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The Rooftop Project at 26 Lever Street

Heritage Statement



Heritage Statement
24-26 Lever Street, Manchester

April 2016

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Contents

1.	Introduction	1
2.	Site History, Context and Development	2
3.	Heritage Assets	9
4.	Assessment of Significance	10
5.	Impact Assessment	20
6.	Conclusion	26
Appendix 1:	List Entry Descriptions	
Appendix 2:	Stevenson Square Conservation Area Boundary Map	
Appendix 3:	Heritage Legislation and Planning Policy	

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Our reference
HAWM3001

15 April 2016

1. Introduction

1.1 This Heritage Statement has been prepared on behalf of the Shelia Bird Group (the "applicant") to support a full planning application for a two-storey rooftop extension to 26 Lever Street to create a community roof terrace and 395 sq. m. (GIA) of studio / office floorspace (Use Class B1).

1.2 The statement also supports an application for listed building consent which relates the associated works to 24 Lever Street, a grade II listed building.

1.3 The description of development is as follows:

"Full planning permission for external alterations to the third floor of No.26 Lever Street to create additional office accommodation and a roof terrace; and the erection of a single storey rooftop extension to 26 Lever Street to accommodate additional office floorspace and a rooftop terrace. Listed building consent for internal and external alterations to No. 24 Lever Street."

1.4 The Site is located within the Stevenson Square Conservation Area. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas[1] and, in determining applications for development affecting listed buildings, it must pay special regard to the desirability of preserving the listed buildings and their setting[2].

1.5 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out 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.[3]"

1.6 To comply with these requirements, Section 3 of this Statement identifies the designated heritage assets with the potential to be affected by the Proposed Development and Section 4 provides an assessment of significance for those heritage assets. Our assessment is undertaken on the basis of published information, archival research and an on-site visual survey.

1.7 Section 5 provides an assessment of the impact of the Proposed Development on the significance of the identified designated heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF, local planning policy for the historic environment and relevant Historic England's guidance (set out in detail at Appendix 3).

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[1] s72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

[2] s16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

[3] DCLG (2012) National Planning Policy Framework (NPPF), Paragraph 128

2. Site History, Context and Development

Location

2.1 24 and 26 Lever Street are located within the Northern Quarter area of Manchester; at the north-east edge of the city centre. The two buildings form an urban block at the south side of Stevenson Square, bounded by Lever Street, Little Lever Street and Bennett Street. The Site includes 8 Stevenson Square, which forms part of 24 Lever Street.

The Northern Quarter

2.2 The Northern Quarter is located between Piccadilly and Ancoats at the northern edge of Manchester city centre. In the 18th century, the area had been planned for middle-class residential development but Manchester's rapid growth at the end of the century brought pressure for industrial and commercial development and working class housing. As a result, the area developed piecemeal and without uniformity; leading to the highly varied character, layout and building typology seen today.

2.3 The closure of Smithfield Market in the 1970s and the opening of the Arndale Centre nearby separating the Northern Quarter from the city's retail core started the economic decline of the area. Since the mid-1990s the area's regeneration has made it an important and distinctive element of Manchester city centre. This process began around 1987 with the designation of the Smithfield and Stevenson Square conservation areas by Manchester City Council. A Council-commissioned regeneration study (1993) saw the name 'Northern Quarter' adopted and the area's reputation as a focus for creative activities and 'alternative' shopping recognised.

2.4 Today the Northern Quarter is synonymous with creativity and bohemianism which binds together an otherwise varied historic and townscape character. As the area has become increasingly popular, so too has development pressure and in 2008 Historic England published a book on 'Manchester's Northern Quarter' which recorded its built heritage, but also recognised the importance of the area's intangible heritage arising from its idiosyncrasy, cultural associations and "*individual counter-cultural nature*.[4]" The publication describes the Northern Quarter as follows:

"*Overall there a few places where it displays the architectural good manners of its 18th-century residential origin, or the functional consistency of Manchester's better known warehouse districts. Rather than purity, the area presents an arresting hotch-potch of form and function that is at once vital, complex and hybrid – the legacy of a rich multi-layered past. It is a microcosm of Manchester's history, form its early industrial expansion, through its commercial heyday and decline to a new climate of regeneration.*[5]"

2.5 In relation to new development, the publication continues by stating that

[4] Historic England (2008) The Northern Quarter
[5] Julian Holder in Historic England (2008) The Northern Quarter

"It [The Northern Quarter] must resist the urge to make a pastiche of itself and avoid becoming a heritage theme park devoid of good contemporary architecture, but it must also resist the worst excesses of corporate identity and global shop-fronts and search instead for an individual identity generated from its own powerful sense of place.[6]"

Site Development

2.6 Stevenson Square was laid out in the 1780s as a speculative middle-class residential area. St Clements Church, demolished c1878, was located on the south side of the square on the site of what is now 26 Lever Street. The area was not successful as a residential neighbourhood and in the 19th century was developed for industrial and commercial uses. The 1850 Township Map for the St Clements Ward (Fig 2.1) shows a lead works on the site of 24 Lever Street. The remainder of the block was occupied by small unidentified properties; likely to be a mix of domestic dwellings and industrial workshops.

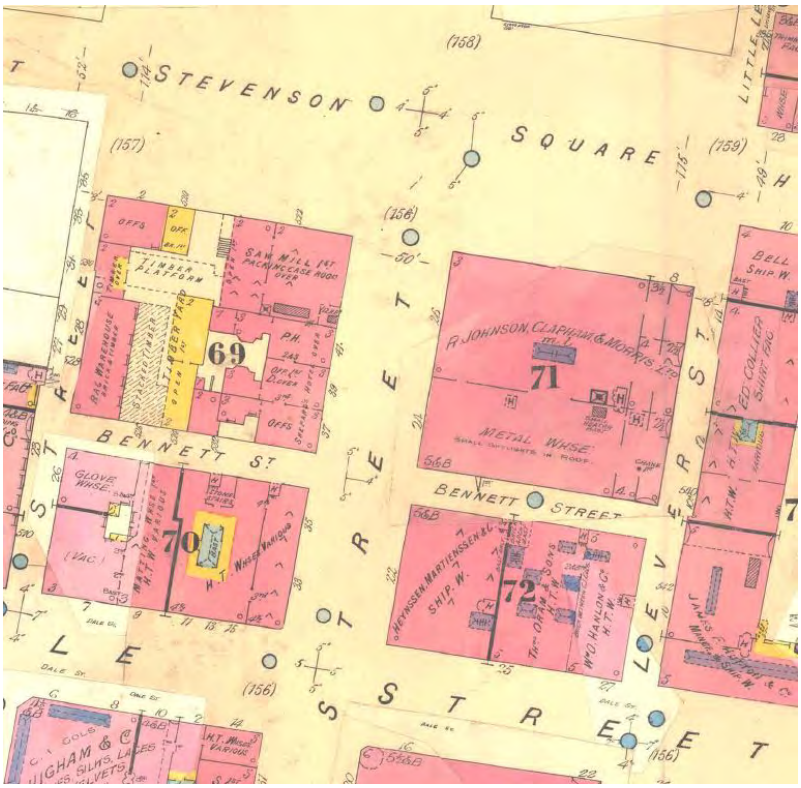
Figure 2.1: 1850 Township Map, St Clement's Ward



2.7 An entry for Nos.24 and 26 Lever Street in the 1883 Slaters Directory suggests the buildings were erected shortly after the demolition of St Clement's Church in 1878. Nos.24 and 26 Lever Street were both occupied by Richard Johnson, Clapham & Morris, a metal manufacturing company specialising in small wire products. Although Vieille Montagne Zinc Company was also listed as occupiers, the 1886 Goad Insurance Map (Fig 2.2) and later building plans (see paragraph 2.9) suggest Richard Johnson, Clapham & Morris were the principal occupiers.

[6] Julian Holder in Historic England (2008) The Northern Quarter

Figure 2.2: 1886 Goad Insurance Map



2.8 The 1891 Ordnance Survey Map (Fig 2.3) shows a linear covered courtyard between 24 and 26 Lever Street; with access from Lever Street and Little Lever Street.

2.9 Between 1897 and 1898 No.24 Lever Street was demolished and a new warehouse constructed for Johnson and Sons, which is likely to have been a derivative of the previously mentioned company Richard Johnson, Clapham & Morris. The warehouse was designed by Mills and Murgatroyd, a Manchester architectural practice, and included 8 Stevenson Square. Access for deliveries was relocated to a hovel (a recessed bay for the loading and unloading of goods) at the rear of the warehouse, off Little Lever Street. The warehouse included offices at the front of the first and fourth floors.

2.10 Around 1924 nos. 24 and 26 Lever Street were occupied by Messrs Schofield who used no.26 for showrooms and no.24 Lever Street was converted to associated offices. The previously open plan floors in no.24 were subdivided by the insertion of spinal corridors and glazed partitions. The hoist to the rear of no.24 was raised and new windows inserted into the side (north) elevation.

2.11 Work was also planned for no.26 Lever Street at this time; including the insertion of an entrance at the Lever Street and Stevenson Square corner, a new entrance and doorway to Lever Street and a further new entrance onto Stevenson Square. Proposed works included alterations to the structure of the roof, the insertion of a dormer to the front element to accommodate an attic showroom and a glazed gangway connecting nos.24 and 26 Lever Street at the attic/third floor level. Internally in no.26, the plans show new counters, partitions and staircases and the removal of some existing staircases.

Figure 2.3: 1891 Ordnance Survey Map



2.12 Fig 2.4 is a photograph dated c1940 of the Stevenson Square elevation of no.26 Lever Street. It shows a series of triangular gables at parapet height, aligned over the windows below. Post World War II, these gables were removed, an additional recessed storey was added and the building was rendered to give an appearance of rusticated ashlar sandstone, (see Fig 2.4); perhaps an attempted reference to Manchester's palazzo tradition. Whereas the stepped gable on Lever Street has a slight Art-Deco appearance which suggests the alterations took place early in the post-war period; as the style is more generally associated with the inter-war period. The extension is an awkward addition and although the fenestration is honest, it does not relate to the existing building.

2.13 Later in the 20th century, both No.24 and No.26 Lever Street underwent further alterations. Historic photographs show the addition of canopies and roller shutters to no.26 Lever Street. A 2009 Historic Building Appraisal for no.24 Lever Street[7] notes that the lobby had been extensively altered, a front basement entrance inserted, roller shutters added and modern stud partitions walls inserted.

2.14 No.26 Lever Street underwent a programme of restoration and repair works in the mid-1990s which included the removal of the render. Figure 2.6 also suggests that the front elevation of No.24 Lever Street underwent some repair works during this period.

[7] Architectural Historic Practice (2009) Historic Building Appraisal and PPG Statement 24 Lever Street

Figure 2.4: 26 Lever Street, Stevenson Street elevation c1940



Figure 2.5: Stevenson Square c1950s



Figure 2.6: Nos.24 and 26 Lever Street cMid 1990s (pre-conservation works)



Figure 2.7: Nos.24 and 26 Lever Street cMid 1990s (post conservation works)



2.15 In April 2007 there was a fire at no.24 Lever Street. The damage was primarily to the fourth floor of the building. In 2009 applications were approved for works to repair and upgrade the building. These were largely interior works and sought to expose historic features which had previously been covered. Much of the previous open plan character of floors was restored with the loss of some 1920s partitions, although the 1920s corridors were largely retained. A new enclosure to the lift lobby and stair was provided. The exterior was largely unaltered except for general fire repairs, repairs to the roof, the removal of roller shutters and new sliding glazed doors to the basement entrance.

Summary of Development

- Historic research indicates that no.26 Lever Street is the oldest of the buildings on Site, dating from c1878.

- From c1878 to the 1920s the Site was used as warehousing and offices for a metal manufacturer.

- In 1897-8 no.24 Lever Street was rebuilt to designs by Mills and Murgatroyd which included no.8 Stevenson Square.

- In the 1920s, nos.24 and 26 Lever Street and no.8 Stevenson Square were converted to offices and showrooms for Messrs Schofield. Alterations included:

  – the insertion of timber glazed partitions, principally in the form of spinal corridors and offices to no.24

  – alterations to the windows on the northern elevation of no.24 Lever Street

  – additional entrances to no.26

  – alteration to the roof structure of no.26

  – the addition of a glazed gangway connection between nos.24 and 26 and third floor attic level

- In the early post-war period, a series of parapet gables on no.26 Lever Street were removed and the pitched attic replaced with a flat roofed, roof-top extension. The extension is an awkward addition which relates poorly to the original building. The external walls were rendered to imitate ashlar sandstone.

- Following decline and further alterations in the late 20th century, a conservation scheme in the mid-1990s included the removal of the render to no.26 Lever Street.

- Following a fire in no.24 Lever Street in 2007, which primarily damaged the fourth floor, the building was renovated. At present, nos.24 and 26 Lever Street are used as offices for creative companies with bar/restaurant uses on the ground and basement floors.

3. Heritage Assets

Definitions

3.1 The NPPF (2012) defines a heritage asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.[8]*"*

3.2 Designated heritage assets are those assets which possess a level of heritage interest that justifies designation under the relevant legislation.

Listed Buildings

3.3 **No.24 Lever Street** was listed at grade II on 6 June 1994. It is the only listed building which would be directly affected by the Proposed Development. The list entry description for no.24 Lever Street is included in Appendix 1.

3.4 There are a number of listed buildings proximate to the Site. Those which have the potential to be affected by the Proposed Development are:

- **49, Newton Street, 18 Hilton Street, 10, Stevenson Square** (grade II listed)
- **Sevendale House** (grade II listed)

Conservation Areas

3.5 The Site is within the Stevenson Square Conservation Area which, as previously mentioned, was designated by Manchester City Council in 1987. There is no published conservation area appraisal or management plan, although the Council does have a description of the conservation area on its website[9].

[8] DCLG(2012) National Planning Policy Framework (NPPF) Annex 2: Glossary
[9] www.manchester.gov.uk

4. Assessment of Significance

4.1 The NPPF defines the significance of a heritage asset as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.[10]"

4.2 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England's Listing Selection Guides for each building type.

4.3 Conservation areas are designated on the basis of their special architectural or historic interest; the character and appearance of which it is desirable to preserve or enhance. Historic England has published guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

Setting

4.4 The setting of a heritage asset is defined by the NPPF to comprise:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.[11]"

4.5 Historic England has published guidance on 'The Setting of Heritage Assets' which confirms that:

"Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see Designed settings below). Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings."

4.6 The following assessments of significance includes the contribution made by setting in reference to Historic England's guidance and comprises:

- The physical surroundings of the asset, including its relationship with other heritage assets
- The way the asset is appreciated, and
- The asset's associations and patterns of use

[10] DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary.
[11] DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary.

Assessment

4.7 The following assessments of significance are proportionate to both the significance of the relevant heritage asset, the nature of the proposed development and the likely magnitude and form of effect.

24 Lever Street (grade II listed)

Figure 4.1: 24 Lever Street, from Lever Street (January 2016)



4.8 24 Lever Street is a late 19th century purpose-built red-brick warehouse designed and constructed in 1897-8 for a metal manufacturing company. The list entry description for the building is as follows:

"Hardware and furniture warehouse, now offices. Dated 1898 at 3rd floor; altered. Red brick in Flemish bond, with red sandstone dressings, slate roof. Rectangular plan at right-angles to street, with loading bay at rear. Free Elizabethan style. Basement, 4 storeys and attic, 4 bays, with plinth, cornice over ground floor, slightly-projected outer bays with tall shaped gables, and chamfered shafts piercing a prominent cornice. The ground floor has a large round-headed doorway to the left, with convex jambs, moulded head and keystone cartouche lettered "24", and a prominent cornice on elongated consoles; a mullioned 2-light window to the right over a basement doorway and 2

altered windows further right. On the upper floors the 2 centre bays have 3-storey elliptical-headed arches with 3-light windows to all floors, the outer bays have vertical-rectangular windows, with panelled aprons at 2nd floor and large carved aprons at 3rd floor lettered respectively "18" and "98". The attic has 3-light mullioned windows in the centre bays and vertical windows in the gables with ornamental architraves including oculi in steeply-swept gables finished with small segmental pediments. The right-hand return wall has 2 bays in matching style, continued with an 8-window range of white glazed brick, carried down to 2 storeys at the rear, which has a parallel loading bay. Interior not inspected."

Architectural Interest

4.9 No.24 Lever Street was designed by the Victorian architectural practice Mills and Murgatroyd who designed a number of prominent buildings in Manchester including the Royal Exchange (1869-74) (the predecessor to the present building) and the Grand Hotel (1867, grade II). Several examples of their work are listed at grade II demonstrating the good quality of their work.

4.10 The building is a good example of a late Victorian warehouse. The principal elevation is to Lever Street. 8 Stevenson Square was designed by the architects as part of the redevelopment of no.24 Lever Street and the two principal facades have a common architectural style, both are designed in a Free Elizabethan style and use red brick with sandstone to highlight architectural detailing. Typically for a Manchester warehouse of this period, the architectural focus is on the front elevations which are grand and would have made a commercial statement about the company. As a result, the key exterior features of architectural interest are confined to these elevations: the ornate Lever Street door surround; the vertical emphasis created by the building's protruding bays; chamfered shafts which pierce the cornice (on Lever Street); and finials.

4.11 The side elevation to Bennett Street (south) is clad in glazed white brick and has large window; reflecting the context of the tight urban grain and the historic need to reflect light into the warerooms.

4.12 On the north elevation (attached to no.26 Lever Street) only the fourth and part of the third floors are exposed and the post-war roof extension to no.26 hides those parts which are exposed from street view. The arrangement of windows on this side elevation was altered c1924 with the addition of eight new windows. This elevation is of minimal architectural interest.

4.13 The height of the building steps down at the rear to an attached two storey drive-through hovel which runs parallel to Little Lever Street for the full length of the block. Although architecturally modest, this element is well conserved and has significance in illustrating the historic function of the building.

4.14 The conversion to offices c1924 changed the open plan character of the building through the insertion of partially glazed panels to create offices and corridors. The 2009 renovation of the building reversed some of that enclosure whilst retaining the corridors; allowing both phases of the building to be read. Some of the panels were relocated within the building. The panels are relatively plain and typical of this date. Therefore whilst the 1920s panels are features of historic interest and are important in

understanding the building's conversion to office use, their architectural interest is limited.

Historic Interest

4.15 No.24 Lever Street has historic interest as a metal manufacturer's warehouse. In a city dominated by textile warehouses this gives it a degree of rarity although the specific use as a metal manufactures warehouse is not legible in its architecture.

4.16 The former layout and warehouse function remains legible in the building's physical fabric; for example the hoist and hovel to the rear of the building. The hovel is also of historic interest in being a response to the 1848 by-law which required goods to be loaded and unloaded off of street to relieve traffic congestion.

Group Value

4.17 No.24 Lever Street has limited group value: it is not part of a planned group or a designed townscape, although it does makes a positive contribution to the varied historic townscape of the Stevenson Square Conservation Area.

Setting

4.18 No.24 Lever Street forms an urban block with no.26 Lever Street and 8 Stevenson Square. As identified above, the principal elevation and access is onto Lever Street; a main street linking Piccadilly with the Northern Quarter. The building is surrounded by red brick Victorian and Edwardian warehouses of differing architectural styles but similar in their scale (except for no.26 Lever Street which is lower), their back of pavement position and predominant use of red brick. Beyond the immediate warehouses the setting is more varied with a range of building typologies and ages.

4.19 The building is experienced principally from Lever Street on the approach to, but not within, Stevenson Square. There is a short area of townscape along Lever Street, which no.24 forms part, that is defined by the high density and concentration of five to six storey red brick warehouses. These surrounding buildings contribute to the historic context of no24. Lever Street and emphasise its scale and massing.

4.20 The hierarchy of the streets surrounding no.24 Lever Street has been retained which contributes to the understanding of the building's own hierarchy (i.e. the secondary elevations front onto Bennett Street and Little Lever Street which are secondary streets).

4.21 The architectural interest of the building is best appreciated from Lever Street where the architectural features of the principal façade are visible. The building is not visible from within Stevenson Square itself. Its historic function is best appreciated internally and from the Bennett St and Little Lever Street elevations.

4.22 No.24 Lever Street has a degree of group value with the other warehouses in the vicinity such a Sevendale House (grade II) and 25 and 27 Dale Street which together create a historic townscape of former warehouses, albeit limited in its extent.

4.23 No.26 Lever Street contributes to the significance of no.24 Lever Street as part of that context of former warehouses. Although no.26 Lever Street is also a brick warehouse, its Venetian architectural style is very different to the Elizabethan style of no.24; meaning there is little aesthetic resonance between the two buildings. No.24 reflects

the development in warehouse design in the intervening period since the more modest no.26 was built.

49, Newton Street, 18, Hilton Street, 10, Stevenson Square (grade II listed)

Figure 4.2: 49 Newton Street, 18 Hilton Street, 10 Stevenson Square



Architectural Interest

4.24 The above listed building is a good example of a mid- to late- 19th century warehouse, designed by an unknown architect in a restrained classical style which, according to the list entry description, was used for cotton goods. It is clad in red brick, with rusticated ashlar sandstone at the ground floor. The building has multiple repetitive bays which emphasise its mass. The architecture is rather plain and austere with little ornamentation except for a carved lion's head over the main entrance.

4.25 The slight change of brick colour at the upper two floors indicates the building may have been extended upwards. There are unusual upstands at the parapet level which are not consistent with the architectural style of the building and do not align with the windows below, which is aesthetically awkward.

Historic Interest

4.26 The listed building has historic interest in being illustrative of the mid-late 19th century development of textile industry in Manchester. It has group value together with other textile warehouses in Manchester which contribute to the understanding of Manchester's development and the typology of the Manchester warehouse.

Setting

4.27 The listed building is located at the south-east corner of Stevenson Square, with its main frontage to Hilton Street. Opposite is a 20th century commercial red brick commercial building of a comparable scale and mass, although slightly taller. To the east of the building are a five-six storey Edwardian warehouse and Marlsbro House, which are also of similar scale and massing but are of differing architectural styles. Beyond which are former Georgian townhouses and a substantial mill. The Site is located immediately to the west of the listed building.

4.28 The building is primarily experienced from Hilton Street and Stevenson Square, where its prominent position allows the scale and form of the building to be appreciated. Whilst the surrounding historic buildings provide historic context, they do not form a coherent designed townscape and the architectural quality of the townscape is limited.

4.29 The listed building has an associative relationship with other former warehouses in Manchester which together illustrate the development of Manchester during 19th and early 20th centuries and the development of the Manchester warehouse.

4.30 In summary, the contribution setting makes to the architectural and historic interest of the listed building is limited to the legibility of the historic associative relationship with other former warehouses of this period.

Sevendale House (grade II listed)

Figure 4.3: Sevendale House from Stevenson Square



Architectural Interest

4.31 Sevendale House is an Edwardian (1903) general warehouse constructed with a steel frame and concrete floors, clad in polished granite, red sandstone, red brick and terracotta. It has a long rectangular plan, occupying a full block, and has offices at either end. The building has a complex design; it uses a number of different materials, is highly ornate and has a high proportion of fenestration. Its protruding bays and concentration of ornamentation at the roof level, such as gables and finials draws the eye upwards and balances the long horizontal length of the building. The modern shopfronts and signage at ground level are not of architectural interest.

4.32 The north side of the building to Spear Street has glazed curtain walling with a steel frame which juxtaposes with Art Nouveau leaded glazing which survives in some of the upper windows and was more typical of this period. The roof is highly articulated with a series of dormer windows in addition to the high level of ornamentation at this level.

Historic Interest

4.33 Sevendale House has historic interest in being an example of an Edwardian warehouse in Manchester which illustrates the development of the city and the architectural typology.

Group Value

4.34 Sevendale House has a level of group value with other proximate warehouses on Lever Street including No.24 Lever Street which, as previously described, form a distinct although limited townscape along the street by virtue of their uniform height, materiality and building line.

Setting

4.35 The building has a dual aspect onto Lever Street and Stevenson Square and has a corner entrance onto Lever Street. It is surrounded on the south side of Stevenson Square by other Victorian and Edwardian warehouses; although these are of a smaller scale and are less elaborate. Opposite the warehouse on the north side of the square are former and rebuilt Georgian houses which are comparatively smaller in scale and are much plainer.

4.36 Sevendale House is the most prominent building facing onto Stevenson Square by virtue of its elaborate design, corner position, height and large scale. Its architecture and form can be appreciated from Stevenson Square, although the high level architectural detail is better appreciated from the upper levels of the opposite buildings on Lever Street including the existing roof terrace at no.26 Lever Street. As described above, the building forms part of a short but distinct townscape along Lever Street.

4.37 The listed building has an associative relationship with other former warehouses in Manchester which together illustrate the development of Manchester during 19th and early 20th centuries and the development of the Manchester warehouse.

4.38 In summary, the setting of Sevendale House does make a contribution to its significance by allowing its scale and ornate architectural design to be appreciated. Its prominence in the townscape is illustrative of the wealth of the owners and the status of Manchester in this period.

Stevenson Square Conservation Area

4.39 The Stevenson Square Conservation Area is bounded by Piccadilly to the south-west, Oldham Street to the north-west and has a staggered boundary line to the east, extending towards Dale Street basin. It shares common boundaries with the Smithfield Conservation Area and Ancoats Conservation Area.

4.40 Stevenson Square was intended to be a middle-class residential square to rival St Ann's Square. However, development pressure meant that land was instead sold piecemeal to entrepreneurs and became largely commercial as well as accommodating the workshop houses of skilled trades. The square therefore never became the set piece of town planning it was intended to be and, having never been fully executed, it lacks cohesion.

4.41 Many smaller properties were replaced in the latter half of the 19th century with larger commercial buildings. As a result, the conservation area retains a very limited number of 18th century buildings. The majority of Victorian buildings have been retained although

there has been some post-war infill and losses due to the late 20th century decline of the area. Due to the way in which the area developed, there is little uniformity in the architecture or overall planning and the buildings exhibit a variety of architectural styles, heights and typologies. The Council identifies and describes the important buildings of the Conservation Area on its website[12]. These include a number of former Georgian houses and Victorian or early 20th century buildings described as follows:

"These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. Towards the end of this period terracotta became popular and was extensively used either in conjunction with brick or on its own."

4.42 As set out in the Design and Access Statement (paragraph 2.4) the language of roof top 'crowns' has become established within the character of the conservation area. Some are functional extensions to provide additional accommodation, whereas others are highly decorative; such as Sevendale House. The 'crowns' articulate the roof line and draw the eye upwards.

4.43 The Historic England publication on the Northern Quarter identifies the lack of public open space provision:

"*apart from the square [Stevenson Square] there was no specific provision of public open space and few of the houses, even the better-quality ones, appear to have had gardens or even substantial yards.*[13]"

4.44 Today, Stevenson Square is dominated by the main road and bus stops which run through it. With the exception of Sevendale House, the buildings fronting the square are of limited architectural and historic interest and the low height of the buildings lining the north and south of the square in relation to the width of the square, fails to create an enclosed character. Although there are some spill-out areas for cafes and lines of young trees, the quality of the public realm and the sense of place is limited.

4.45 Whilst some parts of the conservation area have benefitted from regeneration and conversation in recent years, other buildings remain in a poor condition and/or have poorly designed shopfronts.

4.46 Where regeneration has occurred, 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.

Contribution the Site makes to the character and appearance (significance) of the conservation area

4.47 No.26 Lever Street occupies an important position within Stephenson Square, on the corner with Lever Street; a principal road within the conservation area. However, the

[12] www.manchester.gov.uk
[13] Historic England (2008) Manchester's Northern Quarter

building is much altered which diminishes the contribution is makes to the architectural interest of the conservation area. The loss of its gables gave the building a stunted appearance and removed the building's 'crown' which as described above, is a characteristic of buildings within the conservation area. The original building (ground to second floor) has a strong rhythm of bays however this is not continued into the post-war roof top extension and this creates a disjointed and cluttered appearance at roof level. As a result, the building no longer makes a strong architectural contribution to Stephenson Square and there is scope for change to do something imaginative and creative.

4.48 As previously mentioned, no.24 contributes to a short, but distinct stretch of townscape along Lever Street which is comprised of predominately five to six storey red brick Victorian and Edwardian warehouses. Its high quality elevations onto Lever Street and 8 Stevenson Square contribute to the architectural interest of the conservation area.

4.49 Both nos.24 and 26 Lever Street contribute to the historic interest of the conservation area as former warehouses which are illustrative of the former functions and development of the area.

5. Impact Assessment

Introduction

5.1 This section assesses the impact of the Proposed Development on the character and appearance of the Stevenson Square Conservation Area and the special architectural and historic interest of:

- **26 Lever Street** (grade II listed)
- **49, Newton Street, 18 Hilton Street, 10, Stevenson Square** (grade II listed)
- **Sevendale House** (grade II listed)

5.2 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is set out in full in Appendix 3. This includes the statutory duties of s16(2), s66(1) and s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and local policy for the historic environment, as well as other national guidance.

The Proposed Development

5.3 The Rooftop Project is a shared vision between the Shelia Bird Group, The Neighbourhood and Hawkins\Brown to build upon the existing successful use of the rooftop at no.26 Lever Street for cultural and community events and to allow for the expansion of The Neighbourhood.

5.4 The Neighbourhood is a creative communications company currently based within no.24 Lever Street. The company has a long history and attachment with nos.24 and 26 Lever Street, having had a major role in its restoration following the fire. It has outgrown its current studio in the building and the Proposed Development would provide The Neighbourhood with the floorspace it requires to remain in the building.

5.5 The rooftop garden project began in 2014 as an idea to transform unused urban spaces into places with purpose and value to the city. The Rooftop Projects Tenants Committee, who are predominately made up of tenants of nos.24 and 26 Lever Street, manage the use of this private space which has been used for gardening projects and events that use the space for cultural or community benefit to the Norther Quarter.

5.6 The space has become a much loved community asset and the Proposed Development would provide amenities including power, lighting, a water supply, toilet facilities, an outdoor screen and shelter in inclement weather to support the provision of events. It will also allow for more inclusive access through the provision of level access.

5.7 The Proposed Development is for a rooftop extension to no.26 Lever Street with associated works to provide access from no.24 Lever Street (grade II listed). The extension would provide a new fourth floor and extend the third floor and is formed of seven gabled bays clad in pre-weathered timber.

5.8 In summary, the following works are proposed to no.26 Lever Street:

- An extension to form a fourth floor, expand the commercial floor space on the third floor and provide a rooftop space.
- The expansion of the third floor to provide an additional meeting room, service room and toilets in the gap between the post-war extension to no.26 and no.24 Lever Street; requiring the alteration of two windows and the infilling of one window on the south elevation.
- The replacement of windows on the north elevation of the post-war extension with two sets of bi-folding doors, to provide a private roof terrace for The Neighbourhood.
- The removal of skylights to second and third floor ceilings.
- The removal of a section of roof (post-war extension) to provide a vertical connection between the existing third and new fourth floors.
- The creation of a rooftop terrace bookmarked by the roof forms of the fourth floor. Access will be via a shared staircase and platform lift and will include an accessible W.C.

5.9 The proposed works to no.24 Lever Street (grade II listed) are in relation to forming connections to the new extension at no.26 Lever Street which will involve:

- Removal of one steel framed window on the third floor (north elevation) and the dropping of the aperture to floor level.
- Removal of three windows on the fourth floor (north elevation), removal and reworking of limited areas of surrounding brick wall.
- Alterations to the 1920s panels at the top of the staircase to provide secure access to the roof garden (separate from the fourth floor office).

Assessment

Location and Siting of the Extension

5.10 The extension is atop of and to the south side of the third floor of no.26 Lever Street. As set out in Sections 2 and 3, the third floor is a post-war extension which, particularly on the Stevenson Square elevation, relates poorly to the building below. In terms of potential impact on the contribution the building makes to the character and appearance of the conservation area, the third floor is less sensitive to change.

5.11 A rooftop extension will inevitably increase the height of the building. The height of the proposed extension has been reduced as a result of pre-application feedback from Manchester City Council and Historic England. As described in detail in the Design and Access Statement, considerable contextual analysis has been completed by the architects to establish an appropriate height for the extension and how to minimise the impact of height through the architectural form of the extension (discussed below).

5.12 Although no.26 Lever Street is proximate to a number of listed buildings, these buildings are all five storeys in height, compared to the four storeys of no.26 Lever Street. In addition, the building's location on the corner between Stevenson's Square and Lever Street lends itself to a taller building to 'hold' the corner and enclose the square.

5.13 As established in the Design and Access Statement, the siting of the extension, set back by four metres, will respect the established set back within Stevenson Square and so will not be overly dominant within the townscape of the Square.

5.14 The extension will infill some of the disused area between nos.24 and 26 at third floor level. The area between the two buildings is not visible from Stevenson Square due to the intervening post-war roof top extension. The additional floor space at the third floor is recessed from the Lever Street elevation, so that only a railing will be visible from Lever Street. The location of the additional floor space at the third floor therefore maintains the visual separation between the upper floors of nos. 24 and 26.

Form and Appearance of the Extension

5.15 The Proposed Development is a high quality contemporary extension that draws from the historic, creative and varied character of its Northern Quarter location. The terrace of gabled bays and the light chimney are subtle references to Manchester's industrial heritage. Whilst the contemporary forms and materials are appropriate to the varied and bohemian character of the area.

5.16 The Design and Access Statement shows how the massing of the extension has been developed and adjusted. By reducing the height of the extension by one storey and increasing the number of bays, the massing of the extension sits comfortably within its context and the larger scale buildings adjacent.

5.17 The use of the gabled bays assists the management of height and massing, and reference the gables of the adjacent Sevendale House which are visually prominent from the rooftop of no.26; creating an interesting architectural resonance between the two buildings. They also reference the lost gables of no.26 and go some way to restoring the vertical emphasis of the building which was lost by their removal in the post-war period.

5.18 As described in Section 4, the fenestration of the north elevation of the post-war roof extension does not relate well to the original building. The bays of the extension deliberately relate to the bays of the original building to repair the visual disconnect between the original building and the upper storeys.

Impact: Direct Works to the 24 Lever Street (grade II)

5.19 The proposed external alterations to no.24 Lever Street are limited to the northern elevation where the extension will be attached. The elevation is not visible from the street level. The arrangement of windows was altered c1924 and two of those proposed for removal are not original (third floor window and left hand side window on the fourth floor). This elevation makes a minimal contribution to the significance of the listed building and as a result of these alterations that contribution will not be affected.

5.20 The Design and Access Statement clearly identifies those apertures that will be altered and includes photographs of the windows which will be removed. The features are not of

special architectural interest individually and as described above, form part of an elevation which only makes a minimal contribution to the significance of the listed building.

5.21 Internally alterations are required to the 1920s partitioning around the staircase at the fourth floor to provide an access to the roof top which is separate from the office space. This is essential for security and operational reasons. As previously mentioned, the 1920s panels have some historic interest, being illustrative of the 1920s conversion to offices, but are of limited architectural interest. The location and arrangement of panels across the building is not complete or original and, considering the 2007 fire was focused on the fourth floor, it is likely that the panels which will be affected have been relocated from other parts of the building. In terms of impact on the significance of the listed building, the relocation of this small area of panels will be neutral.

5.22 The special architectural and historic interest of no.24 Lever Street will therefore not be affected as a result of the direct works proposed to the listed building.

Impact: Setting of no.24 Lever Street, Sevendale House and 49, Newton Street, 18, Hilton Street and 10, Stevenson Square (grade II)

5.23 Section 4 of this report outlined the contribution setting makes to the special architectural and historic interest of the above listed buildings.

5.24 No.24 Lever Street and Sevendale House form part of a limited stretch of townscape along Lever Street comprised of warehouses which although of varied architectural style and date had similar heights and scales. The current drop in height to no.26 Lever Street provides no townscape interest whereas the proposed increased height will better relate to this grouping and area of townscape. The contemporary addition and different architectural style is honest and appropriate given the varied ages and styles of this group of buildings.

5.25 Sevendale House and 49, Newton Street, 18, Hilton Street and 10, Stevenson Square are robust, prominent, large-scale buildings and there is capacity within their settings for additional development without harming their significance. Their prominence and architectural character will not be challenged by the increased size and height of no.26 Lever Street. Due to the step-back of the extension, the listed buildings remain prominent in views to Stevenson Square.

5.26 No.26 Lever Street will remain legible as a former warehouse and the visual and associative relationships between the listed buildings and other warehouses will be retained; maintaining their historic context.

5.27 The Proposed Development will not affect those aspects of setting which contribute to the special architectural and historic interest of the above listed buildings. Therefore there will be no harm to their significance as a result of the Proposed Development.

Impact on Stevenson Square Conservation Area

5.28 As identified in Section 4, the Stevenson Square Conservation Area does not have a uniform character and includes buildings from a range of periods, architectural styles, scales and typologies. In their publication on the Northern Quarter, Historic England make clear that the Northern Quarter *"must resist the urge to make a pastiche of itself*

and avoid becoming a heritage theme park devoid of good contemporary architecture, but it must also resist the worst excesses of corporate identity and global shop-fronts and search instead of an individual identity generated from its own powerful sense of place.[14]*"*

5.29 Within this context, a contemporary approach which reflects the creativity and bohemian character of the area is wholly appropriate.

5.30 The proposed extension to no.26 Lever Street will introduce an exciting and high quality architectural element to Stevenson Square which strikes a balance between enclosing the square and maintaining the prominence of the proximate listed buildings, as described above.

5.31 The 20th century alterations to no.26 Lever Street diminished the contribution the building makes to the character and appearance of the conservation area. The Proposed Development will restore verticality to the north elevation, enhancing the building's relationship with the Square. The gabled extension will reintroduce articulation at the roof level; something which is a characteristic of the building 'crowns' within the conservation area.

5.32 The Proposed Development will introduce a high quality contemporary piece of architecture which reflects the unique character of the area. It will also enable the continued provision of cultural and community events on the rooftop of no.26 Lever Street; supporting the area's creative character.

5.33 The Proposed Development will result in change to the character and appearance of the Stevenson Square Conservation Area. For the above reasons, it is considered that the change will be positive and that the elements of the conservation area which contribute to its significance will be sustained as a result of the Proposed Development.

Statutory Duties and the NPPF

5.34 The statutory duties of s16(2) and s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for decision makers to have special regard to the desirability of preserving the special interest of a listed building is a matter which should be accorded considerable importance and weight.

5.35 The same principle applies to conservation areas and the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area under s72(1).

5.36 One of the core land-use planning principles set out in the NPPF (paragraph 17) is that planning should:

"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."

5.37 Conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain, and where appropriate enhance their

[14] Julian Holder in Historic England (2008) The Northern Quarter

significance. Paragraph 131 requires 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.

5.38 The Proposed Development will sustain the significance of the Stevenson Square Conservation Area, no.24 Lever Street and other proximate listed buildings. It will also make a positive contribution to the local character and distinctiveness.

5.39 The NPPF also requires that great weight is given to the conservation of designated heritage assets (paragraph 132) and this reflects the statutory duties of the 1990 Act with respect to listed buildings.

5.40 The Proposed Development is therefore in accordance with the statutory duties of s16(2), s66(1) and s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 131 of the NPPF.

Local Planning Policy Considerations

5.41 Policy DC18.1 of the Manchester Unitary Development Plan (UDP) seeks to preserve and enhance conservation areas through careful consideration of design proposals.

5.42 Policy DC19.1 states that "*the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings* [listed buildings] *and to protecting their general setting*." The policy continues by stating that "*the Council will not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character."*

5.43 Core Strategy Policy CG9 similarly states that development in Manchester city centre should preserve or enhance the heritage assets that have been identified including conservation area and listed buildings.

5.44 It is concluded that there is no harm caused to the significance of no.24 Lever Street, Sevendale House or 49, Newton Street, 18, Hilton Street and 10, Stevenson Square and the character and appearance of the Stevenson Square Conservation Area will be enhanced as a result of the Proposed Development. Therefore the Proposed Development is in accordance with Policies DC18.1 and DC19.1 of the UDP and Core Strategy Policy CG9.

5.45 Through Policy EN3 the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. The Proposed Development reflects and supports the creative and historic character of the Northern Quarter and therefore meets Policy EN3.

6. Conclusion

6.1 The Rooftop Project seeks to build upon the existing successful use of the rooftop at no.26 Lever Street for cultural and community events and to allow for the expansion of The Neighbourhood through a high quality, contemporary extension. Additional connections between no.26 Lever Street and the adjacent no.24 Lever Street (grade II) are proposed to provide level access and commercial floorspace which meets the needs of the buildings' tenants.

6.2 The Site sits within the Stevenson Square Conservation Area, in the Northern Quarter of Manchester and is proximate to a further two listed buildings; Sevendale House and 49, Newton Street, 18, Hilton Street and 10, Stevenson Square.

6.3 The design of the proposed extension has been informed by a detailed analysis of the context and the development of the Site by the architects and a first-hand understanding of the character and energy of the Northern Quarter.

6.4 No.26 Lever Street originally had a Venetian Gothic style, a pitched roof with gable to Lever Street and a parapet with a series of small gables on the upstand along the Stevenson Square elevation. These features were removed in the mid-20th century giving the building a stunted appearance and were replaced with a crude rooftop extension which relates poorly to the existing building. The architectural value and the contribution it makes to the conservation area are diminished as a result of these alterations and there is scope for change to do something imaginative and creative.

6.5 The proposed works to no.24 Lever Street are minimal and will not affect those elements which contribute to its special architectural and historic interest. Neither will the Proposed Development affect those aspects of setting which contribute to the significance of no.24 Lever Street, Sevendale House and 49, Newton Street, 18, Hilton Street and 10, Stevenson Square. It is also concluded that the change to the character and appearance of the Stevenson Square Conservation Area as a result of the Proposed Development will be positive.

6.6 The Proposed Development will sustain the significance of those designated heritage assets and will make a positive contribution to the local character and distinctiveness of the conservation area. It is therefore in accordance with the statutory duties of s16(2), s66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, Policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan and Core Strategy Policies CG9 and EN3.

Appendix 1: List Entry Descriptions

WATTS BROTHERS

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: WATTS BROTHERS

List entry Number: 1200803

Location

WATTS BROTHERS, 24, LEVER 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: 06-Jun-1994

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: 388270

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 LEVER STREET 698-1/29/206 (South East side) No.24 Watts Bros.

GV II

Hardware and furniture warehouse, now offices. Dated 1898 at 3rd floor; altered. Red brick in Flemish bond, with red sandstone dressings, slate roof. Rectangular plan at right-angles to street, with loading bay at rear. Free Elizabethan style. Basement, 4 storeys and attic, 4 bays, with plinth, cornice over ground floor, slightly-projected outer bays with tall shaped gables, and chamfered shafts piercing a prominent cornice. The ground floor has a large round-headed doorway to the left, with convex jambs, moulded head and keystone cartouche lettered "24", and a prominent cornice on elongated consoles; a mullioned 2-light window to the right over a basement doorway and 2 altered windows further right. On the upper floors the 2 centre bays have 3-storey elliptical-headed arches with 3-light wndows to all floors, the outer bays have vertical-rectangular windows, with panelled aprons at 2nd floor and large carved aprons at 3rd floor lettered respectively "18" and "98". The attic has 3-light mullioned windows in the centre bays and vertical windows in the gables with ornamental architraves including oculi in steeply-swept gables finished with small segmental pediments. The right-hand return wall has 2 bays in matching style, continued with an 8-window range of white glazed brick, carried down to 2 storeys at the rear, which has a parallel loading bay. Interior not inspected.

Listing NGR: SJ8457498405

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

National Grid Reference: SJ 84574 98405

Map



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49, NEWTON STREET, 18, HILTON STREET, 10, STEVENSON SQUARE

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, NEWTON STREET, 18, HILTON STREET, 10, STEVENSON SQUARE

List entry Number: 1271452

Location

10, STEVENSON SQUARE
18, HILTON STREET
49, NEWTON 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: 06-Jun-1994

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: 454812

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 NEWTON STREET 698-1/29/252 (North West side) No.49

GV II

Includes: No.10 STEVENSON SQUARE. Includes: No.18 HILTON STREET. 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.

Listing NGR: SJ8462098405

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

National Grid Reference: SJ 84620 98405

Map



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SEVENDALE HOUSE

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: SEVENDALE HOUSE

List entry Number: 1200847

Location

SEVENDALE HOUSE, 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: 06-Jun-1994

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: 388080

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 698-1/29/96 (North East side) Sevendale House

GV II

Large general warehouse; now mostly wholesalers' premises. Dated 1903 on doorway; for I.J.& C.Cooper Ltd, general warehousemen. Steel frame with concrete floors, in cladding of polished red granite, red sandstone (now grime-blackened) and blood-red brick and terracotta; green slate roof. Long rectangular plan filling plot bounded by Dale Street, Spear Street, Lever Street and Stevenson Square, with offices at both ends and warehousing (etc) between them. Jacobean style. The Dale Street facade, of 4 storeys with basement and attic, is a symmetrical composition of 5 wide bays with splayed corners, pilasters at ground floor continued as semi-octagonal shafts terminating in domed finials, a frieze with raised lettering "I.J.& C. COOPER LTD", and a parapet with shaped gables in the centre and over each corner (the latter similarly lettered). The ground floor has a very large round-headed central doorway with elaborately decorated surround including a keystone cartouche with raised date "1903" (opening now filled by mirrored screen with small door in centre), "SEVENDALE HOUSE" in late C20 lettering attached to the frieze above, coupled plate-glass windows in the inner bays and large single plate-glass windows in the outer bays. The 1st and 2nd floors have (inter alia) coupled windows in the centre, 2-storey canted 5-light oriels in the inner bays, large single-light windows in the outer bays (all at 2nd floor - except the oriels - with keyed elliptical-arched heads), 2-storey segmental oriels at the corners with coupled windows, and a moulded cornice carried round; the 3rd floor has an almost continuous series of small single-light windows; and the upper lights of most of these windows have Art Nouveau leaded glazing, or small panes. The roof has flat-roofed dormers. The south side (to Lever Street) is 11 bays in similar style, with 2-storey canted oriels in alternate bays, pairs of square-headed windows at 3rd floor and pairs of dormers above (late C20 entrances inserted in the centre and at each end); the rear facade (to Stevenson Square) is similar to the front but without the doorway. The north side (to Spear Street) is mostly curtain walling of steel-framed glazing, and has inter alia a 3-bay loading entrance with cast-iron piers and wrought-iron beam, and a gabled dormer above this.

Listing NGR: SJ8453598430

Selected Sources

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

National Grid Reference: SJ 84535 98430

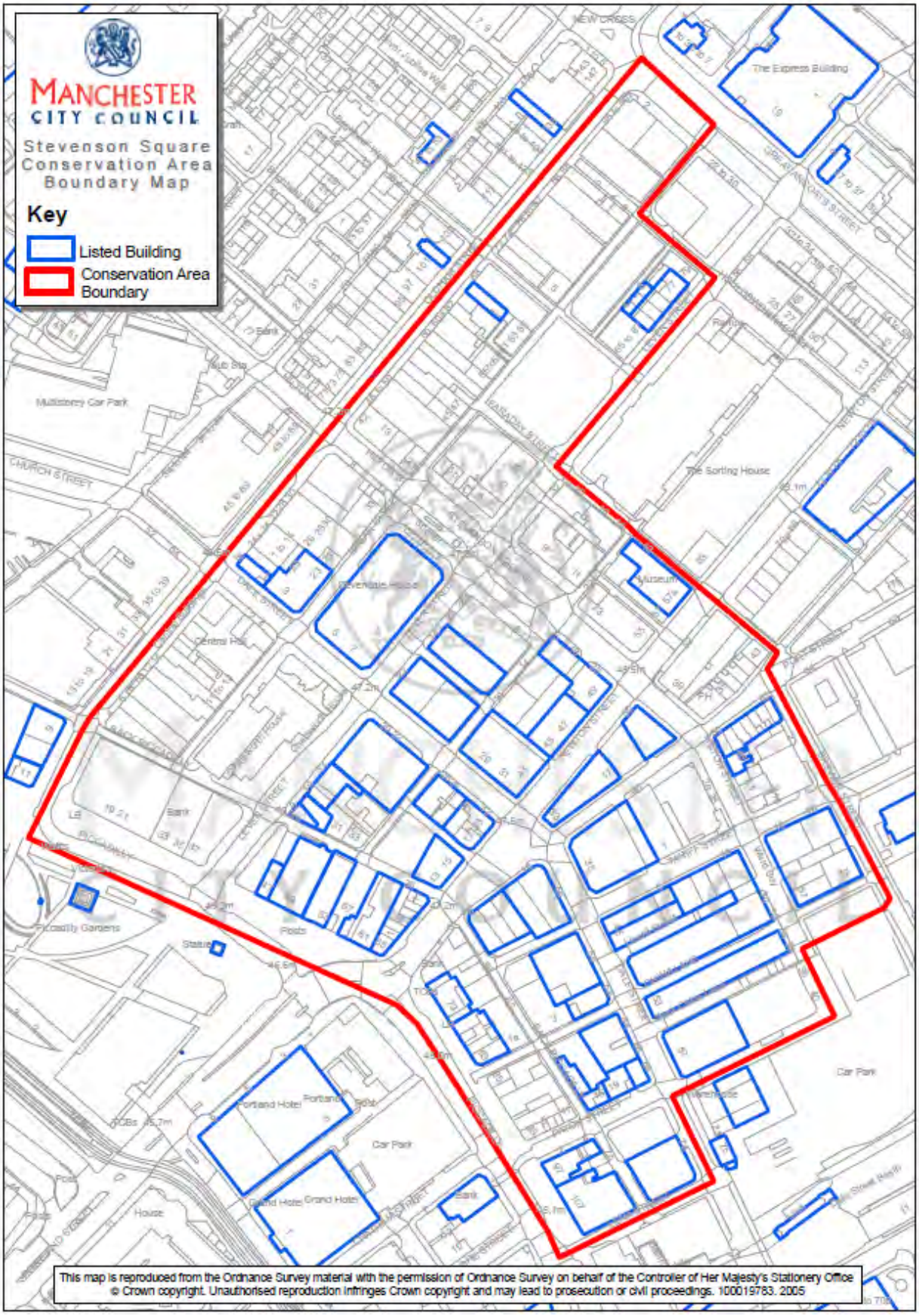
Map



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Appendix 2: Stevenson Square Conservation Area Boundary Map


MANCHESTER
CITY COUNCIL
Stevenson Square
Conservation Area
Boundary Map
Key
Listed Building
Conservation Area
Boundary
The Express Building
The Sorting House
Multistorey Car Park
Piccadilly Gardens
Portland Hotel
Grand Hotel
Car Park
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Appendix 3: Heritage Legislation and Planning Policy

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

> *'(s.7) … any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest …'*

In determining such applications the following duty is placed upon the decision maker:

> *'s.16 (2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

In relation to determining planning applications affecting listed buildings or their setting, the decision maker has the following duty:

> *"s66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

In relation to conservation areas, the statutory duty is as follows:

> *"s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

The Barnwell Manor case in February 2014 restated and clarified the law on heritage planning. The Court of Appeal found that Parliament's intention in enacting Section 66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 was that decision makers should give 'considerable importance and weight' to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise. The principle also applies to conservation areas and s72(1) of the Act.

National Planning Policy

National Planning Policy Framework (2012)

Paragraph 17 of the NPPF sets out a set of core land-use planning principles which should underpin plan-making and decision-taking. One of these principles is that planning should:

> *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."*

Chapter 12 contains policies regarding the conservation and enhancement of the historic environment.

The NPPF defines 'significance' in respect of heritage policy as:

> *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*[15]

Paragraph 128 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 states that:

> *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal…They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*

Paragraph 131 states that in determining planning applications, local planning authorities should take account of (amongst other things) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable use consistent with their conservation.

Paragraph 132 confirms 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 and the more important the asset, the greater the weight should be. It also confirms that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraphs 133 and 134 of the NPPF differentiate between 'substantial harm' and 'less than substantial harm'. Paragraph 134 states that where a 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.

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15 DCLG (2012) National Planning Policy Framework (NPPF) – Annex 2: Glossary

Local Planning Policy

Manchester Unitary Development Plan 1995 (Extant Policies)

Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas. It 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;

v) any further guidance on specific areas which has been approved by the Council.

Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character. It will also not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Manchester Local Development Framework (LDF)

Core Strategy (2012)

Policy CC9 states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN1 states that within the City Centre Character Area (1), developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

Policy EN 3 states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Guidance

Planning Practice Guidance (2014)

Paragraph 003 of the 'Conserving and enhancing the historic environment' section of the Planning Practice Guidance (PPG) describes conservation as:

> *"an active process of maintenance and managing change.*[16]*"*

It also confirms the following:

> *"In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. Where changes are proposed, it is confirmed that the NPPF sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development."*[17]

In advising on how proposals can avoid or minimise harm to the significance of a heritage asset, it is confirmed that the clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm.

The PPG also advises on what constitutes a viable use for a heritage asset. It states the following:

> *"The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation…..*
>
> *It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.*
>
> *If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.*
>
> *The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.*

[16] DCLG (2014) Planning Practice Guidance (PPG) - Paragraph 003 Reference ID: 18a-003-20140306
[17] DCLG (2014) Planning Practice Guidance (PPG) - Paragraph 003 Reference ID: 18a-003-20140306

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised."[18]

The PPG confirms that a clear understanding of the significance of a heritage asset is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

It states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation.

Managing Significance in Decision-Taking in the Historic Environment

Historic England Good Practice Advice in Planning: 2 (2015)

The guidance stresses the importance of being able to properly asses the nature, extent and importance of the significance of a heritage asset early in the process. It also endorses understanding the nature of significance, the extent of that significance and the level of significance.

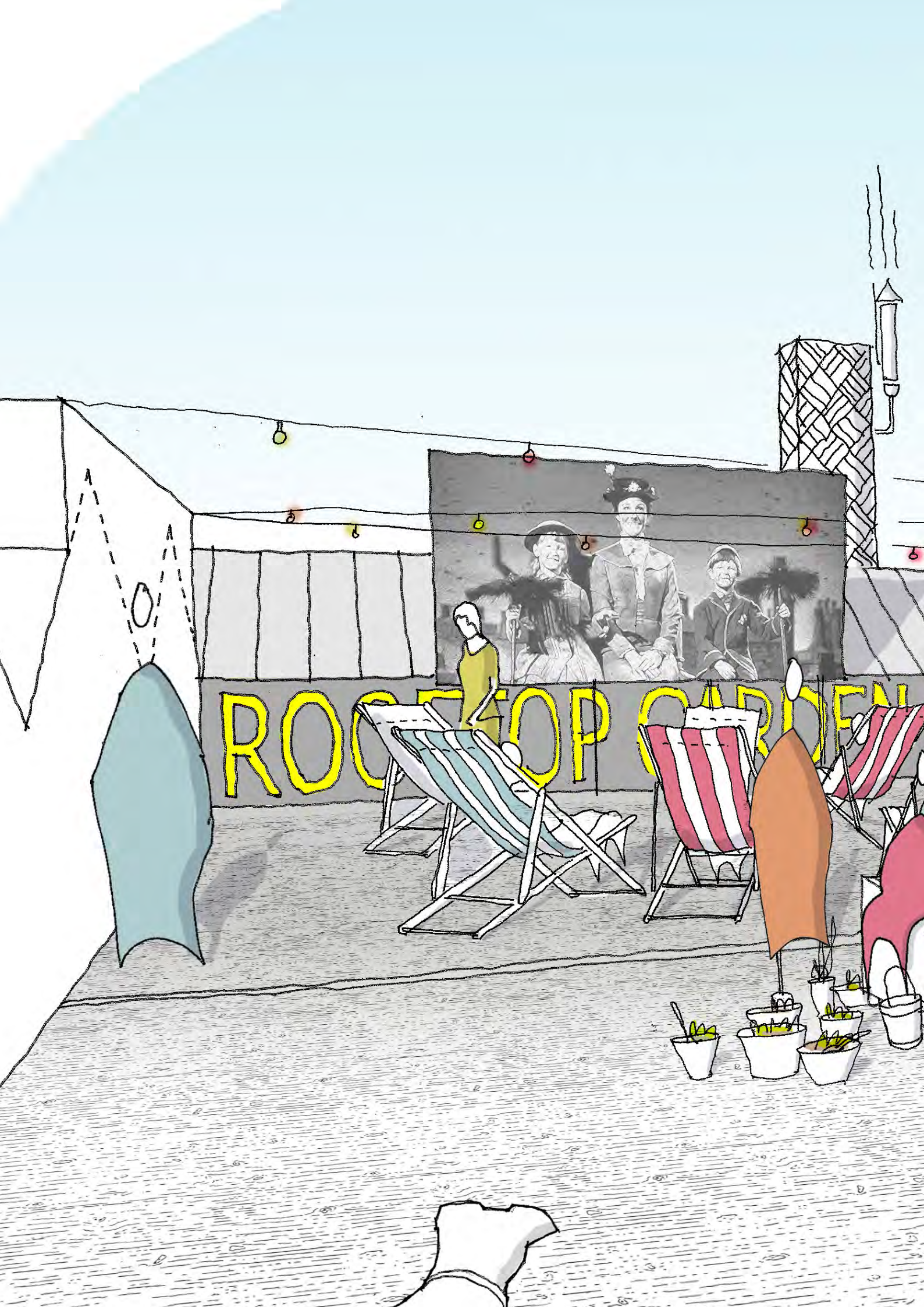
It confirms that change to heritage assets is inevitable but it is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording that may be needed if it is to go ahead.

[18] DCLG (2014) Planning Practice Guidance (PPG) - Paragraph 016 Reference ID: 18a-016-20140306

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