwork will be applied for a temporary period of 12 months following which the plywood board will be sensitively removed with any fixing holes filled. Overall it is considered that the significance of the building will be unchanged.

5.2 The proposed works address s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in that the special interest of the listed building will be preserved. The proposals will not alter or disrupt any key views within the Stevenson Square Conservation Area. The artwork will not alter the understanding or appreciation of the buildings former role and function as a warehouse and will still be read as part of a coherent frontage. The character and appearance of the conservation area will be preserved in accordance with s.72 of the 1990 Act.

5.3 Overall, it is considered that the proposed artwork will sustain the significance of the listed building and the conservation area in accordance with paragraphs 131, 132 and 137 of the NPPF and policies EN3 of the Manchester Core Strategy and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan.

Appendix 1: List Entry Description for 49 and 51 Dale Street

49 AND 51, DALE STREET, 30 AND 32, HILTON STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 49 AND 51, DALE STREET, 30 AND 32, HILTON STREET

List entry Number: 1292485

Location

30 AND 32, HILTON STREET
49 AND 51, DALE STREET

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 17-Sep-1992

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 388070

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8498SE DALE STREET 698-1/29/86 (East side) 17/09/92 Nos.49 AND 51

GV II

Includes: Nos.30 AND 32 HILTON STREET. Home trade warehouses, various. c.1900. Iron frame with cladding of red brick and matching terracotta, and some sandstone dressings, with slate roof to the front and flat asphalted roof over the rest. Irregular U-plan formed by a long rectangular range between Dale Street at the front and Hilton Street at the rear, a range parallel to Hilton Street bridging Lizard Street, and a wing to this returned along Tariff Street. Basement and 5 storeys (except range along China Lane, which is 4 storeys). The shallow front office block, symmetrical, 3 bays between chamfered corners, has pilasters to the narrower centre bay finished as chimneys on the parapet, string courses above and below the 2nd floor, a cornice and parapet over the top floor; mullioned windows of 2 lights in the centre and 3 lights in the outer bays, all sashed and those of the top 3 floors shorter; round-headed doorways in the corners (that to the right altered as a window), with keystones and cornices on brackets, and sashed windows on each floor above (those at 1st and 2nd floor in narrow rectangular oriels). The short return walls have chimneys corbelled from the 1st floor. The 4-storey rear range has coupled sashed windows in the front half, and an iron-framed rear section with 2 loading slots and 6-light casement windows. The rear range (to Tariff Street) is 4 storeys plus attic, 10 bays, and has, inter alia, 3 pairs of elliptical-arched bays (those in the centre bridging the entry to Lizard Street), a prominent cornice on corbelled shafts, and large attic windows under a cornice with shaped parapet. The return side to Tariff Street is 8 bays in matching style. Interior: cast-iron columns, wrought-iron girders, wooden beams. History: in 1905 No.49 occupied by Wm.O'Hanlon & Co, merchants, No.51 by Wm Holt & Sons, manufacturers; all now occupied by O'Hanlon.

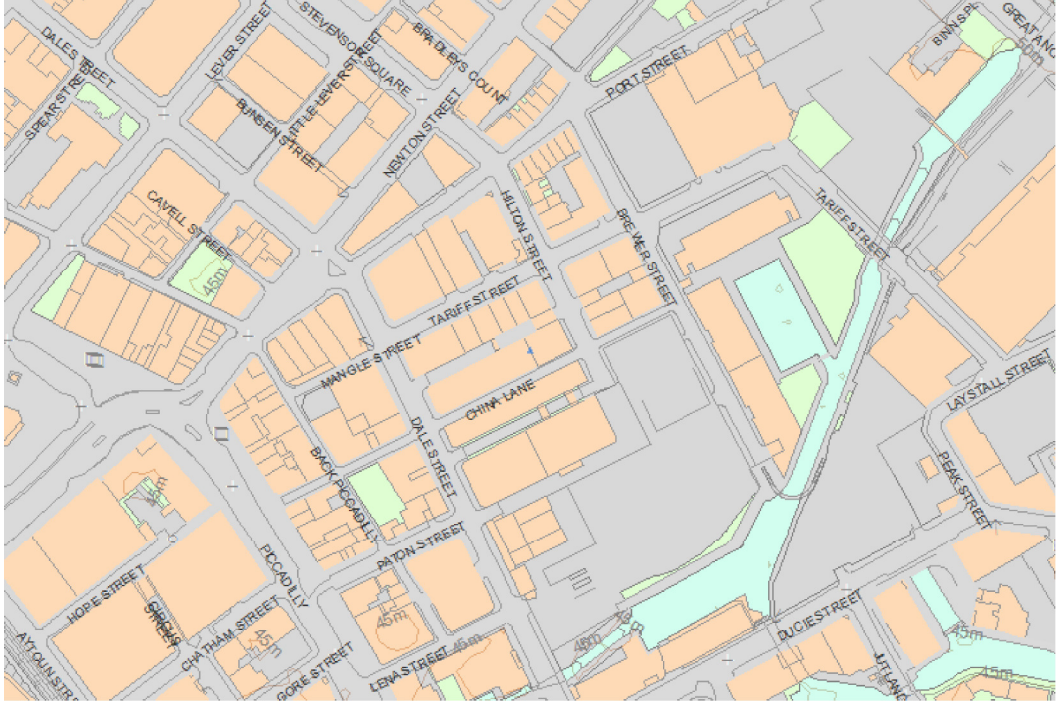
Listing NGR: SJ8470098279

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 84700 98279

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1292485 .pdf (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/266229/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676

Turley
Heritage