

JH.A

HERITAGE STATEMENT

HERITAGE DOCUMENT
21 MANOR STREET
MANCHESTER
M12 6HE

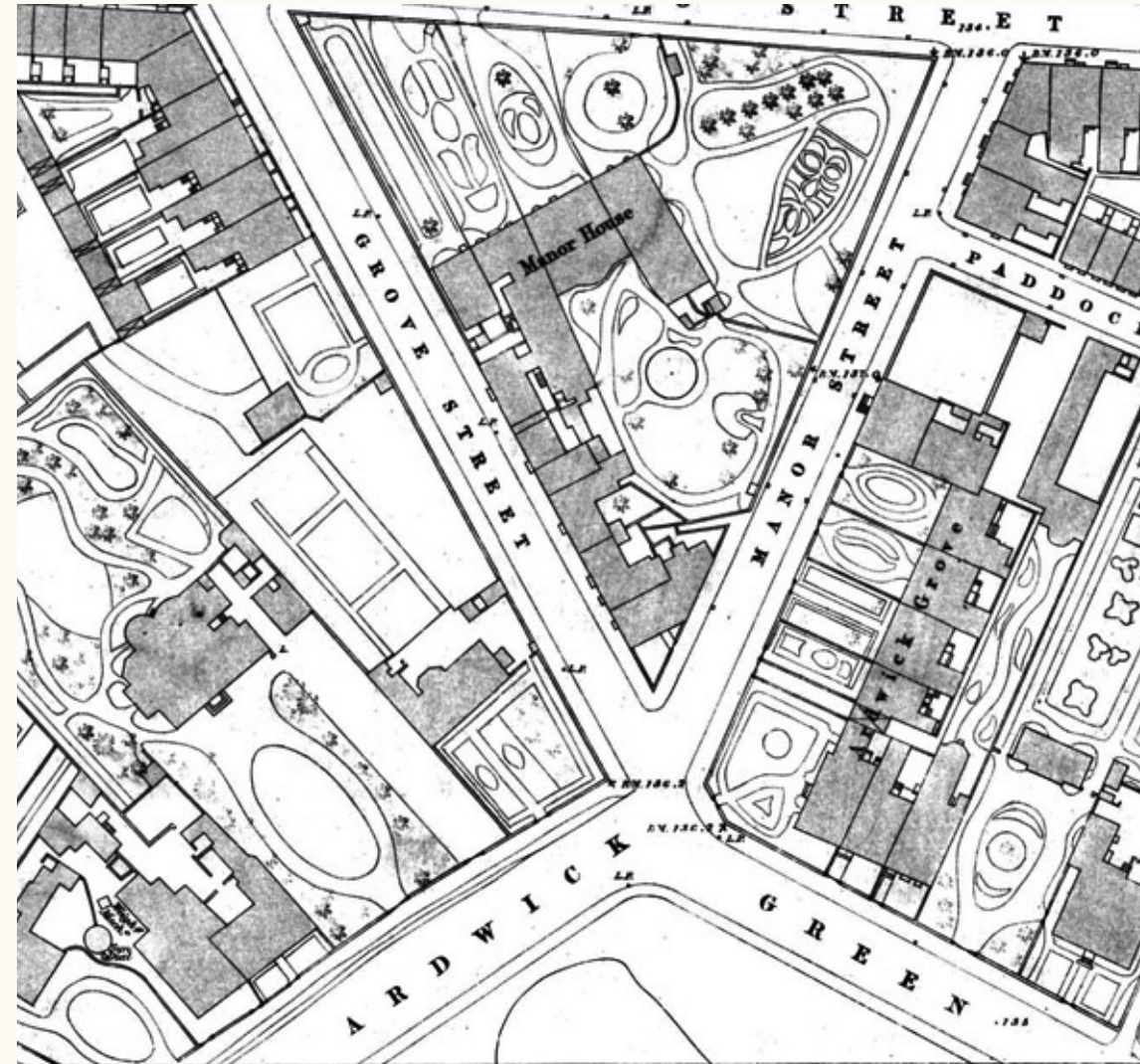
21 MANOR STREET



INTRODUCTION / HISTORY OF SITE



Research Credit: ManchesterHistory.net



THE SITE

The application site comprises 21 Manor Street in Arwick, located within the Manchester City Council administrative area.

PURPOSE OF THIS REPORT

The application site comprises a Grade II listed building. Minor internal alterations are proposed to the building as part of this Listed Building Consent (and change of use) application.

This Heritage Statement provides an assessment of the proposed works and is proportional to those proposed works.

ARDWICK GROVE

The row of 19th century properties along Manor St include a plaque which reads "Ardwick Grove". Research online has presumed this to be the original name of the adjoining properties. In current day, the former Manor House and gardens have been demolished and replaced overtime with industrial warehouses.

The site has drastically changed over the years with a combination of industrial and commercial use buildings. However, the street elevation of Manor Street has retained its character. This application seeks to return the building to residential use. We aim to achieve this by making minor alterations to the interior of the building, whilst retaining the original façades and external condition of the building.

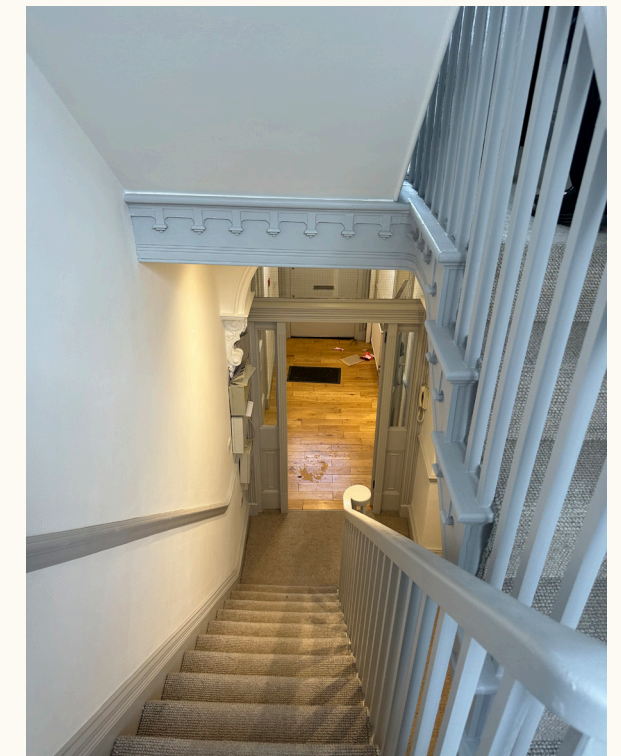
SUMMARY OF WORKS

IMPACT ON THE HISTORICAL FABRIC

The proposed works are to facilitate conversion of the building from its current training centre use, to residential use. Originally understood to comprise a single dwelling, the proposed works are to enable conversion of the property to 9no. one bedroom apartments, each with its own internal amenity space and private bathrooms. The conversion also includes staff/office space, and communal laundry facilities for residents.

To achieve this, the works include the alterations to the interior of the building to accommodate residential use for multiple occupants. This involves the partial demolition of non structural walls, and constructing stud partitions to assist with the separation of individual living spaces. The proposed alterations will have limited impact on the internal historic fabric of the building. As indicated on the adjacent photographs, the property does not have strong examples of retained historical elements such as; ceiling roses, decorative millwork, and fireplaces.

The main examples of heritage are primarily evident in the central staircase and sash windows. These elements are to be retained in their existing condition.



LISTING DETAILS

OFFICIAL LISTING

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1219791
Date first listed:	03-Oct-1974
Date of most recent amendment:	06-Jun-1994
List Entry Name:	21 AND 23, MANOR STREET
Statutory Address 1:	21 AND 23, MANOR STREET

LOCATION

Statutory Address:	21 AND 23, MANOR STREET
District:	Manchester (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SJ 85119 97359

DETAILS

Two town houses in terraced row of 3 (which also includes No.25, q.v.). c.1805-6; altered. Red brick in Flemish bond, with some sandstone dressings and slate roof. Double-depth plan, each house double-fronted, with individual back extensions. Two storeys over basements, 3+3 windows, each house symmetrical; central round-headed doorways, up 3 steps, with set-in Tuscan door cases, No.21 with panelled door and both with blocked fanlights; windows with raised sills and flat-arched heads of gauged brick, some with remains of altered glazing but most void at time of survey. Corniced chimney stacks at left gable and on ridge at junction. Rear and interior not inspected. Forms group with No.25 (q.v.) and No.27 (q.v.) to the right.

SUMMARY

The listing description confirms that property features of heritage interest are limited to the front elevation of 21 Manor Street - these being typical Georgian architectural features. The rear and interior were not inspected when assessing the credentials of the property for designation. Accordingly, the interior nor rear of the property contribute to the listing. As a consequence, the rear nor interior of 21 Manor Street are considered to have any historic value. Given that the listing description is limited to exterior features at the front of the property, the proposed internal works are deemed acceptable in heritage terms as they will result in no alteration nor impact to the main elevation of the property.



PLANNING HISTORY

PLANNING HISTORY	21 MANOR ST
Reference:	077900/LO/2005/N2
Decision Issued Date:	Fri 24 Mar 2006
Decision:	Approved
Proposal:	Listed Building Consent: Alterations to internal walls of building and ancillary replacement and removal of external features
Reference:	122677/FO/2019
Decision Issued Date:	Wed 23 Oct 2019
Decision:	Approved
Proposal:	Change of Use: from Class B1 (offices) to Class D1 (Training and Employment Support Centre) with associated car parking to front

PLANNING HISTORY	23-25 MANOR ST
Reference:	116687/LO/2017
Decision Issued Date:	Fri 18 Aug 2017
Decision:	Approved
Proposal:	Listed Building Consent: For the refurbishment of existing Grade II listed town houses including repair works, new partition walls, new doors, and the creation of an opening at the ground floor level

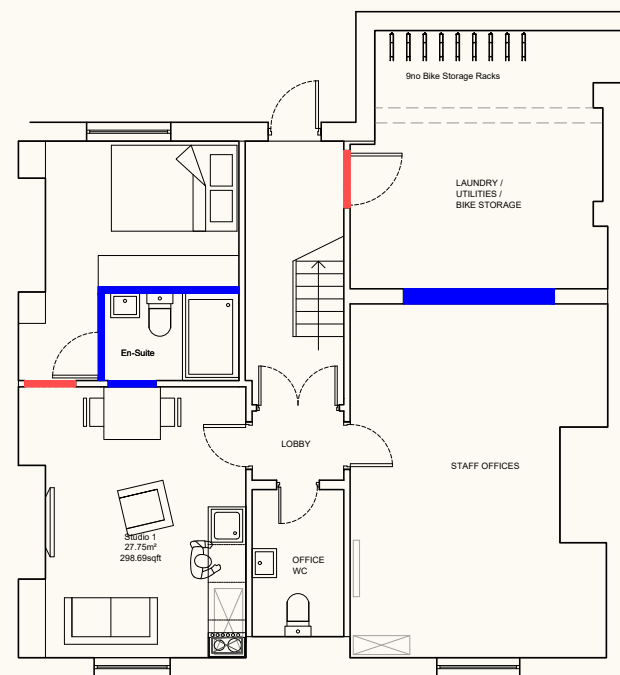
SUMMARY

The planning history for 21 Manor St and the adjoining properties confirm internal alternations to the Listed Building, along with a Change of Use to accommodate the use demands for the site. Each proposal has been granted approval and have demonstrated minimal to no changes to the external condition of the building. Our proposal seeks to continue this level of careful consideration to the exterior of the building, with the proposed works being internal, and accompanying a new residential use which will benefit the socio-economic positioning of the site.

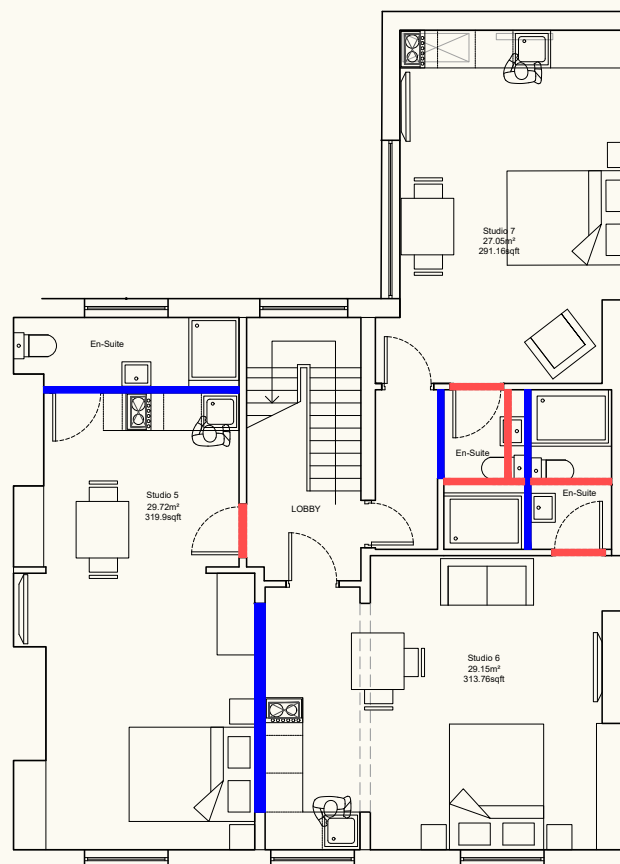
PROPOSED ALTERATIONS

JUSTIFICATION

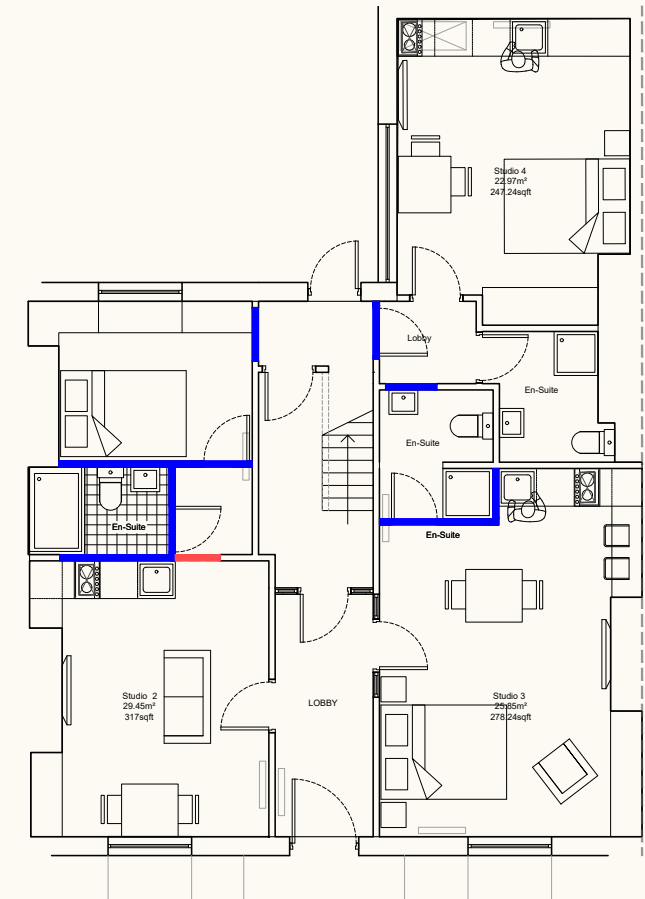
As shown on the demolition and alterations plans, the proposed works have a limited impact on the original buildings structure and layout. New interior wall arrangements have been designed to align with the existing proportion and align with existing partitions where possible. The minor demolition works are limited to creation of door openings or providing more usable and habitable spaces in the first floor bathrooms, and second floor Studio 8. Alternations in the building include new partition walls where appropriate to assist with the spaces required in residential uses.



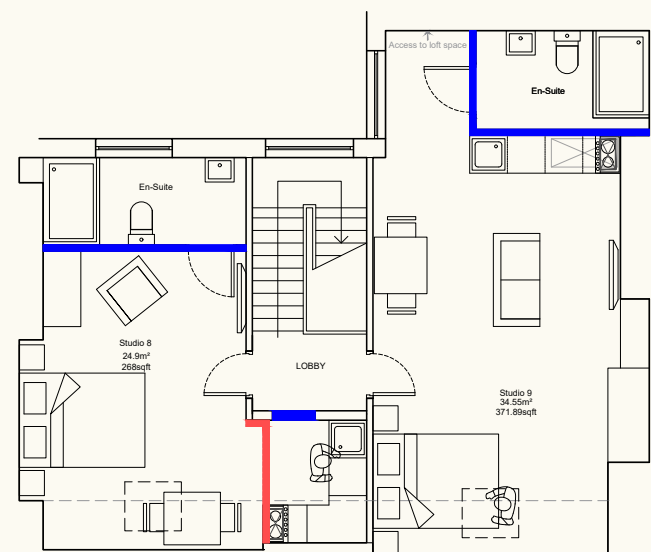
BASEMENT PLAN

 DEMOLISHED EXISTING WALLS PROPOSED WALLS

FIRST FLOOR PLAN

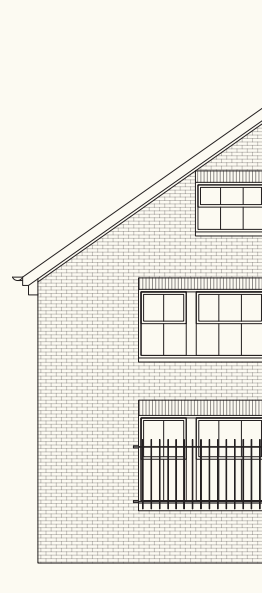
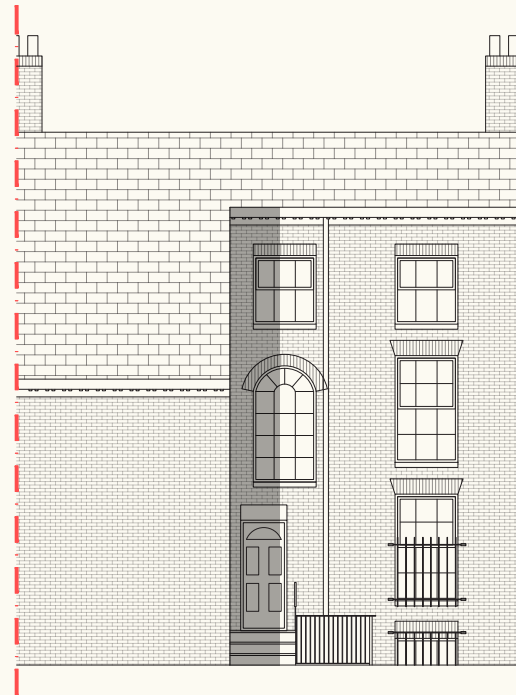


GROUND FLOOR PLAN



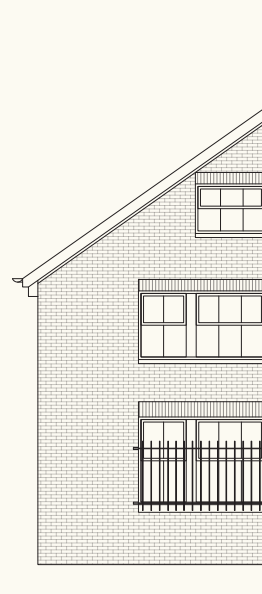
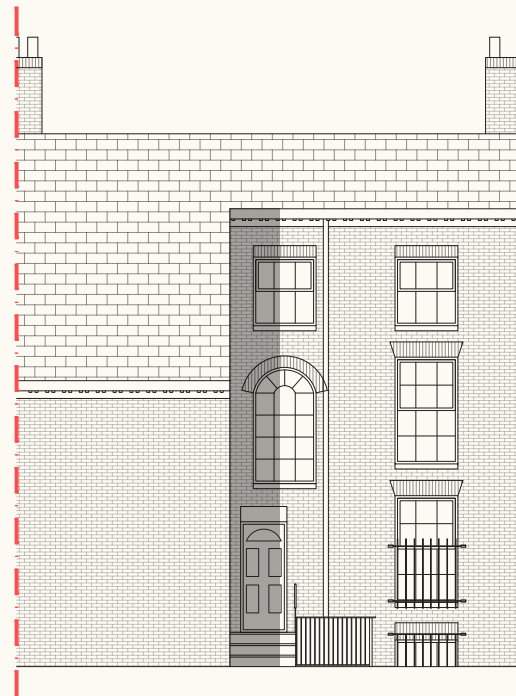
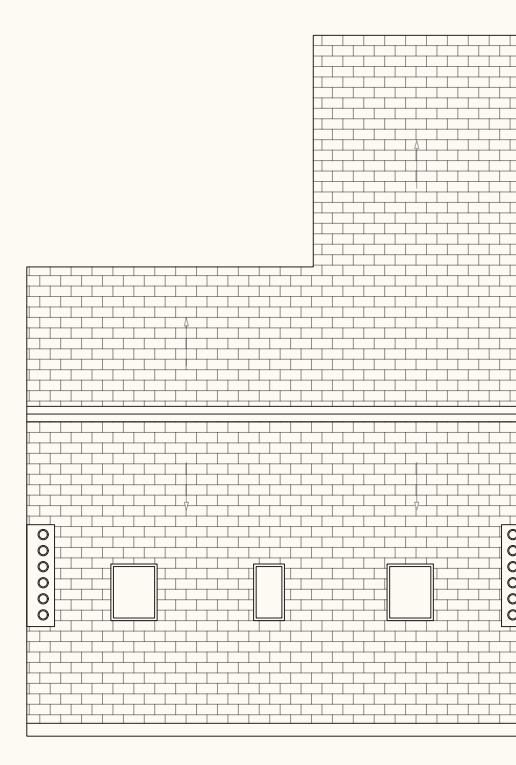
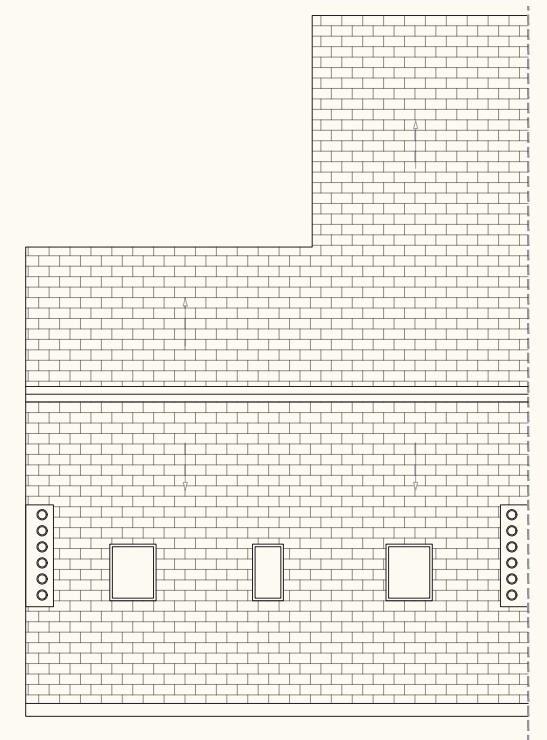
SECOND FLOOR PLAN

PRESERVING THE EXTERIOR

Existing Front Elevation
Scale @ 1:50Existing Side Elevation
Scale @ 1:50Existing Rear Elevation
Scale @ 1:50

DESIGN RATIONALE

As explained previously in this document, our proposal provides no alterations to the exterior character of the building. The existing and proposed elevations on this page demonstrate no changes to the building.

Proposed Front Elevation
Scale @ 1:50Proposed Side Elevation
Scale @ 1:50Proposed Rear Elevation
Scale @ 1:50Existing
Roof Plan
Scale @ 1:50Proposed
Roof Plan
Scale @ 1:50

RETAINED FEATURES



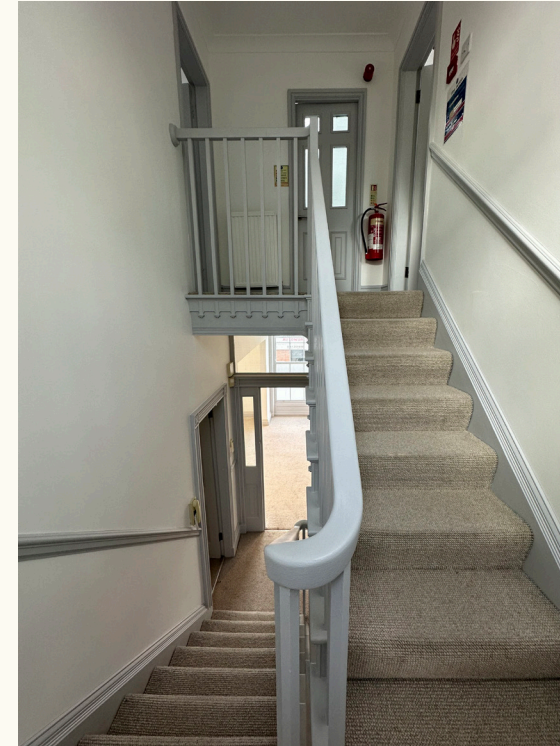
GEORGIAN FACADE

Georgian facade features retained on both front and rear elevations. The building is in good structural condition with brickwork and windows well preserved/maintained overtime



MAIN DOOR / HALL WAY FEATURES

The original internal doors with its decorative trims will be retained. This also applies to the hallway which has Georgian styled mouldings around the ceiling edge.



STAIRCASE

The staircase has elements that indicate its originality, such as a turned wooden balustrade and decorated fascia on the stair landings. This will be retained in its existing use as part of the shared access through the building



WINDOWS

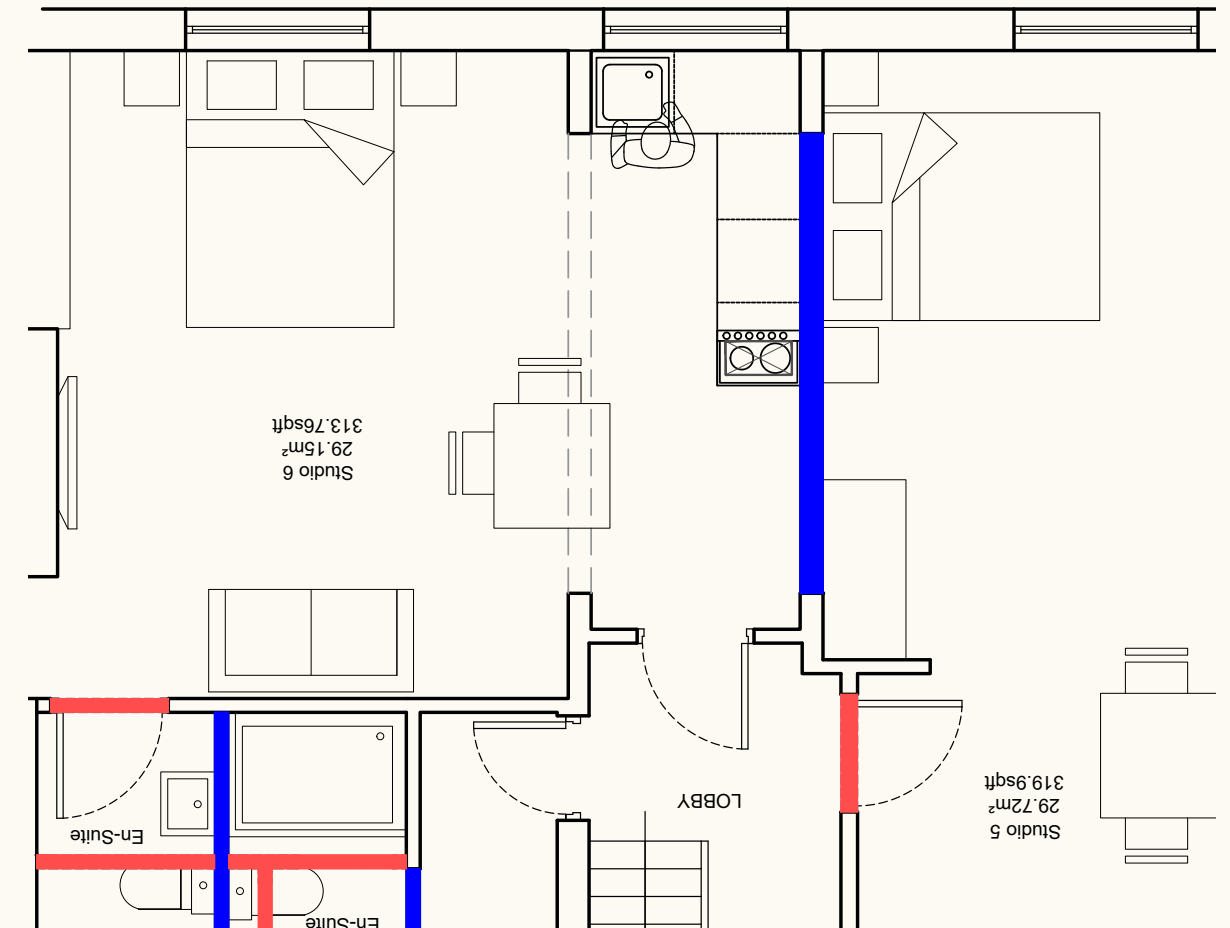
The existing hardwood framed windows with symmetrical glazing panels are an important element of the building which will also be retained as part of this proposal

INTERNAL WORKS



INTERIOR TREATMENT

As indicated in the image above, we are proposing to join up to the existing structure rather than demolishing the original character. Where new stud walls are required, we will match the skirting, dado height rails, and moldings. The building has been maintained over its lifetime through renovations by various owners. This proposal seeks to continue this level of care and duty to the building.



PROPOSED FIRST FLOOR BEDROOM

The highlighted wall will be built with sensitivity to the existing details and structure. This design consideration will be expressed throughout the development. Where walls are to be demolished, the adjoining walls will be made good and finished with a matching skirting and rail design.

CONCLUSION

CONCLUSION

As explained throughout this document, the proposed works for 21 Manor Street include alterations to the interior of the building that are non-intrusive to respond and acknowledge its heritage status. There is a growing demand for housing in Manchester, and our development seeks to aid this need. The proposed works will not have any detrimental effect on the original building, nor the external facade which includes features which prompted its designated listed status.

