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Engineering Designs

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HERITAGE STATEMENT 1

The application is for full Planning Permission and Listed Building Consent for **repair**, **renovation and refurbishment** of 31 Liverpool Road, Deansgate, Manchester. The statement and application is related to drawing number P13162.

BRIEF HISTORICAL PERSPECTIVE (see also Heritage Statement 2)

The building is classed as a Garret style workshop comprising a basement and two floors and a third floor being the assumed accommodation directly beneath a shallow pitch roof. The listing is as follows:

> **Row of 7 Garret Workshop Houses, now shops, date c1820-1830**
> **Red brickwork Nos 29-35 now painted white, slate roof.**
> **Three storey, double depth plan, each single fronted with one window each.**
> **Ground floors all altered, segmental-headed windows at first floor**
> **All altered glazing, mostly horizontal-rectangular windows 2nd floor (5 small panes)**
> **Remains of wooden modillioned eaves to Nos 35, 37, 39 and ridge chimneys 35-37**
> **Rear has remains of multiple-light garret windows Nos 33,35,37**
> **Late Georgian Industrial housing.**
> **Included as interesting survival of late Georgian housing.**

The term garret comes from the bow garret style workshop and only a few good examples survive today. The rescue of this is due only to the fact that new owner/occupiers are prepared to invest in the repair and maintenance of such buildings. Of course also to the desirability of listing such buildings due to the historical importance of keeping the overall fund of character and features often found on these properties.

Early Georgian workshops were a hub of activity along the route between the ship canal docks and the city centre. Mass trade took place along Liverpool Road and that industrial, commercial, social enterprises all had their foundations laid at a time of demographic change. Many historical buildings have been lost to general district urban upgrade/growth, to dilapidation, to evolutionary upgrade and opportunities to restore and bring back to good existence don't come around often. This will be the last or nearly last in the group of buildings to be restored and brought into viable use.

The building is essentially double depth and one room wide (4m). This is not dissimilar to a typical Georgian Style town house of 1830-1850's that usually has two rooms to each floor. The property sits within a block of seven Grade 2 listed terraced units on the south side of Liverpool Road. Each building retains a lot of the original features and No31 is an example of how deterioration can seriously disturb the street scene.

The brick frontage was originally red brindle facing units and painted over in white at some stage of its life. The chimney tops where, at some time, removed and the remains of the chimney exist within the building. The roof pitch is low and formed from timber rafters, purlins, battens and slates. The timbers show signs of wood rot and possible woodworm.

PROPOSAL DETAILS AND IMPACTS

The proposal is to re-establish the shop use at ground floor with the basement as storage capability with no public access. The upper floors to be used as accommodation for the property owners who are also be the shop owners. The dwelling and shop use is consistent with the historical use. The functional business use is an art studio/gallery where shoppers can visit and purchase goods and services in much the same way as many other business outlets in the district.

The style of frontage will be in keeping with the adjacent buildings in that a new shop front will be built and installed. The shop front glass will be safety glass. The front face will be repaired using the reclaimed brickwork work from the site and replacements where necessary.

The windows will be retained and restored along with structural elements of support. The Georgian glazing bars were for small panes and are of simple style ovalo profiles with a putty bead. The glass will be retained although we would reserve the option of fitting a glass that has □reams□ and □seeds□ commonly found in original Georgian style glass. Its purpose affects reflections and transparency often seen through these dated styles. Replacement glass thickness will be 4mm since it is difficult to obtain original 2-3mm thickness. There will be secondary glazing for energy and noise saving purpose. It is proposed not to detail the windows at this stage but to talk on site with the conservation officer and to plan the re-instatement of windows. A site decision to be made in respect to the complete replacement of the window as it is now, or fitting an authentic 1820-1850 style unit. Trickle vents will be catered for beneath the window cills. All ironmongery will be re-furbished and re-used in the frames.

The rear elevation will have the same window structural openings but the window profiles will be altered to authentic 1820-1850 style units. Trickle vents will be catered for beneath the window cills. All ironmongery will be re-furbished and re-used in the frames. All ironmongery will be authentic 1820-1850 style. There will be secondary glazing for energy and noise saving purpose.

The internal floors will be retained and essentially repaired where necessary. There are □soft spots□ to the front corners that will need careful inspection to treat any wood rot that has occurred.

The party walls will be acoustically treated with suitable wall-board to achieve current building regulation standards. The same will be true for the fire and acoustic isolation of the shop use from the habitable use.

The internal layout of rooms will be divided up using insulated stud partitions and will have a shadow gap at ceiling level. A shadow gap at wall side may not be necessary due to the use on acoustic boarding on the party walls. The first floor is open plan and the second floor has a single bathroom partitioned off with a stud wall.

Where required, all timbers affected by woodworm or wood rot will be treated. A timber specialist will be recruited to carry out this work.

The stairs on all floors will be retained and repaired where necessary. It is not clear if any of the original stairs have been replaced and at what stage in the buildings life they were done so. Although the present stairs are old it is not certain that they are original. Original stairs will have received a lot of use and abuse and would probably have deteriorated to such an extent that replacement would be inevitable. That said the stairs at present represent part of the building evolutionary path to its present condition.

The slate roof will be re-fitted over existing battens and existing renovated rafters. The timber supporting the roof covering will need to be carefully inspected prior to implementation. It is not wise to open up any parts of the building at this stage and the roof condition can be assessed after approval in principal of repair and renovating of the roof. The chimneys capping will be re-secured as part of the same procedure.

PROPOSED PLANS.

The proposed plans show the elevations and floors of the existing layout and the proposed layout. The plans are for the purpose of Planning Permission, Listed Building Consent and Building regulation Approvals. The plans will be subject to alterations as various comments and queries emerge or present.

It is expect that several conditions will be placed on the proposal and conditions that will need to be discharged prior to start of work. The proposals will endeavour to result in the building becoming as good if not better than the examples already demonstrated on Liverpool Road.

There may be a requirement to provide more detailed drawings as requested during the course of Planning Case Study. I would ask for separate requests and conditions applied for the following: Acoustic Study, Rear Annexe, and Shop Front all to be done at building Control stage.

Note that the ceilings and floor and new dwelling use will offer increased design loads compared to the original building use and in order to install the floor support beams will require minimal loss of existing lath and plaster. The existing beams are 5x3 inches RSJ and at least one new beam will be 152x89x16 UB. The small loss of lathe and plaster is to allow for the floor support beam to be hard up against the original timber floor. The steel beams will need to be treated with fire resisting paint in order to achieve the required one-hour fire resistance.

The acoustic isolation for the building is a precise and technical installation issue that involves substantial technical input during the construction stages and is difficult to predict until the main substances of structure are installed in the building. However, a guide plan can be produced for inclusion in the planning case study, but I ask for this matter to be conditioned and to be approved upon final survey before occupation.

The shop frontage will be the same or very similar to the frontages already in existence on Liverpool Road. It is not necessary (or wise) at this stage to dismantle any of the structure and effectively expose any important covered up features that will inevitably come to light during the pre-construction works and on that basis I would suggest this to be a condition on the planning approval.

CONCLUSION.

The building will once again be enjoyed by the owners, visitors, shoppers and historians in a manor other classical examples are being enjoyed. The works will contribute to the preservation of the architectural heritage in this area of Deansgate.

There is I believe to be a correct balance between the repair and restoration and introduction of new regulated building works that will be of overall benefit to the neighbours and to the street scene.

If the proposal does not meet with approval then dilapidation could continue unchecked and a repair and restoration programme opportunity may be lost. This is a moderately sizeable project that ensures a continuation of the urban renewal so far witnessed in Liverpool Road and I trust this statement will meet with kind regards from the readers.

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