

Heritage Statement

In support of
Listed Building Application at
37 Cross Street,
Manchester
M2 4JE

For the:

Small Flat Roofing Repair Works

Prepared for:

**Manchester City Council
Planning Department**

On behalf of

**37 Cross Street Management
Company Ltd
c/o Rebekah Cooper
Casserly Property Management**

July 2025

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1.0 INTRODUCTION

- 1.1 This Heritage statement is to accompany the Listed Building application submitted on behalf of 37 Cross Street Management Company Ltd, to undertake the replacement covering to a small flat roof within the rear lightwell at 37 Cross Street, Manchester, M2 4JE.
- 1.2 The property affected is a Grade II listed building on the corner of King Street and Cross Street in Manchester City Centre.
- 1.3 This project involves replacement of a high-level flat roof covering which is at the end of its useful life, causing water ingress. To achieve building regulation approval, the new covering will have insulative material installed followed by comprehensive waterproofing material.



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2.0 THE NATURE OF THE ASSET

- 2.1 The building was originally constructed in 1895 for office use by the Northern Rock Building Society.
- 2.2 The building is listed as Flemish Renaissance style with 4-window range (including sash and casements) with large Flemish attic gables, Oriel corner bay and constructed from terracotta and stone. Roofs are predominantly dual pitched with slate coverings. This information is taken directly from the official listing on the Historic England website.
- 2.3 The building is Grade 2 listed and was transformed in 1980 into a modern apartment building to provide 12no. apartment and duplex units across 4 stories (1st flr to 4th flr). The residential properties were further renovated around 2001.
- 2.4 The property was originally listed on 6th June 1994 as part of the 74 King Street, Manchester listing. The listed property on King Street is a corner building and so includes the residential apartments accessible from Cross Street. The list entry number is 1197939. Here is the link to the official listing with Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1197939>
- 2.5 74 King Street, which includes 37 Cross Street is in a non-civil parish within the Manchester (Metropolitan Authority) district and was listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural or historic interest.
- 2.6 The architectural features to external elements and the internal timber staircase are understood to be the aspects of the building with historic significance.
- 2.7 Commercial units are present to all ground floor areas with exception to a central communal area and communal staircase accessible from Cross Street, Manchester. A small basement area is also included as part of the residential premises.
- 2.8 The building is a distinct rectangular block shape. All 12no. flats and duplexes are accessible from the central communal staircase. Two floors have 4no. apartments and the top floor has 2no. apartments and 2no. duplexes. 3 of the 4 upper floor flats have small external roof terraces in differing shapes and sizes.
- 2.9 Works proposed aims to replace a small flat roof which is end of life and causing water ingress to several flats.
- 2.10 Works will not detrimentally affect the asset in anyway. The small roof is at the rear of the building and not visible from ground level.

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3.0 THE PROPOSED WORKS

- 3.1 The objective of the project is to remediate water ingress issues occurring within Flat 401 which has been attributed to failed waterproofing of the flat roof, which is at the end of its life.
- 3.2 Our solution includes replacing the waterproofing to the flat roof complete with an upgrade in insulative material.
- 3.3 Minor demolition works will be undertaken to the small flat roof above part of Flat 401 including temporary removal of concrete copings, flashing and guttering. These materials will be inspected for damage and re-instated after roofing works are completed. The existing asphalt covering on the small flat roof will be stripped down to the assumed concrete substrate and removed offsite. All abutment joints and upstands (including slates, glazed balustrades) will be appropriately finished with existing materials if necessary to achieve minimum upstand heights. This is not currently expected to be required.
- 3.4 The flat roof will use an insulated BMI Icopal mineral felt flat roof system and meet the workmanship requirements to obtain a 20-year warranty.
- 3.5 Limited repair works are concurrently planned for 2no. other areas of the main pitched roofs which will see re-adjustment of limited slipped flashings and slates. No new material is expected to be required for these small-scale repairs.

4.0 THE IMPACT ON THE ASSET

- 4.1 The external appearance of the asset will be minimally affected.
- 4.2 Internal appearance will not be affected by the proposed works. Due to its location and height, the flat roof is only visible from the balcony of Flat 401 and very minimally from other limited vantage points.
- 4.3 As existing copings and guttering will be re-instated after temporary removal; there will be no harm to the heritage value of the listed building.
- 4.4 No additional access or short-term maintenance is likely to be required. General maintenance can be continued in the usual way.
- 4.5 There is a small number of scaffold edge protection poles fixed to external façades within the lightwell, presumably to provide historic edge protection. If redundant, these scaffold poles will be removed and fixing holes made good with a colour matched lime-based mortar.

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5.0 SUSTAINABILITY

- 5.1 The proposals should not adversely affect any of the buildings natural heating or ventilation systems.
- 5.2 The proposals will not affect the ongoing general maintenance required for the building but will prevent further damage to the internal decorations from ongoing water ingress to Flat 401.

6.0 CONCLUSION

- 6.1 Elements of historic significance to the building are understood to be primarily limited to external features as well as a timber spiral staircase internally. However, the proposed roofing works will not impact any of the historic fabric by careful re-installment of existing materials following replacement of the small flat roof covering.
- 6.2 The proposed works are a consequence of the flat roof covering coming to the end of its natural life and as a consequence causing water ingress issues into one of the flats below.
- 6.3 The proposals will not affect the visual impact of the building internally and will only have a minimal visual impact on the external elements in a location that is not visible from ground level.
- 6.4 Work sites are predominantly to areas with no historic status where previous modern renovations have likely been undertaken, on more than one occasion.

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APPENDIX A

FLAT ROOF WORKSITE IDENTIFICATION PHOTO

