



REPORT

SEPT 2025

DESIGN AND ACCESS STATEMENT

COOP BUILDING, 93 NORTHMOOR ROAD,
LONGSIGHT, MANCHESTER, M12 5RT

RIDER LEVETT BUCKNALL

Prepared By

Mark Hesketh
Chartered Building Surveyor

mark.hesketh@uk.rlb.com
07387 101735

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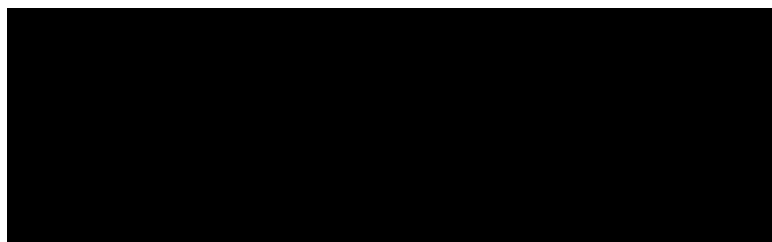
APPENDICES

Appendix A: N/A

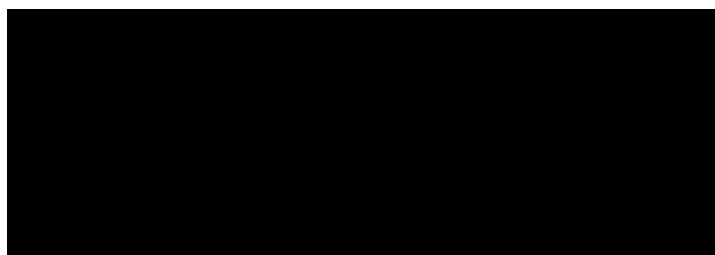
Appendix B: N/A

AUTHORISATION

This report has been prepared by:



This report has been approved by:



1.0 OVERVIEW

This Design Access statement has been produced by Rider Levett Bucknall Ltd on behalf of The Great Places Housing Group. The statement relates to the Beswick Cooperative Society Building, 93 Northmoor Road, Longsight, Manchester, M12 5RT which is owned by The Great Places Housing Group and is classified as a Grade II Listed building.

This statement forms part of the building owner's application for listed building consent in relation to proposed roofing works and associated high level building works to the property. The purpose of the document is to highlight the significance of any accessibility issues in relation to the proposed works and outline any impact the proposals may have on the building as a whole.

Overall, the proposed works are remedial works to existing components and replacement of roof covering which seek to address water ingress issues and the effects thereof to residents within the building.

2.0 USE

The building is located approximately 2.7 miles southeast from Manchester city centre and approximately 0.5 mile from Longsight which is bounded by Ardwick and West Gorton to the north-east, Levenshulme to the south and Chorlton-on-Medlock, Victoria Park and Fallowfield to West. Longsight is within the Metropolitan Borough of City of Manchester.

The premises on Northmoor Road are sited between Farrant Road (cul-de-sac) and Elgar Street with the front elevation of the property facing Northmoor Road. The nearest arterial road in the area is the A6 running north-west to Manchester centre and south-east towards Stockport and the M60. Access to the A6 can be gained north up Northmoor Road turning left into Stanley Grove.

The Beswick Cooperative Society Building is owned by the Great Places Housing Group and is situated within a predominantly residential area with a mix of small shops some with residential accommodation above and small local businesses.

Currently the building and accommodation comprises of small cellular units across 3 floors providing residential accommodation. The ground floor of the building has been split into 5 small community-based business units with the south end of the basement area used as office space for the Northmoor Community Centre who occupy the end unit.



Figure A – Site Location – Coop Building Northmoor Road - Aerial

It is understood that the premises became a Grade 2 listed building in June 1994. The building is rectangular in plan and described by Historic England as Edwardian Baroque style.

The Beswick Cooperative Society Building is Grade II listed (Listing number 1271454) under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

3.0 LANDSCAPING

No landscaping works are proposed and external access or egress to the building will not be affected by the proposed remedial works

4.0 APPEARANCE

As indicated in the Heritage Statement Rider Levett Bucknall understand that the property was constructed circa 1912 and was originally purpose built as a commercial store with departments accommodating a Butchers, Shoe and Boot store, Drapery and Grocery on the ground floor with the upper floor providing a large dance floor, meeting room and toilets. It is understood that the Manchester Methodist Housing Association had the first floor and part of the pitched roof was converted into residential flats in 1999 and has since been acquired and adopted by Great Places Housing Association.

It is understood that the premises became a Grade 2 listed building in June 1994 and Historic England describe as Edwardian Baroque style.

The external building fabric has a number of ornate features, red brick quoin details to the side elevations terracotta quoin jambs and segmental arches to windows, voluted brackets, pilasters and decorative pedestals and band details in light and dark green glazed terracotta. The front elevation of the building also displays buff terracotta frieze-work projected at high-level and a parapet wall combination of brick and terracotta balustrades at roof level.

The roof construction is an amalgamation of traditional pitched roofing with clay tile covering and flat roofing with mastic asphalt coverings. The main pitched roof comprises of fired clay tiles with symmetrical patterned areas and projecting triangular dormer roofs. The flat roof areas are to the rear of the premises with mastic asphalt evident and a small box-gutter immediately behind the front balustrades.

The main pitched roof areas at the perimeter of the building are enclosed and bounded by a parapet wall terminating with buff terracotta copings. The building also has a large square Baroque-style turret to the left-hand side gable wall and pitched roof.

The proposed remedial works aim to preserve the general appearance of the building in every way and there are no proposals to modify the access or egress routes to the building.

5.0 ACCESS

Access to the ground floor community units is generally gained from the front of the building with secondary exit doors to the rear of the premises and community facility has a further side exit door to the side of the building leading to Elgar Street.

The residential accommodation is also accessed from the front of the building on Northmoor Road via the central main doors. The fire escape route from the upper flats on levels 1, 2 & 3 is via a steel staircase leading to an external exit door on to Farrant Road.

It should be noted that the proposed remedial works aim to preserve the general appearance of the building and there are no proposals to repair or modify any of the access or egress routes to the building.

APPENDIX

ARCHITECTURAL DRAWINGS

Refer to specifications and drawings submitted with this application.

APPENDIX B

ARCHITECTURAL VISUALISATIONS – N/A WITH THIS APPLICATION

