

whitworth locke, manchester
facade cleaning + CCTV proposals
design, access and heritage statement

EDEN PROPERTY GROUP ferguson mann architects

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- NOTE: There will be no changes to the existing arrangements resulting from the proposals in this application.

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01
introduction

Purpose of this Report
This Design, Access & Heritage Statement has been prepared by Ferguson Mann Architects for Edyn Property Group in support of an LBC Application for the repairs to the facade at Whitworth Locke, Manchester, M1 6JD.

Brief
The property at Whitworth Locke has been subjected to repeated vandalism through graffiti, along the canal path where there is less natural surveillance that would prevent or discourage anti-social behaviour. Therefore, a programme of remedial works is required to clean and protect the affected surfaces from future graffiti, plus the applicant seeks listed building consent to install CCTV cameras on the facade.

The external facade comprises red brick with red sandstone dressing and stone window surrounds, refer to the drawings that accompany this report.



02
site description

Location
Whitworth Locke is located by the Rochdale Canal by Princess Street within Manchester's former warehouse district. Refer to the plan below.

Building Description
The existing Grade II listed 6-storey building is an Aparthotel. The hotel is made up of four blocks which were built in separate phases; Central House, Dominion House (made up of two buildings) and Johnson House. Today at their centre is a modern glazed atrium which was once an open street known as Galbraith Street. This part of the building does not benefit from natural surveillance, which has led to vandalism by graffiti on the lower section of the north facing elevation of the building along the Rochdale canal.

Previous Uses
It was originally a shipping warehouse for Galbraith and Company, and was built in 1880. The architects were Corson and Aitken, who designed the building in the Scottish Baronial style. It was renovated in 1989.

Surrounding street and townscape character
The hotel lies at the junction of Princess Street with Whitworth Street, both busy arterial routes running through the City Centre. The other buildings in close proximity to the site are of a similar scale. Victorian architecture is predominant with majority of the buildings dating from late 19th century. On the northern side of the canal, opposite the site lies the Grade II listed Winser Street former power station and Grade II listed Lioness House. Across Whitworth Street, to the south, lie the Grade II* listed India and Lancaster Houses.



Fig 1: Location map
Fig 2: View of the building from Princess Street

Proposed drawings

The proposed facade works' descriptions are shown on the following pages. Drawings below are illustrative, see full sized drawings attached with the application for details. Please note that permission to use these drawings has been obtained from the applicant.

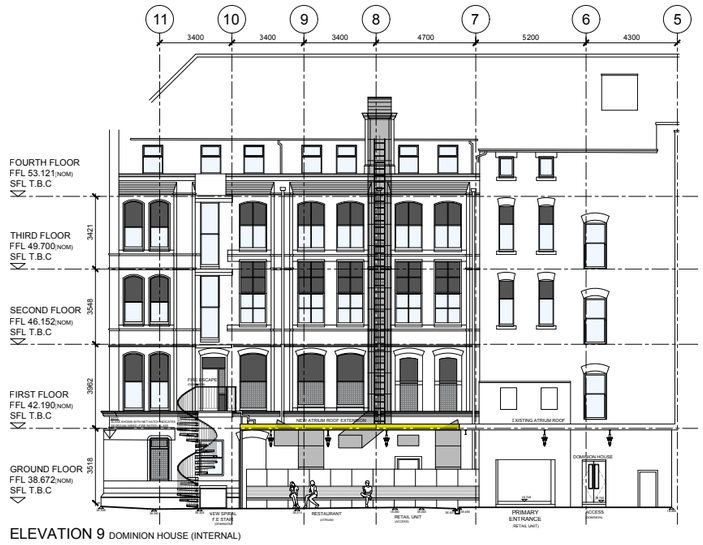
The drawing below illustrates the extent of the cleaning proposed. Full details of the specialist cleaning methods are included in this LBC application.

03
design

proposed facade works (graffiti cleaning)



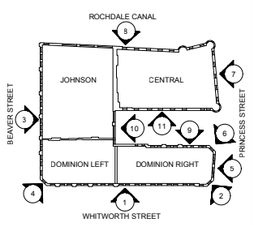
ELEVATION 7 PRINCESS STREET



ELEVATION 9 DOMINION HOUSE (INTERNAL)



ELEVATION 8 ROCHDALE CANAL



KEY LOCATION PLAN (NTS)

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11875 - 001
2025 LBC PROPOSAL

- Extent of graffiti removal
- Extent of anti-graffiti coating
- Proposed CCTV cameras

C	UPDATED PLANNING ISSUE CENTRAL HOUSE PRINCESS ST FACING CORNER TURRET & JOHNSON HOUSE CANAL BEDROOM WINDOW CLEAR GLASS TOP PANES REVEALED. CENTRAL HOUSE NEW BASEMENT BEDROOM WINDOW WORKS IDENTIFIED. KEY UPDATED TO SUIT. CENTRAL HOUSE BASEMENT CANAL WINDOW SECURITY BARS IDENTIFIED AS TO BE REPAINTED.	HJ	RW	14.02.18
B	PLANNING ISSUE	DG	RW	21.11.17
A	PLANNING ISSUE	DG	RW	11.09.17
rev	description	drawn	auth	date

GENERAL NOTES:

THIS DRAWING IS BASED ON HAYCOCK & TODD MEASURED SURVEY, RECEIVED 07.05.17.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

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ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

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FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

TO BE READ IN CONJUNCTION WITH:
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- LRW L(26) CODE AS EXTG. ELEVS
- G+P DAS

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- = DENOTES NEW CLEAR GLAZING UNIT/ DOOR AS PER 7664 -A(31) CODES
- = DENOTES EXISTING CEMENTITOUS BACKING BOARD REMOVED INTERNALLY FROM EXISTING EXTERNAL GLASS PANE TO RE-INSTATE FULL HEIGHT WINDOW HEIGHT. 'SOLARFILM' TO BE APPLIED TO INSIDE FACE OF REVEALED WINDOW PANES

CCTV - ALL CCTV TO BE NEW CAMERA DEVICES

SCHED. OF EXTERNAL REPAIRS:

- REMOVE ALL SIGNAGE AND MAKE AREA GOOD.
- REMOVE ALL OLD CCTV & EXTERNAL LIGHTING AND MAKE AREA GOOD.
- REMOVE ALL VEGETATION PRESENT.
- MAKE GOOD OF GUTTERING WHERE REQUIRED.
- EXISTING/ BROKEN STEPS TO BE REPLACED OR REPAIRED.
- ALL EXTERNAL RAINWATER GOODS ON CENTRAL HOUSE TO BE CAREFULLY REMOVED & REPLACED WITH NEW METAL PRODUCTS.
- REMOVAL OF ALL GRAFFITI USING A BRICK CLEANER AND POWER WASHING.

rev	description	drawn	auth	date

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client	SACO		
project	THE ATRIUM MANCHESTER		
project no	7664	drawing no L(20)11	rev C
description	AS PROPOSED ELEVATIONS SHEET 2 OF 3		
scale	1:100@ A1	date drawn 18.07.17	drawn by MS
authorised by	RMW		

S:\7664\Design\CAD\Sheet\Sheet Set\C\7664-L(20)11-C.dwg Tabloid Landscape

status of issue: planning ● building regs ○ tender ○ comment ○ approved ○ construction ○

Cleaning is proposed to the basement storey of the north elevation only. Other facades shown for context only.

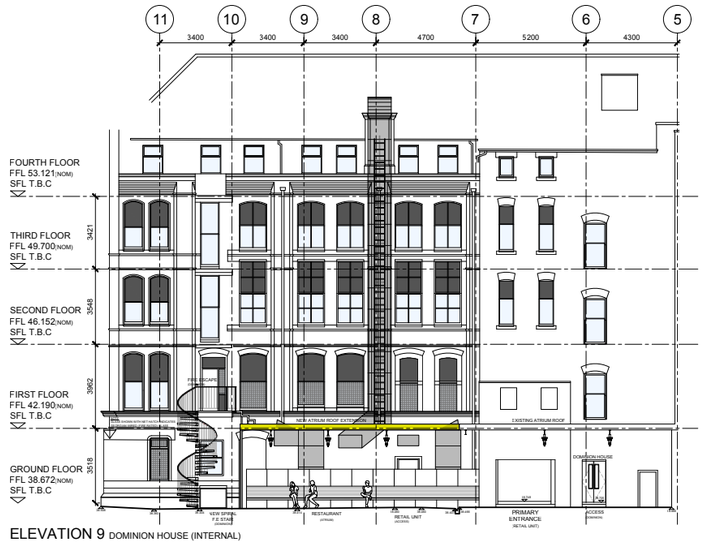
The drawing below illustrates the extent of the protective anti-graffiti coating. Full details of the coating methods are included in this LBC application.

03
design

proposed facade works (anti-graffiti coating)



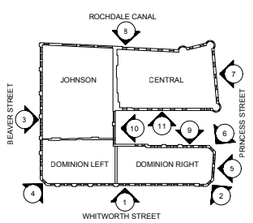
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ELEVATION 9 DOMINION HOUSE (INTERNAL)



ELEVATION 8 ROCHDALE CANAL



KEY LOCATION PLAN (NTS)

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11875 - 002
2025 LBC PROPOSAL

Extent of graffiti removal

Extent of anti-graffiti coating

Proposed CCTV cameras

	description	drwn	auth	date
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- REMOVAL OF ALL GRAFFITI USING A BRICK CLEANER AND POWER WASHING.

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client: SACO
project: THE ATRIUM MANCHESTER
project no: 7664 | drawing no: L(20)11 | rev: C
description: AS PROPOSED ELEVATIONS SHEET 2 OF 3
scale: 1:100@ A1 | date drawn: 18.07.17 | drawn by: MS | authorised by: RMW
file: C:\Revit Central\7664_RW_CENTRAL Revit Dec'17.rvt | Tekla Edition
status of issue: planning ● | building regs ○ | tender ○ | comment ○ | approval ○ | construction ○

Protective coating is proposed to the basement storey of the north elevation only. Other facades shown for context only.

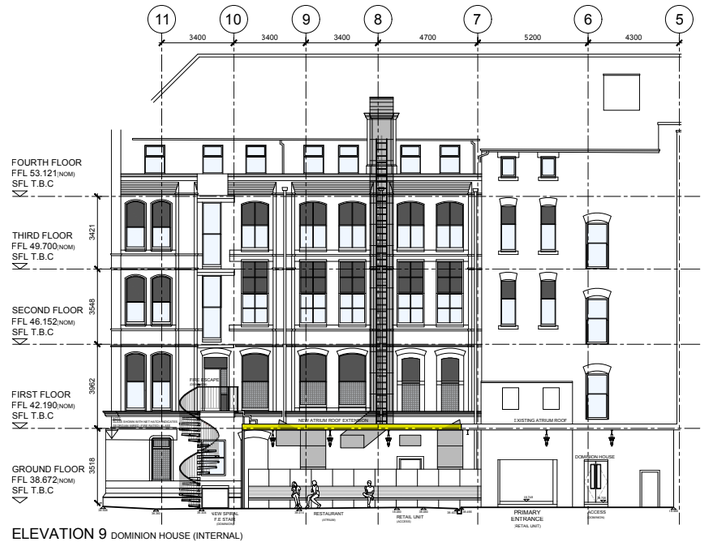
The drawing below illustrates the discreet location of 3.no CCTV cameras that will be mounted on the facade. Full details of the cameras are included in this LBC application.

03
design

proposed facade works (CCTV cameras)



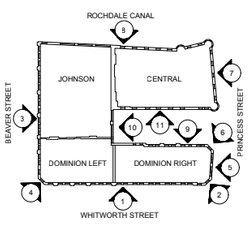
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ELEVATION 9 DOMINION HOUSE (INTERNAL)



ELEVATION 8 ROCHDALE CANAL



KEY LOCATION PLAN (NTS)

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11875 - 003

2025 LBC PROPOSAL

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- Extent of anti-graffiti coating
- Proposed CCTV cameras

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file: C:\Revit\projects\R13_CP\21\Revit\Sachs\SACO
status of issue: planning / building regs / tender / comment / approved / construction





1



2

Fig 1: Proposed CCTV camera and wall support

Fig 2: Exisitng graffiti on north elevation

Installation of CCTV cameras is proposed to the basement storey of the north elevation only. Other facades shown for context only.

NOTE: There will be no changes to the existing arrangements resulting from the proposals in this application.

04
access

05
heritage statement

heritage context

Surrounding Area
The Application site is bordered by Listed buildings towards the north and south. See the map opposite.

The site is seen in key views as foreground or backdrop to the other buildings defining the character of the city. Any exterior works are minor, therefore the proposal will not detract from the character of the surrounding area.

Description
Whitworth Locke, previously known as Central House, was built in 1880 and renovated in 1989. It was Grade II Listed in 1974 and is described in the English Heritage Listing as follows:
"*Red brick with red sandstone dressings, steeply-pitched slate roof with obelisk finials. Almost rectangular plan at right-angles to street and parallel to Rochdale Canal on north side. Scottish Baronial style. Four storeys with basement and attic, a 5-window range between large corner tourelles which rise from moulded corbels at 1st floor and terminate in slated conical spires at attic level; with a sill-band to ground floor, string-course to 1st floor, sill-band to 2nd floor, string-course over 3rd floor, and attic dormers breaking through the eaves, the 2nd and 4th with crow-stepped steeply-pitched gables finished with coupled cylindrical chimneys. Heavily-moulded doorway next to right-hand tourelle, with balustraded balcony over; 1st-floor windows of 1:2:1:2:1 lights (the outer ones smaller), otherwise single-light sashes on all floors, those at 2nd floor segmental-headed; attic windows with moulded stone architraves.... Rectangular lancet windows to the tourelles. INTERIORS: Not inspected.*"



Site Boundary
Listed Buildings

Manchester 'Historic England' - Listed Buildings



'Historical Maps of Manchester' 1920



'Historical Maps of Manchester' 1860

05
heritage statement

heritage assessment and significance

Heritage Impact Assessment

This assessment follows best practice set out in current Historic England guidance (Historic England 2019 Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12). The criteria used to for assessing significance is that set out in Historic England's Conservation Principles, Policy & Guidance (2008).

The assessment is based on the results of documentary research and a visual inspection of the site and buildings. No archaeological investigations have been undertaken.

The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest.' Understanding and articulating the values and significance of a place and its component parts is essential to effective conservation and management as the identification of elements of greater or lesser significance, based on a thorough understanding of the site, enables proposals to be developed that safeguard, respect or even enhance the character and cultural values of the site.

Statutory designation is the legislative framework within which significant historic places are identified in order to protect them. However, to establish a more detailed and objective understanding of individual historic sites, Historic England's Conservation Principles, Policies and Guidance (2008) has identified a criteria for assessing significance based on four different value groups as summarised in the following paragraphs.

Evidential Value: derives from the potential of a place to yield evidence about past human activity. Physical remains are the primary source of evidence about the evolution of places and the people and cultures that made them. The evidential value is proportionate to their potential to contribute to our understanding of the past.

Historical Value: derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This may be illustrative of some aspect of the past or may be associative ie. associated with an important event or person(s).

Aesthetic Value: derives from the ways in which people draw sensory or intellectual stimulation from a place. This may be the conscious design of a building, structure or landscape or it may be a result of how a particular place has evolved fortuitously over time.

Communal Value: derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Places often have commemorative and symbolic or social value for individuals and communities which may be associated with events or activities rather than any relationship to actual physical fabric.

It is clear from the Listing description that Whitworth Locke is considered architecturally and historically important. It is also clear that due to the relatively minor impact on the facade proposed in this LBC application, there is nothing of evidential historical aesthetic or communal value impacted by the proposals in this application.

Heritage Assessment

The table below contains FMA's assessment of the heritage significance of the proposals as well as justifications for these interventions.

Existing Features	Proposal	Heritage Impact Mitigation	Justification of Heritage Loss/Gain - Conclusion
Existing brick / stone facade	Cleaning of graffiti	The specialist cleaning system and methods that have been selected are specifically intended to be used on masonry facades and do not damage or alter the appearance of the substrate.	The removal of the current graffiti will reinstate the appearance of the Listed building as intended, therefore a Heritage gain.
Existing brick / stone facade	Application of new anti-graffiti coating	The specialist anti-graffiti coating that has been selected is a clear coating and does not damage or alter the appearance of the substrate.	The prevention of future graffiti will ensure the appearance of the building is protected and conserved, therefore a Heritage gain overall.
Existing brick / stone facade	Installation of new CCTV cameras	The location of the CCTV cameras is relatively discreet, not really visible at street level, nor are they located on the principle elevations. The cameras could be removed in future therefore an easiliy reversible alteration, with the small cable routes through the facade able to be made good.	The prevention of future graffiti and other anti-social behaviour that could damage the building will ensure the building is protected, balanced against the relatively minor negative impact on the facade by the CCTV cameras, therefore a Heritage gain overall.

06
conclusion

Conclusion

On balance, the proposal would not be seen as detrimental to the significance of the Heritage Asset or its setting within the surrounding listed buildings. The opportunity to restore the elevation and prevent any future vandalism should outweigh any other considerations.

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