



REPORT

MAY 2025

HERITAGE STATEMENT

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

RIDER LEVETT BUCKNALL

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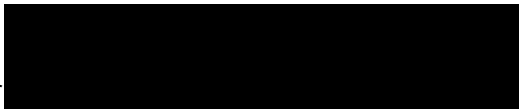
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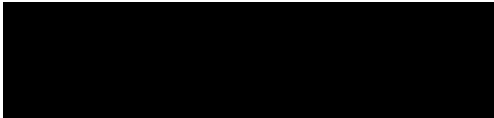
AUTHORISATION

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1.0 OVERVIEW

This heritage 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 describe the significance of the property's heritage asset and to outline any impact the proposals may have on the building as a whole.

It is understood that the English Heritage Legacy ID is 454820 and the building was listed 6 June 1994 and was so listed for its special architectural and historic interest. For the purposes of the proposed project and listed building consent application the property is referred to as the Beswick Cooperative Society Building.

The proposed works are intended to address current and historical problems associated with water ingress and re-occurring issues that have resulted in damage to internal finishes. The main objective for the building owner is to avert the reoccurrence of water ingress long term and to prevent difficulties and inconvenience experienced by residents, whilst retaining the buildings character and historical significance.

2.0 SITE LOCATION & DESCRIPTION

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.



Figure A – Site Location – The Beswick Cooperative Society Building (Aerial)

Rider Levett Bucknall understand that The Beswick Cooperative Society Building is a Grade II Listed building as detailed in Section 3.0.

3.0 LISTING – HERITAGE ASSET

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.

For the purposes of this Heritage statement the property is referred to as The Beswick Cooperative Society Building.

The Historic England details and description are as follows:

Official List Entry

Heritage Category: Listed Building

Entry Name: Beswick Cooperative Society Building

Listing Date: 06-Jun-1994

Grade: II

Location: Beswick Cooperative Society Building, North Road

National Grid Reference: SJ 87283 95527

County: Greater Manchester

Civil Parish: Non-Civil Parish

Built-Up Area: Longsight 698-1/5/733

Traditional County: Greater Manchester (Metropolitan Authority)

Description:

Cooperative Society shops and meeting hall. Dated 1912; altered. Red brick with liberal dressings of green and buff glazed terracotta, red tiled roof with geometrical patterned band and cockscomb ridge tiles. Rectangular plan. Edwardian Baroque style. Two storeys and attic, 11 bays; projected ground floor with dark green Ionic pilasters between the shops and a central recessed porch with dark green surround, light green Ionic columns and segmental open pediment (etc); inverted voluted brackets linking ground floor pilasters to alternate pedestals of 1st-floor colonnade, which has Ionic semi-columns with festoons and a thin cornice, all in matching light green terracotta; swagged frieze of buff terracotta with buff modillions to a green cornice; brick parapet with buff terracotta balustrades and triangular dormers in alternate bays, interrupted in the centre by a green segmental pediment with raised lettering "BESWICK COOPERATIVE SOCIETY LTD". Tall segmental-headed windows at 1st floor including a canted bay in the centre with parapet lettered "BUILT AD 1912", and coupled windows in the 2nd, 3rd, 10th and 11th bays, all with elaborate surrounds of buff terracotta including quoined jambs, moulded transoms and enriched keystones; and stained glass in the upper lights. Square Baroque-style turret at left gable.

HISTORY & APPEARANCE

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.

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.

The external building fabric consists predominantly of red-brick masonry walls assumed with traditional cavity, encompassing some red brick quoin details to the side elevations. The front and side elevations also have a significant number of ornate features including 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. Anti-bird spikes and anti-bird netting are also prominent on the high-level turret and front elevation pitched roof and dormer roof areas.

Immediately adjacent to the front elevation of the property is a wide pavement area formed in block paving and tarmacadam which abuts Northmoor Road. The north gable of the property faces Farrant Road a small cul-de-sac and the building is delimited by a narrow tarmacadam pavement. Similarly, the South gable end of the property is bordered by a tarmacadam pavement on Elgar Street.

The site also has a small narrow concrete paved yard area at the rear which runs the full width of the building from Farrant Road to Elgar Street. The rear yard is bounded by wrought iron gates at each end and is delineated to the rear by the side fencing line of No 30 Farrant Road and the gable end and yard wall of 1 Elgar Street.

Figure B – Site Photographs – Beswick Cooperative Society Building



View of South Elevation – Elgar Street



View of North Elevation – Farrant Road



View of front Elevation – Northmoor Road



View of Rear Elevation



View of rear flat roof and pitched roof



View of rear parapet wall and loose flashings.

4.0 PROPOSALS

Multiple areas of the external roofing fabric and external building envelope are in poor condition and require complete renewal of major components. Deterioration, or failure of these components has continued over many years, coupled with this, poor-quality historic repairs and poor workmanship have allowed water ingress issues to continue. Many of the residents particularly on the upper floors have experienced water ingress and / or water damage of some kind over a long period.

After years of dealing with multiple repairs at significant cost and inconvenience to residents, the building owner is aiming to take a more long-term strategic approach, and the proposal is to renew major parts of the roof coverings and undertake targeted repairs to prevent reoccurring water ingress problems to high level areas of the building.

The proposed work comprises the following:

1. Renewal of all clay tiled roof coverings complete to pitched roof areas. Include removal and renewal of tile coverings, underfelts, battens and roof vents as applicable. Existing geometric patterning within the tile roof covering is to be reproduced to match existing formations and ornate clay ridge tiles are to be retained. Estimated Roof Area – 400m²
2. Wholesale renewal of the existing asphalt roof system complete including insulation separation layers and asphalt covering. The design would incorporate improved roof falls to the lead formed scupper outlets ensuring better rainwater drainage. Formation of new asphalt upstands, lead flashings and termination details at juncture with parapet walls and adjacent pitched roofing. Estimated Roof Area – 150m².
3. Renewal the of the asphalt front box gutter linings complete with upstands, lead flashings and termination details at juncture with parapet walls and adjacent roofing components. Estimated Roof Area – 50m²
4. To undertake structural assessment of existing concrete roof decking to rear flat roof areas perished brickwork to the rear side of the front elevation centre parapet pediment.
5. Replace degraded brickwork to the rear of the centre pediment, balustrade and isolated areas of parapet walling to structural engineers' details
6. To undertake external decorations of existing cast-iron rainwater goods.
7. Replace rotten or degraded sections of front elevation Mock Tudor timber work below front dormers roofs and decorate to match existing.
8. Repairs and decorations to dormer timber windows, as required approximately 8no. Including lead flashings below windows to flat roof / box gutter linings and roof coverings. 2 of these arched windows are known to be in poor condition therefore wholesale replacement might be required. If this was the case the windows would be replicated using the same species of timber, however they are not thought to be original as they are double glazed.
9. Complete overhaul, repair and decorations to existing gable end timber windows, as required approximately 5 No windows to the south elevation gable and 5 windows to the north elevation gable end.

10. Re-pointing of all 'high-level' brickwork and open jointed brickwork above 3rd floor windows, gable walls, parapet walling, balustrades and terracotta copings to all elevations of the property to prevent water ingress. (Exact mortar type to be confirmed as per specifications)
11. Application of breathable waterproofing agent to all high-level masonry and newly pointed masonry areas to help protect vulnerable areas from the prevailing weather.
12. Painting of high-level windows and associated timber works and wrought iron railings to north elevation square turret.

Note: Refer to the detailed schedule of works and supporting architectural drawings and layout plans provided with this application for listed building consent.

Internal Works

Great Places Housing Association have had a comprehensive compartmentation survey undertaken by a specialist fire consultant following a recent Fire Risk Assessment (FRA). The survey revealed a number of concerning deficiencies in terms of uncontrolled pathways for the spread of fire and smoke between floors and general insufficiencies in passive fire protection across the building.

In the main remedial action is required in several areas, including but not necessarily limited to:

- Replacement of some existing fire doors.
- General fire door maintenance and remediation.
- Fire stopping of existing service penetrations and compartment walls.
- Replacement of existing ceiling access hatches with fire-resisting ceiling hatches.

The findings of the report highlight a variety of potential consequences for residents and occupants of the building in terms of life safety of and in the general effectiveness of the evacuation strategy. Given this the housing association is keen to address the issues highlighted to improve the general fire safety of the building. Overall, this fire related repair works, and precautionary measures have no impact to the heritage of the building or alter the existing character of the building. The repairs and replacement elements are of existing elements such as fire doors which have become non-complaint. The compartmentation works aim to provide additional protection for the building and its occupants against the spread of smoke and fire.

HERITAGE ASSET IMPACT

The proposed works look to minimise the impact on the existing Beswick Cooperative Society Building and to enhance its appearance as a heritage asset.

The intention of the proposed works is to wholly retain the buildings character, to protect the building long term and to prevent frequent and damaging water ingress issues and attrition of the building fabric and roofing elements.

The proposals seek to maintain the original building appearance with use of UK produced traditional roofing materials and applying conventional roofing methods.

The proposal aims to ensure that repairs to any retained existing fabric such as windows are sympathetic, and works are harmonious and consistent with the existing elements and components.



Image 73: Investigations to front elevation revealed, section of lead pipe required renewal.



Image 74: Staining around bay roof drainage pipe.



Image 75: Degraded masonry jointing & minor decay to rear elevation windows.

Image 76: Debris in rainwater hoppers at rear.

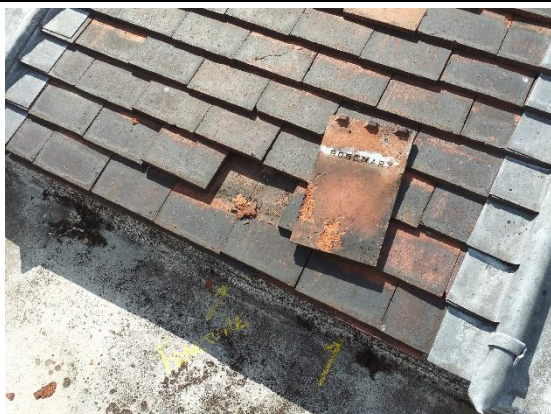


Image 77: Typical frost damage to rosemary tiles

Image 78: Poor quality repairs to tile coverings.

