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HERITAGE STATEMENT ADDENDUM

08-16 NEWTON STREET, MANCHESTER

REVISION	-
DATE ISSUED	JULY 2025
PROJECT REF.	1665

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

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1.0 INTRODUCTION

This is an addendum to the existing Heritage Statement prepared for 08-16 Newton Street. It follows application Ref. No: 118678/LO/2017 and relates to amendments to that application.

The History and Significance of this Grade II listed former warehouse is set out in the original Heritage Statement from 2017. This document concerns proposals and impact of specific items only. Refer to drawings accompanying the report.



2.0 PROPOSALS + IMPACT

Proposals relate to changes to existing application and items are numbered to cross-reference the accompanying submitted drawings.

BASEMENT

BS014 Proposed new glazing within existing blocked up opening.

NEUTRAL

There is evidence of former opening,subsequently been infilled. Reinstating the opening is a return to a previous form. Insertion of glazing retains the quality of ‘void’ and ‘solid’ and ensures separation whilst allowing for visual connection.

BS015 Relocation of proposed wall.

NEGLIGIBLE

In relation to approval 137013/LO/2023

The basement former unit 3 will no longer contain numerous divisions to form shower and will remain mostly open. There is a minor relocation of the wall to form the drying room. A partition was already approved, the current proposal is to move that wall back. The impact upon significance is considered to be negligible.

BS016 Existing doorway to be infilled.

NEGLIGIBLE

The door in the basement is of no specific heritage value and is considered to be a later addition. This area has been subject to various changes over time and the doorway, though existing, has no particular features. The door is to be removed and the doorway infilled. This is necessary in order to provide a safe escape route, which is critical to the occupation of the building. This change is considered to have negligible impact upon the heritage significance of the listed building and is needed in order to ensure regulations are met. The other remaining entrance to this room is to be retained.



Image: Basement plan with amendments highlighted in red.

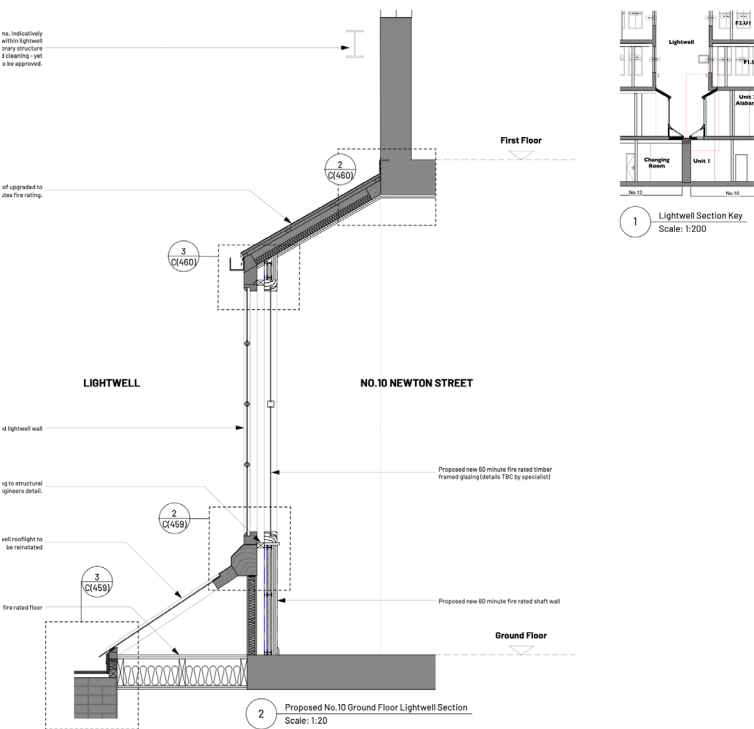


Image: Lightwell proposals.

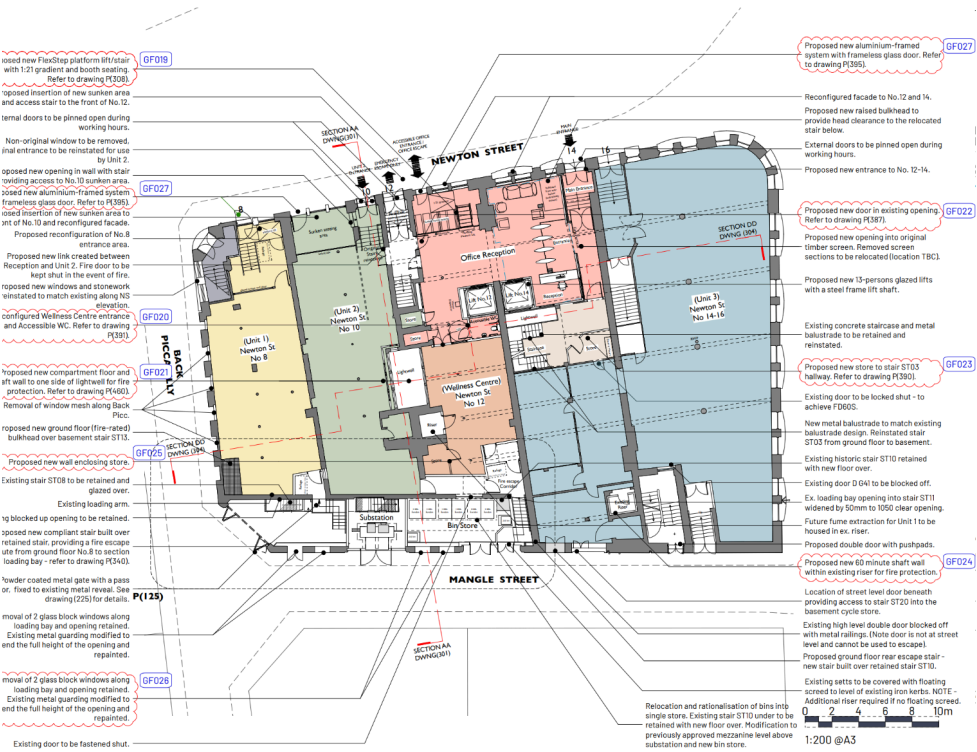


Image: Ground floor with amendments highlighted in red.

GROUND FLOOR

GF019 Proposed new FlexStep platform lift/stair with 1:21 gradient and booth seating

NEUTRAL

Approved lift and separate steps arrangement- amended to FlexStep platform lift/stair, moved to the opposite end of edge and with booth seating added in space. The combined stair/lift will be less intrusive than two separate items already approved. The solution is neater and impact upon significance is considered to be neutral. A slight gradient is to be introduced to the new floor. This is minor and the impact is negligible.

GF020 Reconfigured wellness centre entrance and accessible WC.

NEUTRAL

Sections of existing fabric including timber partitions and mesh doors found stored on site, to be modified and reused to form wellness area entrance. This approach re-uses existing historic fabric and retains aesthetic character.

GF021 Proposed new compartment floor and shaft wall to one side of lightwell for fire protection.

MINOR ADVERSE

The existing lightwell has projecting sections of single pitch roof covered in lead with windows, and pitched rooflight at first/ground floor levels.

In order to create a fire-rated barrier between the floors, it is necessary to infill a section of ground floor/ basement beneath the rooflight with a 60-minute fire rated floor piece. In addition, to one side of the lightwell, a new fire rated shaft wall is required along with additional fire rated timber-framed glazing fitted parallel to the existing openings at ground floor level (see section). Existing lead roof is to be upgraded to provide 60 mins. fire protection, the ground floor existing glazed rooflight will remain.



Image: Lightwell.

The fire rated glass will ensure the lightwell remains visible. There is a degree of harm as a result of the infill below the rooflight, but the need for fire protection to allow re-use of the building is considered to outweigh this.

GF022 Proposed new door in existing opening.

NEUTRAL

The door is an alternative to the previously proposed fire curtain. The fire door is timber and glass, in a style considered suitable and in-keeping with the listed building and matching other new doors.

GF023 Proposed insertion of store to ST03 hallway.

MINOR ADVERSE

Storage area created within stair hallway, ground floor level. The walls are to be plasterboard, skimmed and painted with access door fitted. To ensure there is no harm to existing ceilings, storage area will not run to the full height and will be fitted with lid.

There will be a resulting subdivision of the space, though this is limited. In mitigation, walls will not meet the ceiling, ensuring dimensions and fabric are protected.

GF025 Proposed new wall enclosing store.

NEUTRAL

Addition of partition walls. These are reversible changes, limited in size and in a location with no special features.

GF026 Removal of 2 glass block windows to loading bay, openings retained and existing metal guarding to be retained and extended to suit opening.

MINOR BENEFICIAL

Glass blocks are a later addition, thought to date from mid-20th century. Removal of the same has already been approved in adjacent openings. The opening will be retained and can be easily read. The addition of metal railings will continue a the detail found to existing openings on this elevation.

GF027 Proposed new aluminium-frame with frameless glass door.

NEUTRAL

Doors in timber frames were approved. This design is not suitable due to thickness of timber frame required. To maintain slimer frames which retain more visual consistency with windows to this elevation, aluminium finished in the same colour as windows is proposed as a frame. The mid-horizontal will be formed with manifestatiton to ensure the appearance is kept uniform.

GF028 Proposed black powder-coated metal railing gate set in front of proposed substation door (black powder-coated fully-louvred aluminium double door). Railing to be fixed to loading bay opening reveal and approved masonry wall.

MINOR BENEFICIAL

The use of black paint will mitigate the visual impact of the substation wall. The addition of metal railings will ensure the opening can still be read, and they are in harmony with those used in surrounding openings and are considered an appropriate design response.



Image: Proposed new glass/aluminium framed door locations.

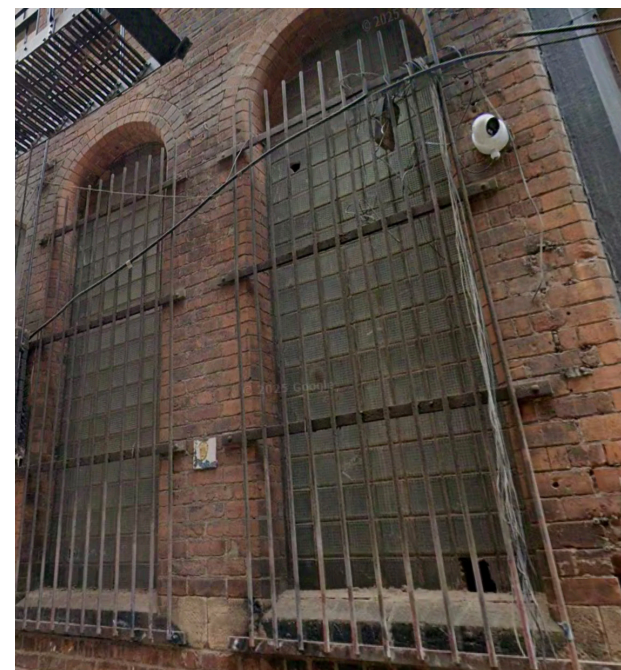


Image: GF026 Existing glass blocked openings to Mangle Street.

UPPER FLOORS

GF024 1F008 2F005 3F005 Proposed new 60-minute shaft wall within existing riser for fire protection.

MINOR ADVERSE

Number 14 – The existing former hoist feature in number 14 is a vertical opening enclosed within masonry walls with full sized metal access doors at each floor.

In order to ensure this feature can be reused as a vertical riser, it requires a 60min fire rating. There are only two ways to achieve this- one is by adding additional walls to the outer side, disrupting the doors, the room and the housing of the hoist run. This is considered to exert a higher level of harm than the alternative of inserting a frame within the existing structure.

The proposal requires a frame with metal grating floor at each level, through which services can run. The frame will be fixed to the brick wall on one side and bolted to the joists on the other. There is a level of harm to existing fabric with penetrations required, though the amount of fabric impacted is limited, and the changes are not visible from beyond the hoist. The less than substantial level of harm is considered to be justified on the basis that the fire rating measures are necessary, the alternative external cladding would

exert more harm and the hoist represents a sensible position for service riser runs, eliminating the need for further cutting through floor and ceilings.

1F006 Proposed 2no. steel beams at ground floor level within the lightwell to support future temporary structure required for maintenance and cleaning.

MINOR ADVERSE

As works on site have progressed, it has been revealed that the layout of this area differs slightly to original assumptions. The spanning mesh grid to allow for maintenance and servicing cannot be fixed as per the approval as there is no flat wall to allow for attachment. To address this issue, and provide ongoing maintenance access, the proposal is to add two steel beams which will act as a base, on to which a temporary platform can be constructed and removed as required. The necessary works comprise two penetrations, of limited size, made into the walls on either end of the lightwell to house the beams, which sit on a concrete padstone.

There is a limited degree of harm by fixing into historic fabric, though the previous grid structure would also have required brickwork fixing. There is no logical or practical alternative and in mitigation, the two beams are visually less intrusive than the approved metal mesh deck. On balance, the access to the lightwell for

servicing and maintenance, keeping the area in good order, is considered to outweigh the limited degree of harm caused and the proposal is considered justified.

2F003 Proposed new partition between meeting rooms (form to follow partitions strategy)

NEUTRAL

New partition to be added to form two meeting rooms at floor 2 .The partition is positioned to avoid windows and will be identifiable by inclusion of a shadow gap. The upper floors have been subjected to a series of partition insertions and removals over their lifetime and there is not considered to be any level of harm to significance resulting from this change, which is limited in scale.

1F007, 2F004, 3F004 Proposed reconfigured internal partitions (form to follow partitions strategy)

NEUTRAL

A number of historic partitions are being re-used within the office spaces, forming partitions as oer the revised partition strategy. In addition, a division between meeting rooms to the first floor is proposed. These changes are limited, will re-use existing fabric, are considered appropriate and will not result in any degree of harm to significance.

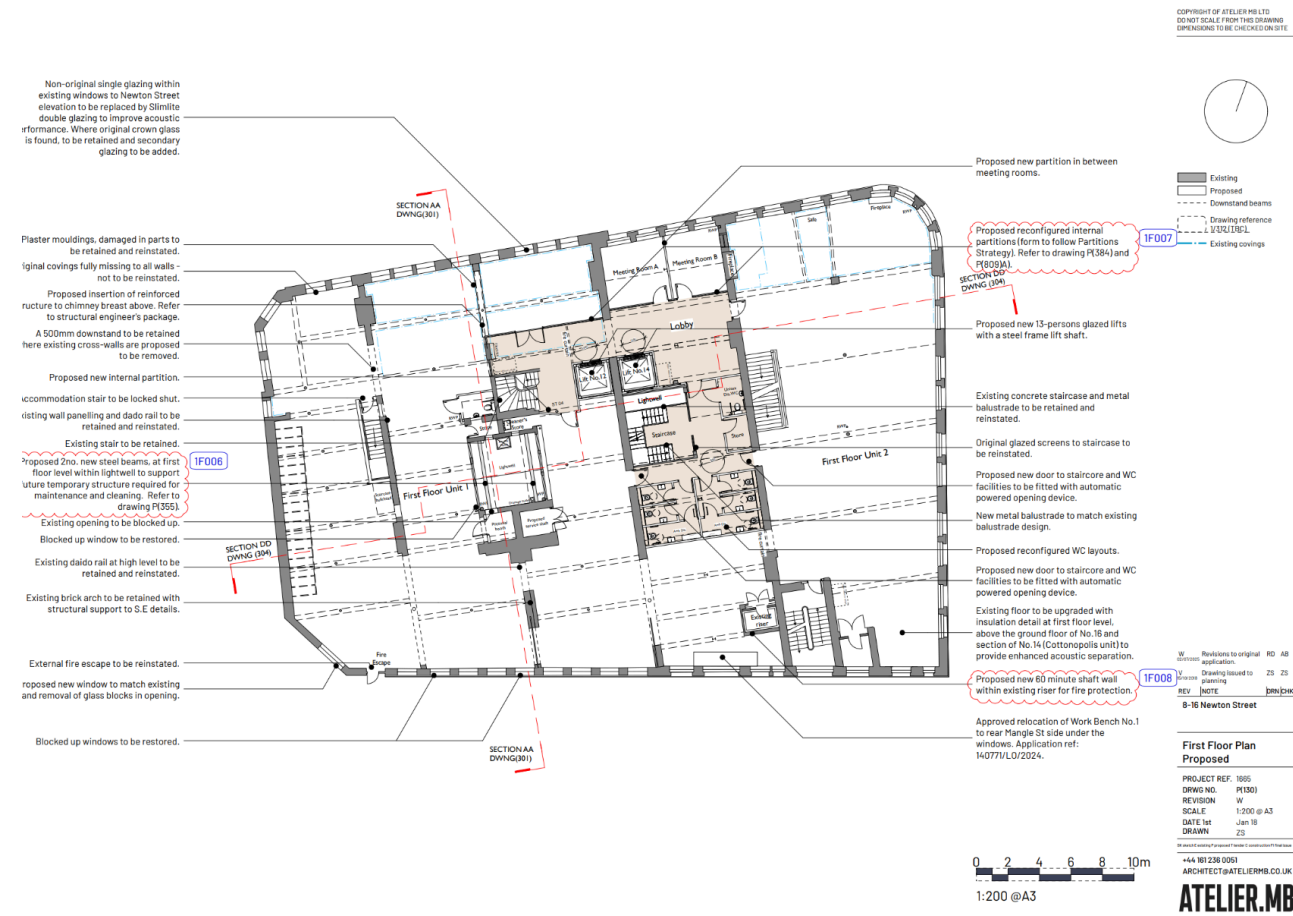


Image: First floor with amendmments highlighted in red.

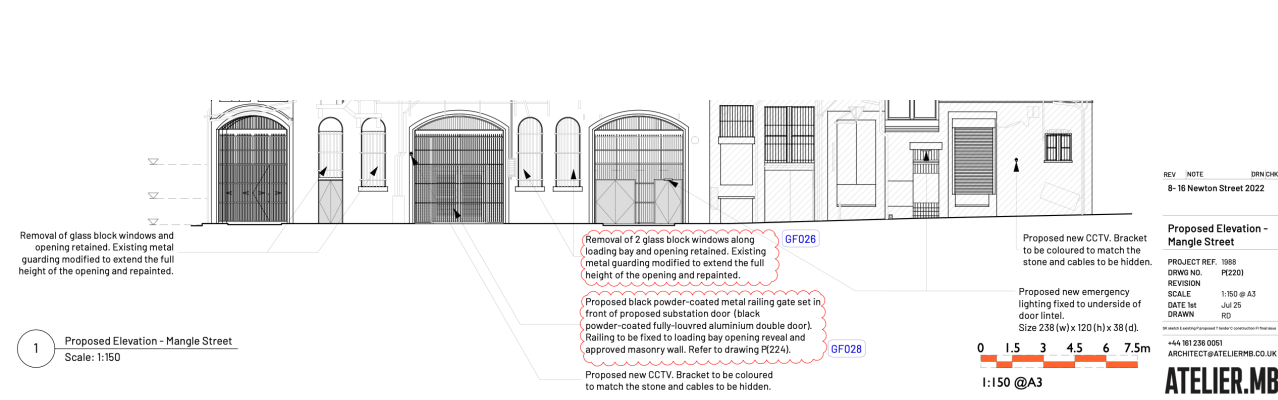


Image: Proposed treatemnt of sub-station entrance, Mangle Street.

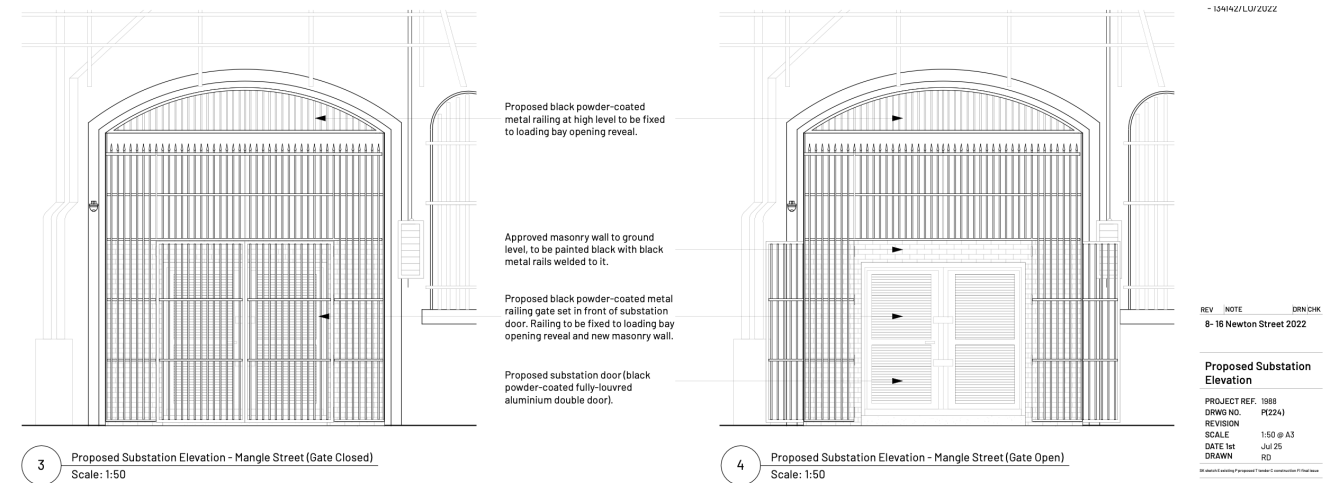


Image: Proposed treatemnt of sub-station entrance, Mangle Street.

2F006 Re-use of existing historic work bench within second floor space.

MINOR BENEFICIAL

Previously intended to be reused in the WC area, this inspection table will now be relocated under the rear widows of the Mangle Street elevation. Its retention is viewed as a positive enhancement to evidential and historical values.

2F007 Reconfiguration of already approved WC layouts and alteration of drawings to reflect existing on site.

NEUTRAL

2F008 Removal of non-original partitions.
NEUTRAL
Timber partitions are of no special architectural or historic significance and of poor quality, being an adhoc addition.

3F006 Existing opening to be blocked up.

NEUTRAL

Opening is non-original and its blocking has no impact upon significance.

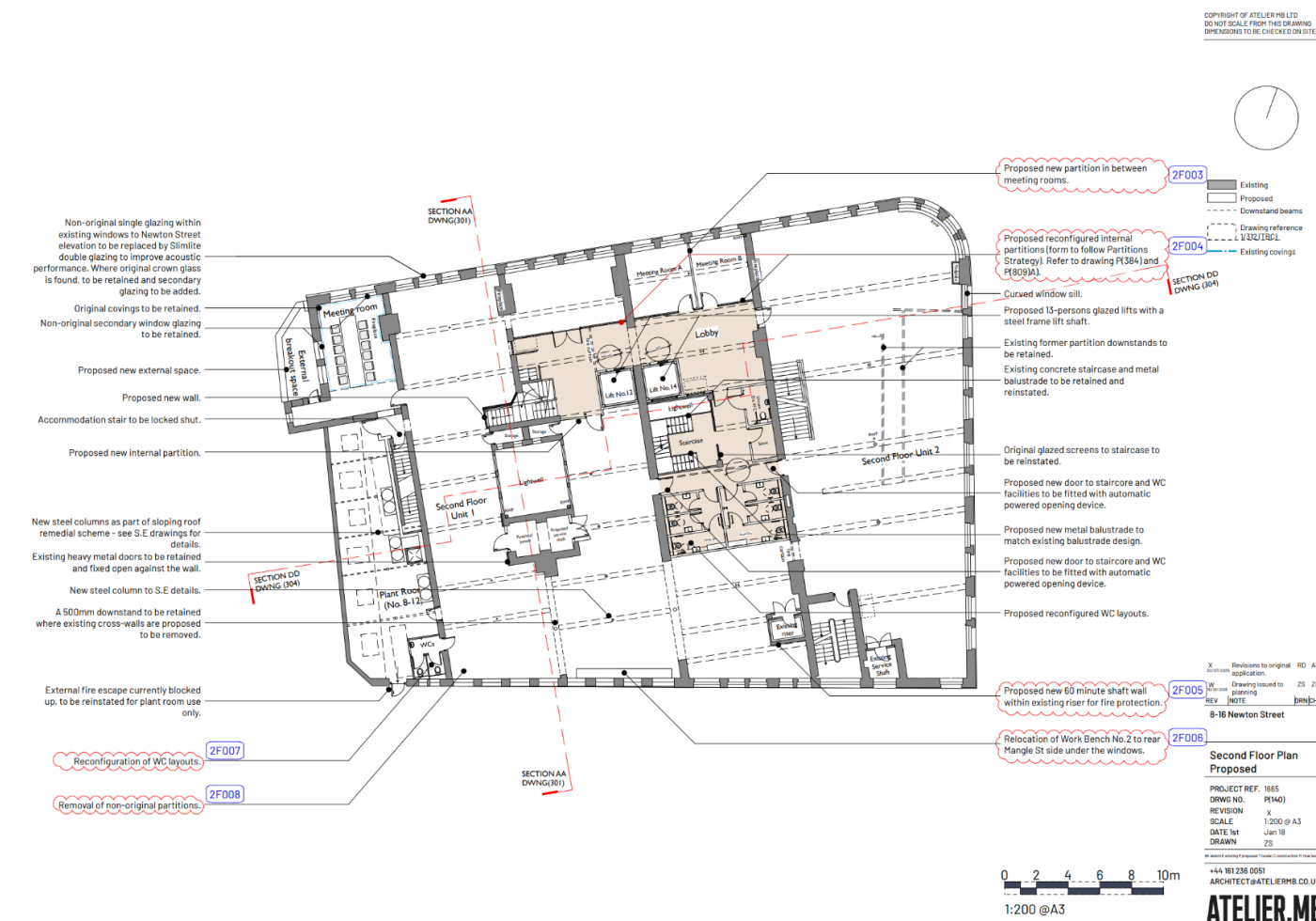


Image: Second floor with amendments highlighted in red.

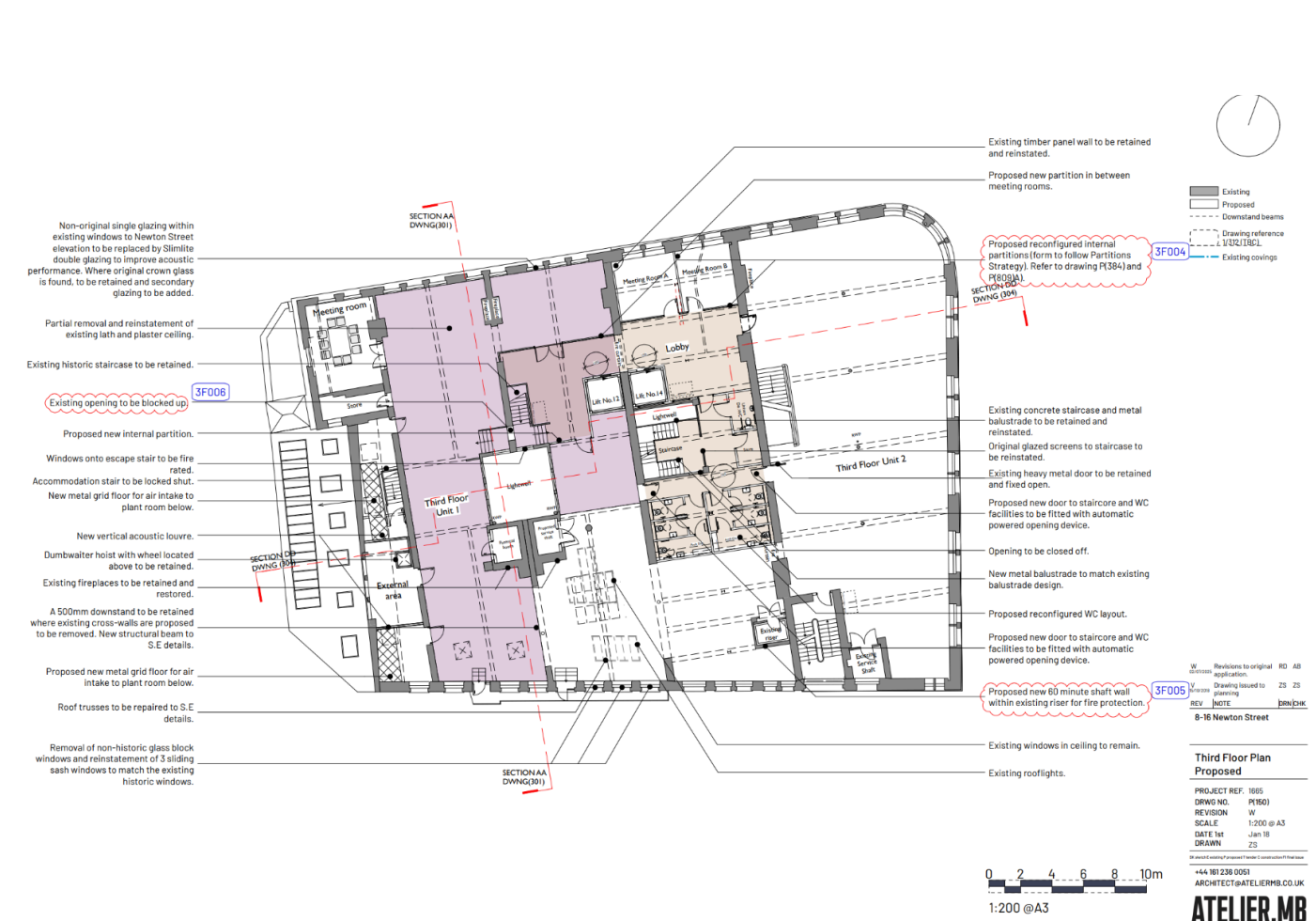


Image: Third floor with amendments highlighted in red.

3.0 PLANNING CONTEXT

The main heritage planning considerations affecting this site are its Grade II listed status and its position within the Stevenson Square Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2023). Local planning policy is set by Manchester City Council.

Statutory legislation states that special regard should be given to ‘the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.’ Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

This report meets the requirements of NPPF, paragraph 207, ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’.

Paragraph 210 states,

‘In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.’

The high significance of this complex of buildings will be retained and enhanced through ongoing improvement. Works are considered compatible with historic fabric and the retention of key features such as wall, window openings, entrances and internal features makes a positive contribution to local character and distinctiveness. The viable re-use of these buildings is of great public benefit, as part of the street scape, the Conservation Area and in terms of conserving the listed asset.

Paragraph 212 states, ‘When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.’

Proposals have been designed to work with the historic features and fabric, with modern intervention only proposed where it is necessary to create viable, modern, and accessible office space.

Paragraph 215 states, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.'

Proposals are considered to result in an impact upon significance which is low on the overall scale, though it is recognised that there are limited instances which are classed as 'less than substantial harm'. In these cases mitigation has been applied and the least harmful solution proposed, with priority given to the retention and protection of significance. The buildings are an important component of the Conservation Area and of the Northern Quarter/Piccadilly area. They represent a good example of their kind and have typical key characteristics of their typology and date. The most important elements such as external elevations and entrances, loading bay, lightwell, internal spaces and features, will remain and be enhanced. Limited areas of loss or intervention to existing fabric are not considered to be detrimental to the overall understanding and appreciation of the asset. The benefit of bringing a long-term use and ensuring the reuse of the building meets the relevant requirements outweighs the limited less than substantial harm.

Sustainability is a key overarching aim of NPPF and this application is a positive response to that, seeking to re-use existing fabric wherever possible and to make sensitive and minimal intervention to allow for adaptation to new use.

Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

The proposals are considered to accord with local and national policy.

4.0 CONCLUSION

The building has heritage significance, as evidenced by its Grade II listing.

Recent refurbishments have sought to enhance original fabric and remove inappropriate and non-original interventions.

Proposals seek to ensure the internal spaces can be put back into long-term viable end use, meeting the needs of modern office users. Changes will have a minor impact upon the space and are not considered to exert anything other than a low degree of harm, which is at the minor end of 'less than substantial'. This harm is considered justified on the basis that it is outweighed by the very positive benefit of bringing the space back into long term viable end use and of lowering the potential risk of fire spread.

The evidential and historical significance of the interior will be retained and the space will still be readable in its original intent. Historical features will be protected and proposals have been designed to work alongside historical features and existing character and are both appropriate and sympathetic in nature. They are considered to accord with local and national policy.

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