Design, Access and Heritage Statement

Eleska House
58 Dale Street
Manchester

October 2013
AS396|NCD|E

Prepared On behalf of China Lane Developments Ltd

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1.0 Design and Access

1.1 Introduction

This statement sets out the process that has led to this application and explains and justifies the scheme in a structured way. It has been prepared in line with the CABE guidance (2006) and accompanies the change of use application for Full Planning and Listed Building consent relating to the proposed alteration works at ground floor level of the Grade II listed building Eleska House, situated at 58 Dale Street, Manchester. This statement is to be read in conjunction in the all other planning application drawings and reports.

The application seeks to refurbish the interior of the ground floor storey to create a Café Bar (A3/A4 use class) fronting onto Dale Street. This development is intended to act as a catalyst for development/refurbish of the entire building, including 3 China Lane, and will secure an income stream for the long-term maintenance of the building. The scheme will also benefit the economic regeneration of the Northern Quarter.

Despite several attempts by others to develop the site, the buildings remains untenanted and in a state of neglect. The building has received three planning approvals in recent times and been the subject of feasibility studies on numerous occasions. The most recent planning is of most relevance to this application due to the fact that all proposed works included within this application formed part of the previously approved works under application ref: 101365/LO/2013/C2.

There is now a genuine opportunity for sympathetic and sustainable regeneration through these proposals. Our client having conducted detailed research and rigorous economic analysis of the location, the site and the building is seeking to refurbish the ground floor of Eleska House, these works will form the initial phase of a wider regeneration plan to comprehensively refurbish all areas of Eleska House and the adjacent building 3 Chine Lane.

The purpose of this report is to set out the intentions of the proposals and to demonstrate the design constraints which have been carefully considered.

1.2 Assessment

This assessment sets out the physical, social and economic context of the proposed site which can be used to inform and assess the impact of the proposed alterations to ensure that all works relating to the development remain appropriate and sympathetic within its local context. Further assessment of the sites context, in particular its historical context is included within the Heritage section of this document.

1.2.1 Physical

The site main frontage on to Dales St occupies a prominent position within the conservation area of Stevenson Square. The site forms part of an island site bounded by Dale Street, China Lane, Back Piccadilly and Mangle Street. Its presence is one of significance to the urban realm of the Northern Quarter area. Like many of the buildings in this area of Manchester, originally they were used as warehouses for shipping and the clothing industry, the layout of buildings within this area is informed by a strict rectangular grid pattern road system.

The area is also known as a home to the creative industries, and in particular fashion design, with various designers, agencies, and clothing wholesalers populating its back streets. There are also a number of commercial art galleries in the area.

Eleska House is currently unoccupied and has been for many years. This period of vacancy has lead the building's interior to fall into a deteriorating state of disrepair, in its current condition the building fails to facilitate a viable use.

1.2.2 Social

Due to site being located adjacent to the pedestrian 'corridor' from Piccadilly Station to Manchester city centre, and Piccadilly Gardens a proposed café bar use would be appropriate to both take advantage of the existing foot traffic, and provide an active frontage to Dale Street and China Lane, which in turn would encourage pedestrian movement past the site and towards the Northern Quarter from the station providing further opportunities along Dale Street and beyond, whilst increasing natural surveillance, which can help promote a greater sense of safety on the street.

The realisation of these proposals will go some way to ensure that the long term preservation of this heritage asset is secured whilst offering the opportunity for access into the building, allowing both the interior and exterior features of this historic structure to be enjoyed the general public.

The scheme has been developed with the recognition that the continued regeneration of the area will bring numerous benefits for the existing population as well as attracting new occupants to the area**.**

1.2.3 Economic

The refurbishment offers a great opportunity to provide a development in the heart of the Northern Quarter. The demographic of the Northern Quarter has changed in recent years. What was once a bustling area for the small "rag trade operators inter dispersed with other secondary A1, A3 and B1 usages some of these have now migrated out of the Northern Quarter towards Cheetham Hill.

Whilst the smaller specialty clothing wholesalers still exist in the Northern Quarter embellishing it's 'bohemian' characteristics the current economic climate offers little demand for providing B1 usage from large scale commercial operators to smaller scale 'start up' commercial units.

The site enjoys its position within an intricate but connected streetscape and has good footfall of people using and exploring the Northern Quarter as a natural extension to the City Centre. The location would support use of this nature without having any adverse impacts on surrounding amenity.

The proposed works will bring the building into a habitable state and with current market demand the building will assist to vitalise the local economy whilst also acting as a catalyst to promote future refurbishment works throughout the building and surrounding area. This combined with appropriate re-use of existing building fabric aids to minimise waste and realise the economic benefits of sustainability through restoration.

1.2 Involvement

The principle consultations undertaken during the design development process include Manchester City Planning Department Pre- application discussions.

Our client has also consulted the existing adjacent tenants and building owners. The response from the consultees to the proposals was very positive. Most considered the proposals as being beneficial to all parties by upgrading the building and bringing the new usage, activity and 'life' to the surrounding area.

Our client has also sought the advice of properties experts with extensive local knowledge to ascertain what viable uses would be appropriate to although the building to be refurbished and its long term future secured.

1.3 Evaluation

The building is currently unoccupied and therefore a comprehensive scheme of refurbishment is required in order to create an environment suitable for the modern user. These proposed conversion works are necessary to facilitate a sustainable re-use of the building whilst preserving the heritage asset through a viable use which will see the building occupied and maintained.

The site has previously been granted Full Planning Approval to create an office development. Although the surrounding site context would benefit from the introduction of additional Office Units in the current climate the introduction of a commercial driven scheme has become economically unviable. The building has been heavily market for several years since the approval. However attempts to secure long term tenants have proven unsuccessful.

More recently the site has been granted approval for use as a hotel with ancillary Bar/Restaurant. It is this approval which is of most relevance to this application, which seeks approval to implement in part some of the previously approved works. These proposals are for the initial phase of the wider scheme which will see the café bar element operated in lieu of the Bar/Restaurant.

Following the evaluation process it was established that the Northern Quarter is well known for small independent café bars realised through conversation of existing ground floor properties with street frontage. We are therefore able to conclude that the most viable use for the building at ground floor fronting the main Dale Street elevation would be an A3/A4 use. The approach adopted will not only achieve the desired benchmark status but will positively encourage a sense of 'place', in terms of holistically 'knitting' together the physical, as well as the social 'fabric' of the area by encouraging investment. The project is to be funded privately and pending Planning Approval renovation works would start immediately.

1.4 Use

The fact that the building has been vacant for so long indicates that the envisaged previous use as light industrial premises is no longer appropriate within the area. Analysis of the site and its locality has shown that a café bar use would be appropriate. This view is further supported by the previous planning approval which acknowledges this use as acceptable as part of the wider application. The fact that works shall commence with funding in place pending approval only serves to reiterate these findings and strengthen the application.

1.5 Amount

The proposed works will create no new floor space, all works to be carried out are refurbishment to the existing floor space. It is considered that the buildings immediate proximity to local transport hubs and existing amenities given its city centre location would far exceed the increased requirement generated by the rejuvenation of this building when at maximum occupancies.

The application seeks approval for the refurbishment of 197 sqm of the ground floor accommodation at Eleska House, 58 Dale Street.

1.6 Layout

The proposals are largely informed by the buildings existing layout to ensure a sympathetic response is procured. Another key consideration that has informed the design process has been the previously approved proposals, these have been useful insofar as to establish the principles which have previously been agreed for the extend of alterations considered to be acceptable without having a significant impact on the heritage asset. This has helped to understand why key design decisions have been made and approved, the proposed works offer an exact replication of intervention to the existing building as the previous approval. Careful consideration has been given to the buildings original features to enable them to be incorporated into the new proposals, a conscious effort has been made to enable the building to tell its own story.

1.7 Scale

The existing floor space provided at ground floor level will suffice to facilitate the users operations. Therefore the proposals shall in no way affect the existing scale of the building, works are generally of a refurbishing nature bringing the building back to its former splendour. Externally the scale and proportions of the building will remain unaltered while internal the floor to ceiling heights will be retained to ensure existing proportions are preserved throughout.

1.8 Landscaping

The existing building line at all frontages offers no scope for landscaping works due its proximity to the public footpaths/highways. Subsequently there are no landscape proposals being sought under this application.

1.9 Appearance

The external appearance of the building and its elevational treatment, particularly to the Dale Street elevation are considered to be of most significance. Elevations to China Lane were considered to be subservient in nature and are therefore less detailed, that said they are still of considerable significance.

All windows will receive the required acoustic and thermal upgrades through the introduction of slim-line secondary glazing. All existing window frames will be repaired and redecorated and glazing replaced where necessary.

Typically all facades will be uncluttered by removing all later addition signage, alarm boxes, lighting and associated redundant cabling. All existing iron work at street level including the loading bay gates will be retained and refurbished.

1.10 Access

Level access is not permitted at present into the building, and due to the listed nature of the building and associated restrictions combined with the close proximity to the narrow public highway, level access cannot be achieved. It is proposed that all aspects of inclusive access will be dealt with under a strict management plan which will include an external call point located adjacent to the main entrance (58 Dale Street) from which members of staff will be on hand to assist disabled patrons into the building.

2.0 Heritage Statement

2.1 Introduction

This document is an addendum to the Planning and Listed Building Consent Applications and is to be read in conjunction with the Design and Access Statement included within. In accordance with the guidance contained within the NPPF, this Statement seeks to describe to significance of the heritage assets and assess the impact the application proposals will have on the heritage assets.

The format of the document begins by investigating the historical background of 58 Dale Street and its surrounding area before continuing to evaluate the interior and exterior significance. The report will then outline the proposals and assess their impact and conclude with the overall impact of the development.

2.2 Background and Character

Eleska House dates from early c.20 and was constructed for use as a trade warehouse. All floors are open plan and the premises are all vacant. The building requires significant investment to attract new use and to prevent the building from falling into disrepair.

Prior to the development of Eleska House, the site was home the Peacock Public House, this building was demolished and the site was developed in circa 1870 to accommodate wholesale drapers. The 1794 OS map shows the site crossed by Bennett Street and occupied by a mixture of houses and small warehouses with inner yards. By the 1890s the success of the cotton trade led to much larger warehouses being built on amalgamated plots, changing the urban grain and scale of the area. This trend is illustrated by the 1908 OS map (surveyed in 1905) which shows both sides of Stevenson Square occupied by large warehouses that fill whole street blocks. Most of the new warehouses were built with internal loading bays, known as hovels; the hovel for 58 Dale Street is on China Lane.

The setting of the building can be described as an imposing textile warehouse sat in a commercial area, dominated by Victorian architecture; the area is a cluster of imposing buildings, generally of 4 or 5 stories built in either stone or brick.

Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three designated by the City Council in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas, and was subsequently extended in December 1987 to include houses on Lever Street and Bradley Street.

Historical map analysis shows that prior to the 1800's the site was largely in Agricultural use. By the early 1800's the street pattern had been established and on the map of 1851 the site had been entirely built up.

The Street Pattern in the Estate was established in the Eighteenth Century when a tightly packed terraced development of mixed residential and light industrial uses (e.g. wick makers, carpenters) took shape in the fashionable area surrounding the Infirmary (previously occupying Piccadilly Gardens) and bordering the main coach route south on the Piccadilly/London Road. The advent of the Ashton-and-Stockport and Rochdale Canals in 1805 and Birmingham-Manchester railway in 1842; terminating at the then London Road Station, encouraged secondary industry in the area and the replacement of Georgian terraces with Victorian warehousing. The decline of the canals, bombing of the city during the 1939-1945 War and changing economic circumstances has lead to the decline of industry in the area and its domination by small scale transitory concern mainly comprising clothing manufacture and storage.

Manchester's warehouses are the most distinctive historic building type in the city, and express Manchester's dominance in international cotton trade in the 19th and early 20th centuries. The success of the city's role in textiles developed from a small-scale woollen-weaving industry in the 17th and 18th century and grew throughout the 19th century, reaching a peak in the 1850s stimulated by mechanised cotton spinning. The first warehouses were modest brick-built buildings in the Northern Quarter, often converted from or attached to merchants' townhouses. By c.1900, the scale of the city's trading resulted in huge commercial warehouses built to provide manufacturers and merchants with the space to store, display, and ship their goods. The major warehouse hubs were around Portland Street, Whitworth Street and Princess Street in the city centre, and Shudehill and the Northern Quarter to the north and north east of Piccadilly respectively.

Both export and home trade warehouses were built to impress as well as for their functionality. Although warehouses were designed in different styles, notably the palazzo style popular in the mid 19th century, the

planning, design and function of large warehouses followed a common pattern. Lavish architectural treatment was reserved for the principal elevations, the entrance and the public warerooms, usually on ground and first floors. The top floors were plainer, used for functional storage or ancillary facilities. Packing and dispatch took place in the basements, lit by pavement-level windows. Goods were loaded and unloaded in a recessed bay, known as a 'hovel', at the side or rear of the building, introduced in response to an 1848 by-law to relieve traffic congestion. In the later 19th century central courts or inner streets were developed in the Northern Quarter to enable secure loading separated from the public street.

Eleska House is a combined showroom-warehouse typical of the mid 19th century, the warehouses designed in this era began to use elaborate detailing to signify the wealth and status of their owners which in turn was believed to instil great confidence within their customers. The basement level would have been used for packing and was designed in such a way that light was borrowed from street level via half storey windows. This would result in an elevated ground floor relative to street level which would be used to showcase products with the first floor sometimes housing addition showrooms but more usually accommodating offices. It was typical for these floors to be highly decorated and embellished with the upper storeys being of a more understated nature although later examples utilised elaborate treatment throughout, a reflection of the prosperity in warehousing of the area and further wealth attributed to their owners.

2.3 Exterior Significance Assessment

Eleska House has façades to Dale Street and China Lane which are in a Simplified Venetian Style of basement and 4 storeys. The main Dale Street elevation is of 3 bays, the first canted back, with channelled sandstone plinth and sandstone bands at heads and cills. The ground floor is raised half a level above the pavement the basement is expressed in the elevation with wrought iron protected windows. The main feature of the front elevation is the rounded headed doorway found within the canted corner with stone imposts and cavetto-moulded head with keystone, panelled door and lettered fanlight.The hipped slate roof is concealed behind a parapet with a large detailed stone coping. Cast iron external rainwater pipes descend the elevations.

The elevation to China Lane adopts a more utilitarian style due to its secluded locations. Within the China Lane elevation are the double height loading bays with their original iron gates and loading arms beyond. The internal elevations to the lightwell are off less significance, these elements are predominantly brickwork without any elaborate detail.

2.4 Interior Significance Assessment

Internally the building is of an understated nature in comparison to its neighbouring properties, in particular no.56 Dale Street which has elaborate internal features and ornate principles stairs. On inspection no internal features of high significance are present.

The internal layout is of an open plan rectangular fashion, broken only by structure in the form of cast iron columns on structural grids which terminate on the external structural walls one of which divides 56 and 58 Dale Street.

Others internal elements of considerable significance are the solid masonry walls, exposed arms in the loading bay, the large timber loading doors and steel door to the lift. The primary elements of structure are also of considerable significance, these include the structural downstand timber floor beams sat on cylindrical cast iron columns with splayed head details. The ceiling at ground floor level is finished in tongue and grove timber boarding but remains exposed on all floors above ground level.

Secondary elements of structure are of some/low significance, these include the floor boards and joists. The loss of these elements may cause a minor adverse or neutral impact on the special interest of the building, however concealing these elements would be a preferred option rather than removal and would be a reversible alteration. Furthermore, there is evidence in the form of scarring and ceiling remains to suggest that some if not all these elements were originally concealed.

2.6 Impact Assessment of Proposed Works

A major consideration as part of the design process was the previously approved alterations under applications referenced: ***085240/FO/2007/C2 & 101365/LO/2013/C2***. The latter of which is an exact replication of those works proposed and approved at the ground floor area of Eleska House. It is the principles establish under the extant approval that inform in whole the proposed type and scale of works.

External Impact Assessment

Dale Street Elevation

Minimal works are proposed to the Dale Street elevation due to high significance, all works proposed are to reinstate and/or remove non-original later addition elements. These works include;

- Removal of later addition, externally mounted alarm boxes, lighting, signage and all associated cabling and fixings.
  These works have previously been accepted and approved under applications referenced:
  085240/FO/2007/C2 & 101365/LO/2013/C2

- All windows at street level are to be refurbished and re-glazed where required. Iron railings set with in external window reveals are to be retained and refurbished.

China Elevation and Rear Loading Bay

Works to these elevations have again been kept to an absolute minimal. These works include;

- Removal of a small section of brickwork in the division wall to the loading bay to created an opening for access into the refuse area. This location for the refuse is a temporary arrangement, the bin store will be relocated to the back of Piccadilly area once the wider development is implemented.
  The removal of all the division wall has previously been approved under applications referenced:
  085240/FO/2007/C2 & 101365/LO/2013/C2

- All windows at street level are to be refurbished and re-glazed where required. Iron railings set with in external window reveals are to be retained and refurbished.

- Removal of later addition, externally mounted alarm boxes, lighting, signage and all associated cabling and fixings.
  These works have previously been accepted and approved under applications referenced:
  085240/FO/2007/C2 & 101365/LO/2013/C2

The cumulative impact of the external alterations will result in the necessary removal of later addition, non-original elements which are of detrimental significance with the proposed restoration/reinstating works bringing the external appearance back in line with its original appearance. Consequently, when considered in their entirety the proposed works are thought to have a beneficial impact on the heritage asset by helping to re-establish the original external character and appearance.

Internal Impact Assessment

Ground Floor

All proposed ground floor alterations are scheduled below;

- Due to the 'change of use' nature of the application, approved documents L & E are all applicable and will need to be considered. Associated works for thermal and acoustic upgrade include the introduction of new secondary glazing to sit in the existing internal window reveals. These units will be aluminium slim line propriety systems in accordance with guidance contained within the English Heritage publication 'Energy Efficiency and Historic Buildings: Secondary glazing for windows.

- Further acoustic and fire upgrade works will also be required to the existing ceiling and floor as this will form a compartment structure. The design options for these works have been previously explored in consultation with a professional acoustician and agreed with the LPA under application ref: ***101365/LO/2013/C2.*** The upgrades are as the previous approval and summarised below.

- Above and below floor treatment. Above floor introduce a resilient isolation layer, typically monarfloor deck 18 system on 19mm chipboard. Typically floor finish to be reclaimed floor boards to match existing floor finish. Below treatment, introduce two layers of 15mm soundbloc board on resilient bars below existing joists with 100mm mineral wool insulation laid between new joists to achieve acoustic performance. This option would result in maximum exposure of the existing downstand beams. There is evidence to suggest that these joists were originally concealed with lath and plaster ceiling and T&G boards on lower floor, and this proposed method would reinstate the original appearance. Lath and plaster repair and reinstatement although preferred would result in a substandard acoustic performance. It was concluded this option would result in a negligible/beneficial impact and is therefore the proposed method of upgrade for floors and ceilings throughout.
  These works have previously been accepted and approved under application ref: ***101365/LO/2013/C2***

- New partitions to be installed to form WC's, store and prep areas, with recessed shadow gap detailing at all junctions between proposed and existing. Refer to proposed ground floor plan for locations and specification of new partitions.
  These works have previously been accepted and approved under application ref: ***101365/LO/2013/C2***

- New full height light weight frameless glazed screen around entrance to form draft lobby.
  These works have previously been accepted and approved under application ref: ***101365/LO/2013/C2***

The cumulative impact of the ground floor alterations when considered in their entirety are thought to have a beneficial impact on the heritage asset by helping to re-establish the original internal character and appearance of the areas deemed to be of high/considerable significance to the heritage asset.

2.7 Summary and Conclusion

The overall impact on the significance of Eleska House should generally be recognised as positive and will have an overall beneficial impact on the significance of the listed building. The works therefore satisfy the requirements of national and local policy. The grant of listed building and planning consent will help sustain and enhance the redundant and deteriorating listed building and affords several public benefits. The proposals once implemented will secure the long term management and maintenance of the heritage asset thus securing its future survival. Other economic and social benefits will be a successful renovation project representing sustainable reuse of existing building fabric and stock. It is envisage that once complete the project will also act as a catalyst to promote the renovation the remaining floor space within the building.

APPENDIX A

Listing Description

MANCHESTER

ELESKA HOUSE, No.58 DALE STREET

List entry Number: 1200842

Grade: II

Date first listed: 06-Jun-1994

Clothing warehouse, now wholesalers' premises and offices. Probably early C20. Red brick in English garden wall bond with sandstone plinth and dressings (roof concealed). Rectangular plan on corner site, with chamfered corner, loading bay to rear. Basement, 3 storeys and attic, 3 bays (the 1st canted back) with 2+3+2 windows; sandstone bands to sills and heads, brick cornice and parapet over attic. The canted corner has a round-headed doorway with stone imposts and cavetto-moulded head with keystone, panelled door and lettered fanlight, 2 narrow sashed windows on 2 floors above; the front has tall basement windows, narrow sashes at ground, 1st and 2nd floors (all these grouped 3+2), and smaller sashes at attic level grouped 4+3; the windows of the 1st and 2nd floors are set back slightly in their bays, and those at 2nd floor have brick corbelling to segmental heads, and linked hoodmoulds. The left side wall, 5 windows, mostly set in full-height slots, with large attached fire-escapes; and a 2-storey rear extension containing the loading bay (shared with 3 China Lane to rear). Interior not inspected. Item is attached to left side of No.56 (q.v.). Included for group value.

Listing NGR: SJ8463198241

APPENDIX B

Waste Management Strategy

PA Number:	TBC
Development description:	New Cafe Bar
Development location:	Eleska House, 58 Dale Street, Manchester
Strategy prepared by:	Cube Architecture and Design
Date Prepared:	10 October 2013

All waste storage and collection guidance for Manchester City Council is currently under review and as such there is no current written guidance available at present. All information contained within this Waste Management Strategy has derived from consultation with an approved waste management company based in Manchester

Contact:	Cheryl c/o New Look Waste Disposal
Date:	9th October 2013

1 Number of Bins Proposed

No bins are to provided.
The strategy is to provide waste bags to cater for different waste types including general waste, mixed daily perishables and bags for glass, paper/card, plastics/cans etc

2 Waste Storage Area

Please refer to Cube Architecture and Design drawing No. AS396-12 Proposed Basement
Staff will access the refuse store within the loading bay from the rear of the bar.
During construction works to the Hotel access is to be from China Lane via the existing gates

3 Waste Collection Arrangements

Refuse collection will be from China Lane, the refuse store offers direct access from the road via the existing large double gates. The refuse store behind offers adequate manoeuvrable space for the storage of refuse sacks
Collections are daily, twice a day, 7 days a week.
Collections are before 10am and after 5.30pm including all bank holidays
A Duty of Care transfer note will be provided to confirm dosposal is within envoironmental regulations