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DESIGN AND ACCESS REPORT

GROUND FLOOR 16 NEWTON STREET

REVISION

DATE ISSUED

PROJECT REF.

JUNE 2025

2070

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement has been written to accompany a Listed Building Consent Application and planning for the Ground floor of 16 Newton Street, Manchester.

It was produced in June 2025 by Atelier MB.

This application relates to changes to the ground floor of 16 Newton Street only and the external facade to the rear.



1.2 LOCATION

The building is located within Manchester city centre, in the Northern Quarter area, close to Piccadilly Gardens. The main facade and entrances are on Newton Street and the block is set between Newton Street, Mangle Street, Back Piccadilly, and Dale Street.



1.3 DESCRIPTION AND HISTORY

The buildings at 8-16 Newton Street are former home trade warehouses, dating from the late 19th century. They are in two separate parts (8-12 forming one building and 14-16 a second) and together they form one block, with main elevations facing Newton Street. Both are in the same architectural style but they differ slightly in appearance and height. It is possible they were built for two different owners, but the fact that they share internal walls and read as one, indicates they date from the same period.

16 Newton Street does not appear on the 1851 map but is visible on the 1891 map. The listing dates the buildings as 1860-70, but there is no reference in the trade directory of 1879 when Hilton Street is listed as appearing straight after number 12, showing there was a different street layout. The buildings do appear in 1883. From the available evidence therefore, the buildings can be dated to 1879-1882. No reference has been found to the architect/s, nor has it been possible to locate any original drawings or plans within the Manchester Central Library archives.

There is no documentary evidence of internal layout, but it is almost certain to have followed the typical plan of home trade warehouses in the area and of this period.

It was common for floors to be sub-divided for different businesses. This kind of warehouse was particularly common around Portland Street (grander in form) and Dale Street (often smaller). The only identified reference with any detail for 8-16 Newton Street is the Goads Insurance Plan from 1886, which offers some information on structure and the roof. Following the decline in the textiles industry there was little need for warehousing of this nature in the city. The buildings continued in office and light manufacturing use in to the 20th century and each building was occupied by several individual tenants, the result of which has been an undocumented and piecemeal set of alterations, including a number additional internal partitions and walls and changes to windows and openings.

Extract from listing is included here,
SJ8498SE NEWTON STREET 698-1/29/248 (South East side) Nos.14 AND 16

GV II

Includes: No.36 DALE STREET. Manufacturers' warehouses and agents' offices, now shops, etc. Late C19, altered. Red brick in Flemish bond (part painted white), with sandstone ashlar plinth and dressings, slate roof. Trapezoidal plan with rounded corner to Dale Street. Basement, 4 storeys and attic, No.14

having a narrow 4-window façade treated as one wide bay, and No.16 to the left a wider 6-window facade in 3 bays; with a high plinth (interrupted by basement openings), cornice to ground floor, string courses to the upper floors, a moulded stone cornice over the top floor on thin brick brackets, and a parapet with chimneys over 2 piers of No.16. Doorways adjacent to the junction, tall, with panelled doors, square overlights, and cornices on elongated consoles; No.14 to the right has 3 sashed windows at ground floor and 4 on each of the next 2 floors, with continuous stone lintels; No.16 to the left has altered windows at ground floor, sashed windows on the next 2 floors with stone lintels to each pair; both have coupled sashed windows at 4th floor and square dormers in a mansard roof. The fenestration of No.16 carries round the curved corner and continues in the 5-bay side to Dale Street, with chimneys over 4 piers, and 2 dormers. Interior not inspected. History: occupied c.1905-13 by various manufacturers' agents, No.14 by Horrocks Crewdson & Co. Listing NGR: SJ8460698288
SJ8498SE NEWTON STREET 698-1/29/247 (South East side) Nos.8, 10 AND 12

GV II

Warehouses, workshops and offices, now shops and offices. c.1860-70; altered. Brown brick with some polychromy, sandstone dressings (roof not visible).

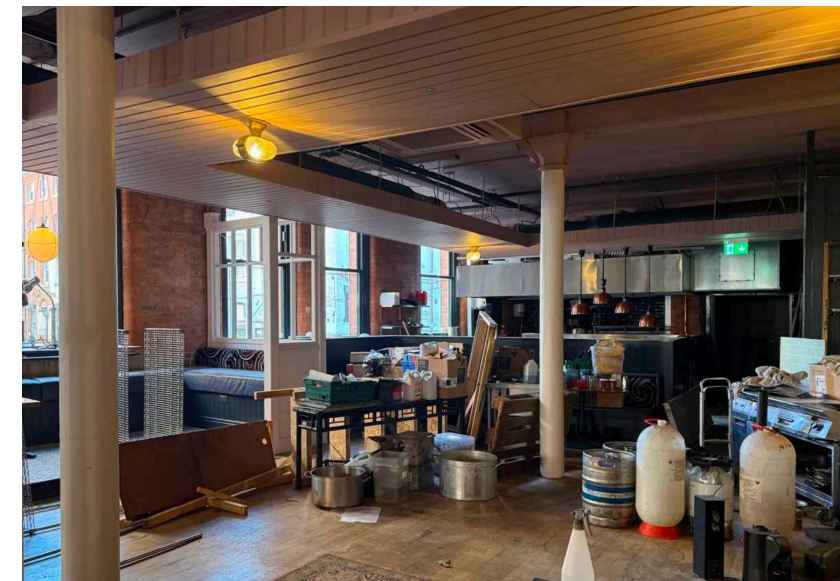
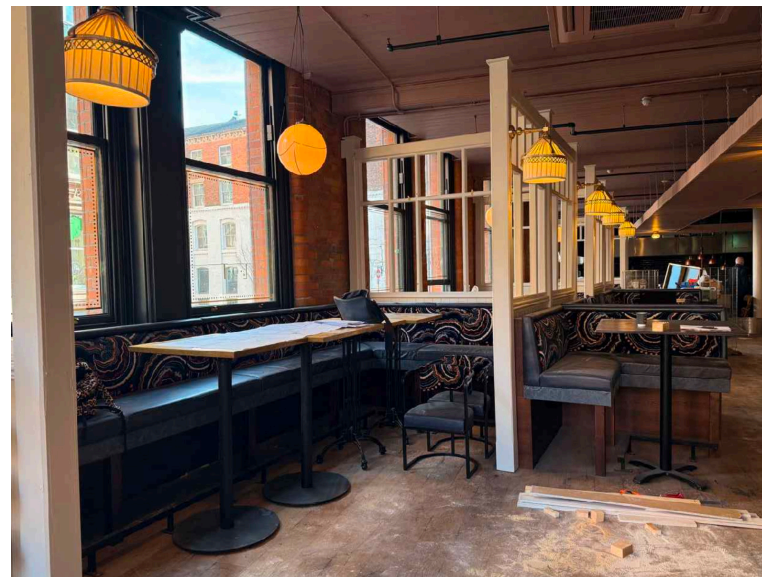
Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet. The ground floor has coupled doorways in the 2nd bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads (rounded intrados with pointed extrados), and linked hoodmoulds, and a large mullioned 3-light window to the left (tripartite basement openings below); but is otherwise altered by C20 shop fronts, with numerous large signboards attached. The upper floors have 3-light windows with brick mullions in the 1st and 3rd bays, coupled windows in the 2nd and 4th, those at 2nd floor with banded arched heads and linked hoodmoulds, and all sashed. Prominent cornice and panelled parapet. The right-hand return wall has a 2-storey canted bay (altered at ground floor), arched windows at 2nd floor, and a gabled arched window at 3rd floor. Rear and interior not inspected. History: occupied c.1905 by umbrella manufacturer, sewing machines, etc. Included for group value.
Listing NGR: SJ8458498270

Please refer to heritage statement for further details.

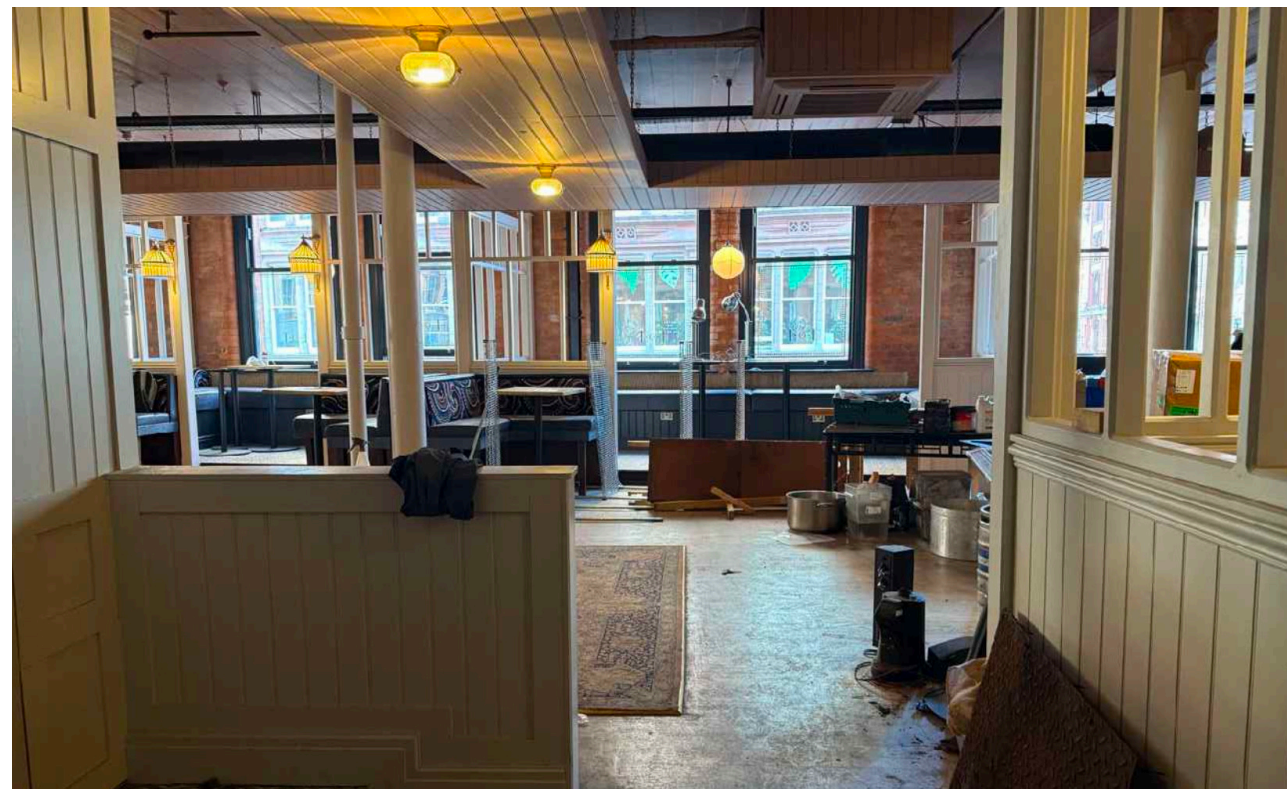
1.4 BRIEF

The brief was for the refurbishment of the premises to accommodate the existing bar use albeit with new management, with minimal impact on the historic fabric of the building. This space had been trading as a bar for the past few years under the name Cottonopolis. Many of the fittings are to remain. This includes the WCs, and many of the fixed seating elements as well as some of the lighting canopies at high level.

The principle proposed change is the location of the bar, which was previously parallel with a wall, but will now be centrally located in the space.



Internal views of the premises as existing



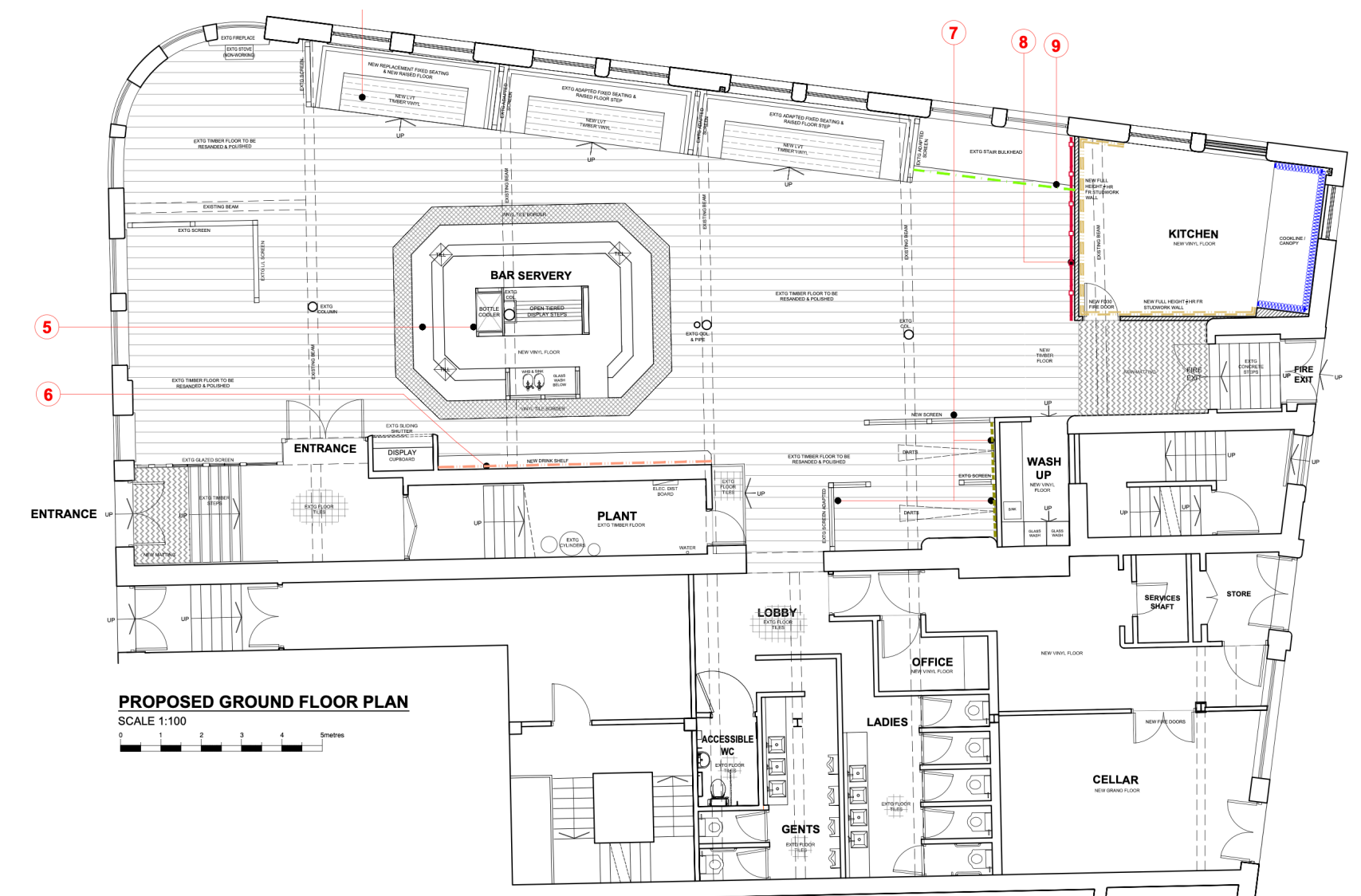
2.0 DESIGN AND ACCESS

2.1 DESIGN

The proposed works comprise:

- External Works (subject to planning permission):
 - Installation of a small, discreet louvre above an existing door on Paton Street to facilitate ventilation. The louvre will be finished in a colour and material sympathetic to the existing façade and will be fully reversible.
- Internal Works (subject to listed building consent only):
 - Removal of non-original fittings that do not contribute to the historic character of the building.
 - Insertion of a new freestanding bar located centrally within the space. This bar will be designed to be fully reversible and will not be fixed to any historic fabric.
 - Insertion of a new wall to separate the kitchen from the bar (previously open plan)
 - insertion of walls to form a darts area.

The design approach is conservation-led, ensuring that all interventions are minimal, reversible, and respectful of the building's heritage significance.



The new external louvre the rear of the premises on Mangle Street is necessary for operational ventilation and has been carefully located to minimise visual impact. Internally, the removal of non-original elements will enhance the legibility of the original plan form, while the freestanding bar will provide functionality without compromising historic features

Two other existing lovres will remain in use as an extract from the WC and an air supply duct to the kitchen.

Acoustic and odor reports are included in this application.

The works are described on the accompanying drawings and a full method statement is also included.

There will be a separate application for external signage.



Existing vent opening to be used for proposed bathroom supply duct

Existing vent opening to be used for proposed kitchen supply duct

Proposed kitchen extract duct

1 Mangle Street Elevation
Scale: 1:75



details of proposed and existing louvres to the rear

2.2 ACCESS

Access to the premises remains unchanged. The existing entrance on Newton Street will continue to serve as the main point of access. The internal layout will be designed to ensure inclusive access in line with Manchester's "Design for Access 2" standards.



Main entrance on Newton Street

3.0 CONCLUSION

3.0 CONCLUSION

The proposed works are modest, sensitive, and fully reversible. They are necessary to support the viable reuse of the building as a bar while preserving its historic character. The application complies with local and national heritage policies and seeks to enhance the long-term sustainability of this important listed building.

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