

Listed Building Consent Application

Previous Application ref. 103120/FO/2013

BACKGROUND TO THIS APPLICATION

Pre-Application Consultation

The entrance has been the subject of two previous applications; the first application reference 098829/FO/2012/C2 and 098830/LO/2012/C2 was granted Planning and Listed Building Consent. Physical and Legal constraints prevented the progress of that scheme and a subsequent amended scheme (application ref 103120/FO/2013) was put forward for consideration.

The latter scheme was discussed at length with Emily Greaves at the time of the application and via a letter dated 1st August 2013 rejecting the proposals primarily on the grounds of inferiority to the previous consented design.

This Application seeks to address the design concerns on application 103120/FO/2013 raised in discussions via a different design approach.

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HERITAGE STATEMENT

Introduction

The building known as 29-31 Dale Street in historic records was originally constructed as a textile warehouse circa 1907 and was designed by W+G Higginbottom of Market Street, Manchester.

It is situated in the Stevenson Square Conservation Area in the Northern Quarter of the city centre and is bounded on the North side by Little Lever Street and to the South by Newton Street to the East by Stevenson square and to the West by Dale street.

The building is included on the Department of National Heritage Statutory List of Buildings of Special Architectural Interest, being Grade II listed .

Key architectural features of the entrance-external

The building features a raised ground floor with basement lights and five further storeys extending into the slate mansard roof.

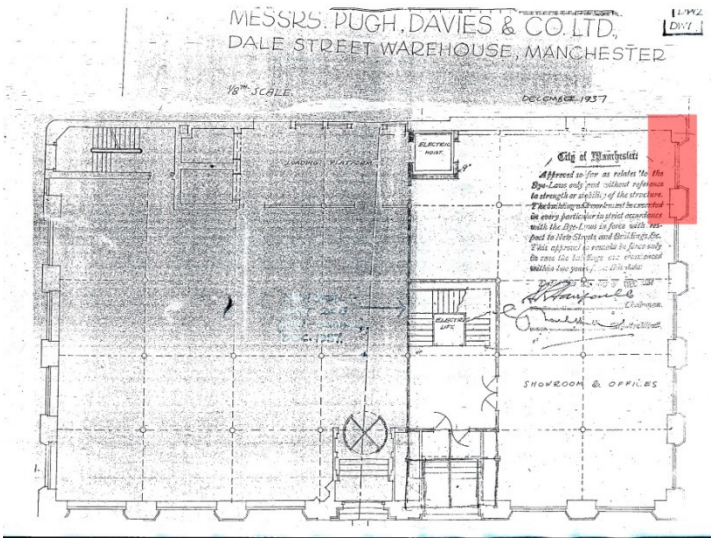
In the Listing appraisal the description mentions, inter alia, the "symmetrical 7 bay façade", "central entrance in a round headed two storey arch which has a round headed doorway at ground floor, a transomed semi-circular window at 1st floor and an open pediment."

In its setting (viewed from Dale street) the building occupies a block bounded by streets on either side (Little Lever street and Newton Street) and its symmetry is enhanced by this detached positioning.

The entrance to 41A Newton Street is a smaller hybrid of the grander main entrance to Dale street and a continuation of the rhythm of fenestration along Newton street.

The doorway features stone arch detailing similar to the windows with central keystone and side extended imposts at the arch thrust point (forming junctions with lateral stone string coursing)and also central 45 degree extended voussoirs which flare upwards to abut the 1st floor cornice.

However, extracts from a 1937 ground floor level plan indicate this bay, and indeed the centrally located arched doorway on the current street elevation, may well have featured original window openings and not arched doorways, the sills being clearly visible and matching the adjacent window pattern.



1937 Ground Floor Plan

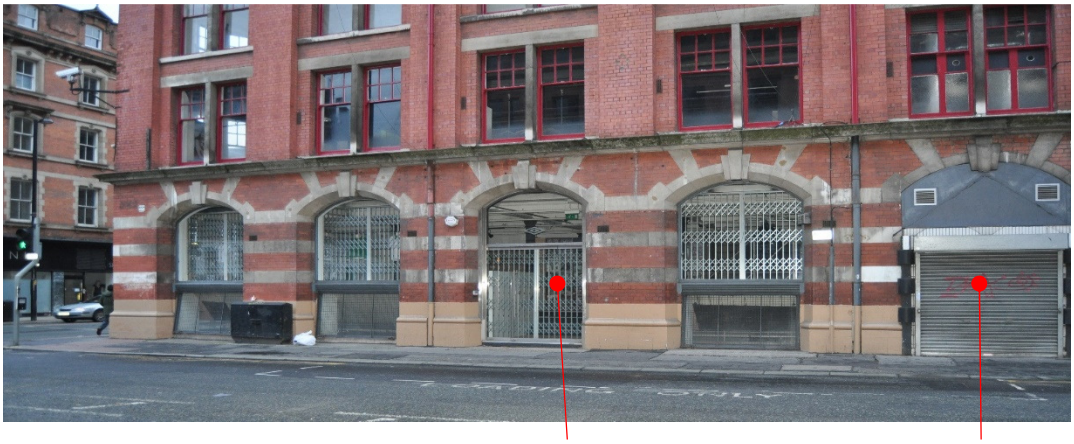
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The current entrance for 41A Newton Street, features non-original infill elements which were constructed approximately 40 years ago to create access to the lower ground floor and have since been adapted and altered on a piecemeal basis.

A non- original former arched canopy and decorative side pilasters have been removed (originally constructed circa 1975) leaving a plain painted board arch infill with ventilation louvres to serve Ground floor WC areas.

The tiled walls and doorway were probably formed in 1975 along with the former delivery chute doors (the internal chute has long since been removed) and the wall face presents itself very close to the exterior wall face of the building. The reason for this is not apparent until investigation behind the wall reveals a service void which houses ventilation ductwork and soil and waste goods serving the ground and upper floors

There is an external roller shutter door in place. Historically, this could not be inset due to the limitations of the service void described above.



Current Newton Street Elevation

Centre elevation entrance to Ground floor unit

Application entrance -41A Newton Street

Key architectural features of the entrance-internal

The internal staircase and landing are located directly behind the external doorway to 41A and there are no significant historic features in this area. There is a tight soffit (height 2 metres) forming the bulkhead of the above tenancy, the walls are plain painted plaster and the stairs and landing carpeted. The picture below indicates the pre-refurbishment condition of the area (the mirrors have since been removed, the walls re-plastered and decorated and the carpet replaced- all under previous consent.



Pre-refurbishment inside elevation of stairs and landing behind doorway.

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NPPF SECTION 12 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

Historical , Technical and Architectural Significance of the existing building.

The history of the building in context dates back to 1780 when William Stevenson purchased a 10 hectare site forming most of the Eastern half of the Northern Quarter beyond the river Tib. He planned a grid of streets including Hilton Street and Great Lever Street and at the crossing of those significant thoroughfares created Stevenson Square. Smaller streets were set out in a hierarchy of widths surrounding the square, the intention being to create a high quality residential area in general . Economic history overshadowed this vision and the area failed to sustain its attraction as a residential area, competing with nearby burgeoning cotton spinning mills and a developing town centre. The result was the sale by Stevenson of plots within the area to non-residential developers creating pockets of industrial use buildings as well as other developers seeking to provide smaller housing for mill workers.

Significant infrastructure improvements (from the previous dependence largely on canal networks) notably to the railways, encouraged the dispersal of domestic weaving from the town centre to satellite towns from the mid 19th century onwards. This resulted in the transformation of Manchester into a commercial regional capital with the consequent development of banks, mercantile textile warehouses and offices as well as pubs and eating houses. Buildings were generally becoming larger, often replacing or linking smaller original former houses to form commercial textile warehouses.

The development of framed iron buildings in the latter quarter of the 19th century (eg 18-20 Hilton Street which is on the end of the same block as 29-31 Dale Street) allowed for buildings to become taller with more storeys to satisfy the operational requirements of the textile warehouses.

Buildings such as Sevendale House, constructed in 1903-1906 formed a typical streetscene for the larger textile warehouses on the more major street hierarchy.

Thus the construction of 29-31 Dale Street in 1907 was typical of the development of the large mercantile textile warehouses bounding Dale Street, Newton Street and Lever Street.

These warehouses were built specifically for the textile converting operations within their multi- levels, from the loft and sub-loft levels providing natural daylight for colour matching and dyeing to the mid- levels of displaying and offices to storage and distribution via large rear bays for transportation at the lowest levels.

Significance and context of the existing entrance and how the proposals contribute to the surrounding area

As referred to in the Heritage Statement the entrance to 41A Newton Street has been formed from an original window opening which contributed to the regular elevational pattern and rhythm of fenestration on the Newton Street elevation. Architecturally, the fenestration patterns are largely regular, with a 5 bay arrangement to the ground floor below a strong 1st floor string cornice line. The 2 window bays each side (including the former window bay of the application) are equally balanced about the central entrance.

It is conceivable that historic alteration of the application window was needed to introduce a delivery chute and an access staircase, thereby losing the original matching window design. although the significance of the original window is felt to be high ,given the above criteria, its use as a basement access point has continued (the chute is now redundant). Thus it is unlikely that it will ever revert back to a window.

The current elevational treatment is considered not to enhance the asset being a mixture of various pastiche styles which have been applied over the years, some of which have been removed leaving an untidy appearance.

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Our design proposal seeks to enhance the element in its context as far as possible given the limitations of the current use and physical restrictions.

Our proposals seek to provide a simple, reflective, monochrome feature within the original arched opening which enhances and reinforces its form within the overall façade. The use of solid doors repeats the style of doors featured on the main entrance to 29 Dale Street which was an original feature of the building.

JUSTIFICATION STATEMENT AND HOW THE PROPOSALS AFFECT THE ASSET

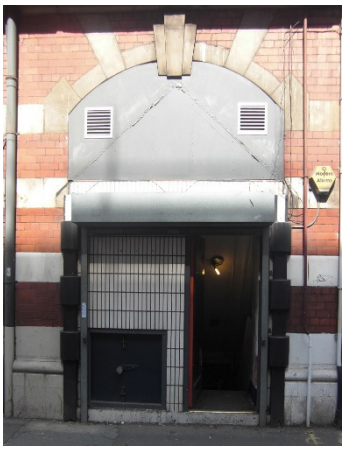
The design seeks a more traditional approach to the entrance in line with the current panelled doorways to the other building elevations to form the appearance of a pair of panelled doors carefully detailed to allow the right hand leaf to be the opening door and the left hand leaf as a fixed dummy door.

A back painted glass panel in black above the doors reflects the surrounding features and provides an improved solution to the flat boarded proposal previously tendered. There is no void behind the panel which can be used to create a glass panel with visible depth due to the constraints of the building services as explained in the Heritage Statement therefore we have proposed this solution to provide a reflective appearance along with the high gloss black doors to create a consistent infill feature.

The existing ventilation louvres will be removed and a neat, narrow, slot grille in black PPC aluminium inserted above the door head line so as to be as invisible as possible.

The existing roller shutter will be removed and security provided by the robust construction of the door leaf and the ironmongery proposed.





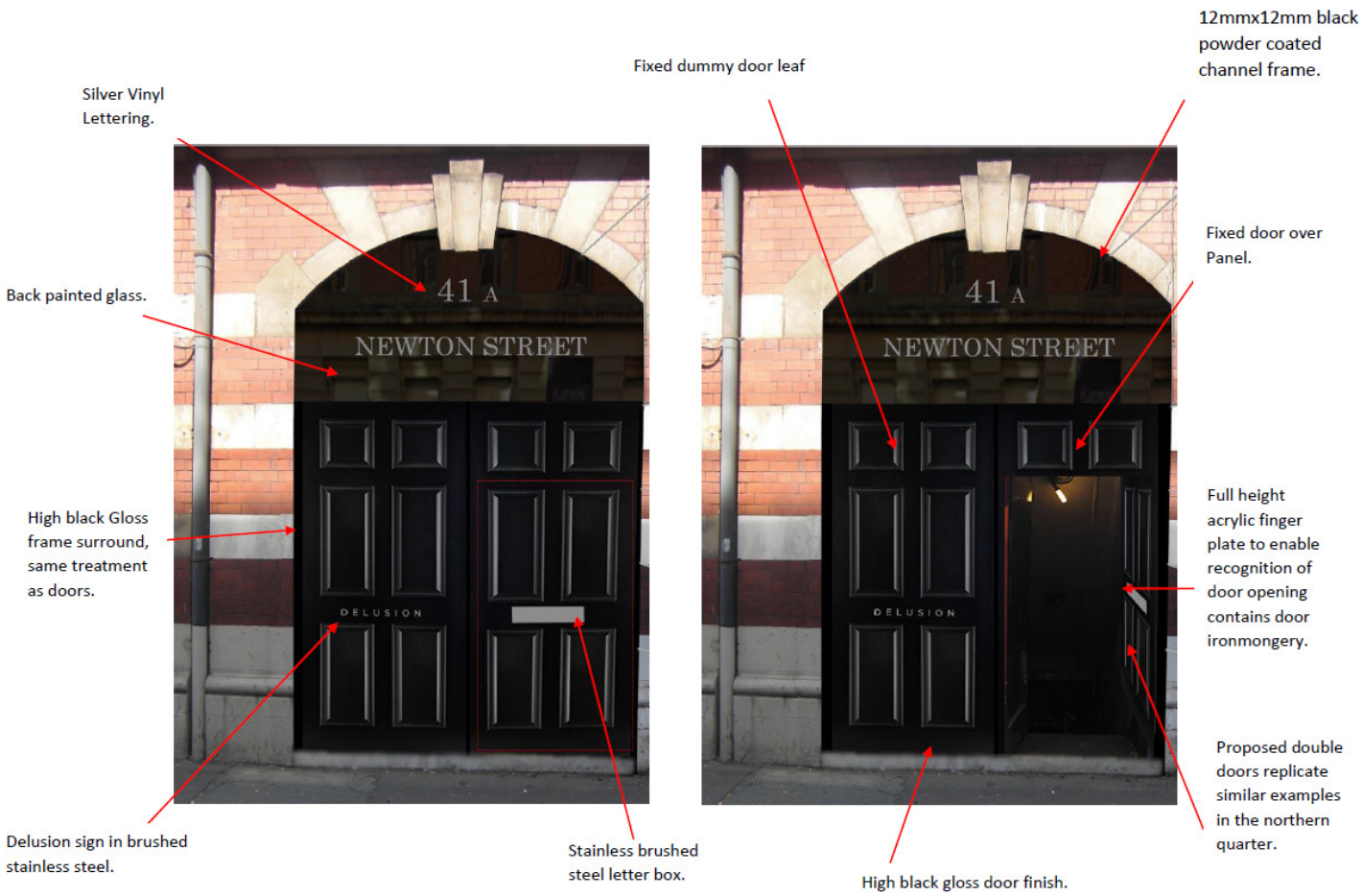
Existing elevations of the entrance with roller shutter shown closed and open

HOW THE PROPOSALS MAY HAVE AN IMPACT ON THE ASSET

The design approach taken to enhance the asset is to provide a simple uniform insertion into the original opening with as little superfluous detail as possible. The current elevation as described above features a disarray of competing pastiche styles and the proposals seek to avoid such an appearance.

The use of traditional style panelled doors and an over-panel in a monochrome colour together with the removal of the non-original elements serves to provide a simple infill appearance to enhance the original stonework and masonry features which surround the entrance.

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Proposed elevations of the entrance with lower ground floor front door shown closed and open



29 DALE STREET ENTRANCE DOORS

Proposed entrance design

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Reasons for the application

Previous Planning and Listed Building Consent Applications for a fully glazed entrance were granted (refs 098829/FO/2012/C2 and 098830/LO/2012/C2 respectively)

This application for Planning and Listed Building Consents seeks approval for a new external infill entrance design to that previously granted.

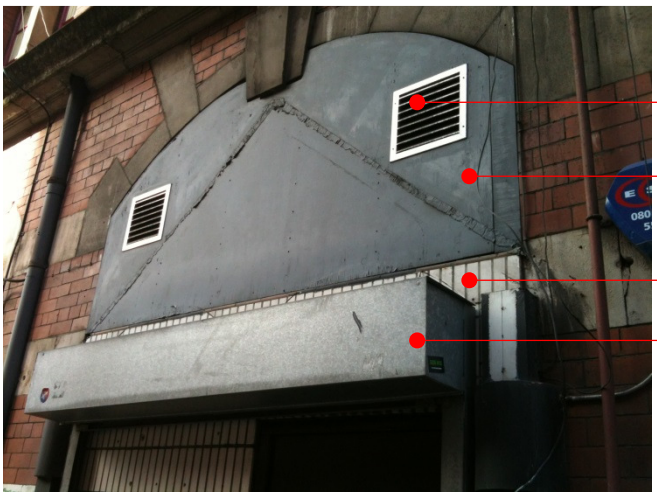
An access audit affecting internal access to lower ground floor level was lodged with the previous application and consented as part of the original Planning Application. A revised Design and Access Statement which reiterates the agreed principles outlined in that application will be included in the Planning Application.

We are reapplying in response to criticisms of the design put forward in 2013 which was unsuccessful on the grounds it was significantly inferior to that of the earlier Planning Consent. The physical and legal constraints which prevented the realisation of the first consent are still present but the revised design addresses those limitations within a different solution which we hope will be acceptable.

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Proposed works affecting key architectural features of the entrance

Photographic schedule of demolition and repair works



Existing non-original WC grilles removed

Existing non-original ply infill panel removed, exposed arch surfaces cleaned

Existing non-original tiles removed

Existing non-original roller shutter and guides removed. Holes in brickwork/stonework filled with matching epoxy filler.



Graffiti removed

Existing non-original tiles removed

Existing non-original side pilasters removed and stonework cleaned. Fixing holes repaired with matching epoxy stone compound

Existing non-original chute doors and frames removed

Existing step re-tiled

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SCOPE OF WORKS & METHOD STATEMENT

Overview

A minimum amount of invasive work is envisaged to the existing facade. The project is directed towards the reinstatement of the original features around the archway . All original features will be maintained and a policy of careful detailing around key features established.

General Demolitions/Removal of Entrance Area Elements

1_ Ply Arch infill over panel

Existing ply over panel to be carefully removed avoiding damage to the surrounding stonework. Re-use existing internal timber carcassing and re-face with WBP grade backing ply. (Access to remove and replace existing carcassing is restricted by the confined depth of the service void).

2_ External roller shutter

Existing roller shutter casing and shutter with guides to be removed

3_ Black side pilasters

Existing black ply side pilasters to be removed and fixings to stonework and masonry carefully repaired using matching epoxy repair compound.

4_ Tiled chute wall and chute hatch

Existing stud and ply infill panel with tiled finish to chute wall to be removed and tiles removed from above the roller shutter door.

5_ Timber door

Existing timber door frame to remain if possible

PROPOSED SCHEDULE OF WORK/DESCRIPTION OF THE EXISTING BUILDING FABRIC

Existing doorway preparation and demolition works

- Carefully remove the existing doorleaf and tiled side panel and chute door and frame.
- Remove existing ply over-panel and external roller shutter/box /guides and remove the ventilation grilles
- Remove existing entrance matting and threshold strip (no 3)
- Remove existing black painted plywood pilaster boxings either side of entrance Provide a temporary working screen that can be removed for out of working hours security.
- The existing inside landing area and staircase access to the basement will remain as per the proposals outlined on COU Consent ref 093683/FO/2010/C2.

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New works

- Carefully repair and restore any existing masonry and stonework exposed from demolition works back to original appearance using matching epoxy repair compound to suit existing original material.
- Install new ply facing to original timber arch carcassing and install new back painted glass panels. RAL 7021.
- Redirect the existing mechanical WC ventilation from the existing locations to the nearest equivalent positions in the new linear grille. Supply and fit the new linear grille in PPC aluminium RAL 7021 above the existing roller shutter box. Frame out in sw if required. Blank off areas of the grillage not required with charcoal painted WBP ply
- Install new door, dummy door panels and all frames and decorate high gloss black to match RAL 7021
- Make good any imperfections to the existing concrete step with Watco concrete repair compound and retile the step in contrasting grey R11 slip rated tile and threshold strip
- Renew inside barrier matting to mat-well.
- Apply Silver vinyl lettering onto top glazing panel
- Fix new stainless steel tenant lettering and door ironmongery.
- Install new door entry system.

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