HERITAGE STATEMENT,
FOR THE FRONT DOOR RENEWAL AT
127 OLDHAM STREET, MANCHESTER,
M4 1LN

January 2025

STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4460-12-24
Version: 1

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1.0 INTRODUCTION

This Heritage Statement is regarding 127 Oldham Street, Manchester. Storm Tempest Ltd has prepared the statement on the instructions of the Riverside Group. The application is for permission to undertake the following works:

- Replace the front entrance door of the scheme.

The door requires replacement due to its age and visible disrepair, including damage to the exterior. This raises security concerns, particularly given the high-traffic nature of the location.

Replacing the door is essential to ensure the tenants' safety and security while promoting the property's longevity.

The existing door is considered modern and unsympathetic and does not reflect the local area's heritage. This provides an opportunity to improve the building's security and longevity and pay homage to the area's historical context.

127 Oldham Street is a combination of residential and commercial units. The property has four storeys, and the ground floor has been modernised as a storefront. The façade includes decorative cornices, window designs, and detailed masonry work.

The property is in the Manchester City Council “Smithfield” Conservation Area.

2.0 STATUTORY CONSTRAINTS

Conservation areas are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" They are designated by the local planning authority using local criteria.

The character and appearance of a conservation area are a product of many factors, including, but not limited to, buildings and building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping, and street furniture. The character can also draw on abstract notions such as sounds, local environmental conditions, and historical changes. These factors combine to create a locally distinctive sense of place worthy of protection.

Where several periods of historical development have defined an area, the the character of individual parts of the conservation area may differ. Contrasts between the appearance of the various parts and the combination of buildings of differing ages, materials and styles may contribute to the unique character of that area.

Conservation area designation does not prevent development from taking place. Instead, it is aimed at managing change and controlling the way new development and other investments reflect the character of the surroundings. The legislation underpinning conservation areas also provides control over the demolition of unlisted buildings and the felling and lopping of trees.

3.0 PROPERTY DESCRIPTION & PROPOSALS

127 Oldham Street is a combination of residential and commercial units. The property has four storeys, and the ground floor has been modernised as a storefront. The façade includes decorative cornices, window designs, and detailed masonry work.

<u>The proposed extent of the works is as follows:</u>

The client wishes to replace the front door to the scheme.

Storm Tempest elevation drawings show the existing and proposed drawings as A door specification has also been attached to the planning application.

4.0 HERITAGE SIGNIFICANCE & IMPACT

The property, 127 Oldham Street, is in the Smithfield conservation area designated by Manchester City Council.

The door requires replacement due to its advanced age and visible disrepair, including damage to the exterior. Raising security concerns, particularly given the high-traffic nature of the location. Replacing the door is essential to ensure the safety and security of the tenants.

The property's ground floor has experienced repeated graffiti, negatively affecting its character. The proposed works offer an opportunity to address this by using a doff steam cleaning system to remove graffiti from the presumed sandstone block work.

- Incorporating a high-quality design with panelling on the door; this is traditional and will allow the development to enhance the property's historical significance. Upgrading from the existing door is unsympathetic and does not complement the building or historical context of the area.
- Removing graffiti to improve the appearance of the ground floor and the property's historical significance. Given its location within a conservation area in a highly popular area of Manchester.
- The works will address the signs of disrepair on the ground floor and restore the condition, promoting the historical value of the property
- A well-designed, high-quality aluminium Bamford door will enhance the property. It incorporates modern advantages regarding durability and security while maintaining a traditional design. The door will also be easier to clean should it suffer from graffiti like the existing one and will not fall into disrepair as quickly as a timber door.
- Incorporating a historically influenced aluminium door complements the property's mixture between the upper decorative historical half of the property and the more modern glass storefronts at the bottom.
- Utilising RAL 7016 Anthracite grey for the door ensures a high-quality neutral finish that will complement the property.

This statement assesses the significance of 127 Oldham Street and the potential impact of the proposed development. 127 Oldham Street is located within the Smithfield Conservation area.

The building at 127 Oldham Street, constructed around 1850, reflects the architectural style prominent during Manchester's industrial boom. It features decorative cornices, masonry detailing, and a traditional façade that contributes positively to the conservation area's character. However, the existing front door is a later, modern addition that does not align with the historic character of the building or the wider streetscape.

The proposed replacement door will restore a traditional aesthetic in keeping with the property's mid-19th century character, using historically appropriate panelling and a heritage-sensitive colour (RAL 7016 Anthracite Grey). The proposal does not result in substantial harm or the loss of a significant heritage element; rather, it enhances the historical integrity of the building and the conservation area in accordance with NPPF Paragraph 207.

In accordance with NPPF Paragraph 212, an assessment has been made regarding the contribution of the existing front door to the significance of the Smithfield Conservation Area. The current door is a modern replacement that does not reflect the architectural character of the property or the wider conservation area. Therefore, its removal does not constitute a loss of heritage significance. The proposed replacement, featuring a traditionally styled design, will enhance the building's historical character and contribute positively to the conservation area. Given this, the proposal does not result in either substantial or less than substantial harm to the designated heritage asset but instead serves to reinforce its significance through sensitive restoration.

5.0 CONCLUSION

The proposed replacement door is essential for improving security, ensuring a safe environment for residents, and extending the building's functional lifespan. This proposal preserves the external character of the building and complies with local design and access policies. Consistency with the Smithfield Conservation Area's heritage supports historical preservation and practical modern use.

For the reasons set out in this statement, the proposed works will not adversely impact the architectural and historical interest of the building and surrounding buildings and will preserve the building's character. Therefore, the proposal complies with heritage policies.