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HERITAGE STATEMENT ADDENDUM

FLOOR 1, UNIT 2
08-16 NEWTON ST, MANCHESTER

REVISION	-
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PROJECT REF.	2059

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

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Image: External photograph of 08-16 Newton Street.

1.0 INTRODUCTION

This document is an addendum to the original Heritage Statement for application 142083/JO/2025. It accompanies a variation of condition relating to the Cat B fitout at Floor 1, Unit 2, 08-16 Newton Street, Manchester.

Its author is Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment, and it was completed in February 2025.

The History and Significance of the building are included in the previous Heritage Statement and this document sets out a limited number of proposed changes and their resulting impact upon significance.



Image: External photograph of 08-16 Newton Street.

2.0 PROPOSALS + IMPACT

Proposal: Creation of meeting room under staircase, formed by inserting booth seating area under the steps. A new plaster board wall is required to form the booth enclosure. This will be set around the existing handrail, with the rail remaining visible to the stair-side. Doors fitted to meeting space will have slim-framed glazing and ventilation grilles above, retaining transparency. A shadow gap where the new meets the old will ensure the two are easily distinguished.

Impact upon significance: Negligible

It is clear that throughout its life, the building has been subdivided in various ways to create offices and sub-rooms on an ongoing basis, as evidenced by the numerous partitions present prior to upgrading works started in 2018. It must be acknowledged that contemporary re-use of a 19th century space requires an amount of change. These changes are considered to be appropriate, proportionate and sensitive to historic fabric and heritage significance. The proposal is an appropriate re-purposing of space and will allow for meeting facilities whilst retaining the historically important staircase and the handrail will remain visible from one side. A similar change has been approved on floor 2 of the building.

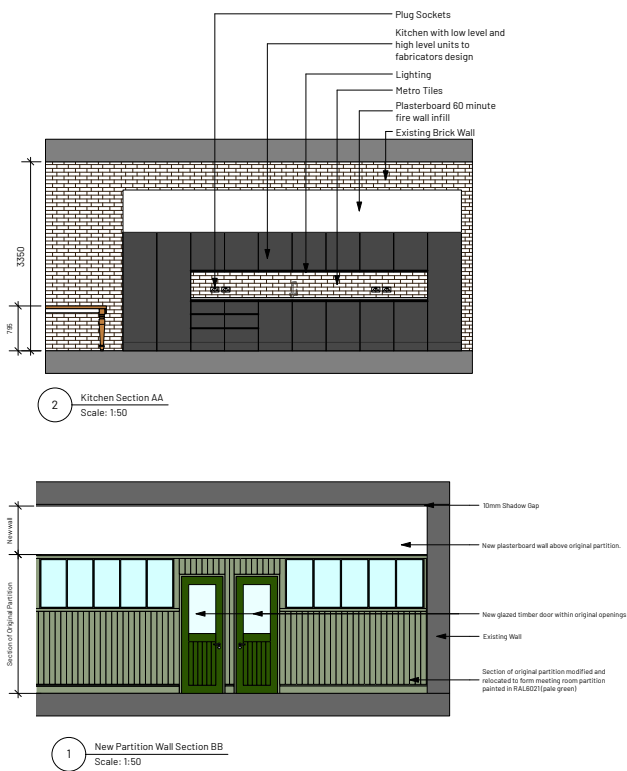


Image: Proposals for re-located historic partition.

Proposal: Relocation of historic table/bench in slightly altered location.

The inspection bench previously located on the 4th floor was to be re-positioned in the corner of the 1st floor space, under the window. To better accommodate the kitchen area, this has been slightly shifted along the same wall.

Impact upon significance: Positive re-use of historic feature. This is a very minor change to previous proposals. The re-use of the bench is a positive benefit and there is no level of harm resulting from the slight re-location.

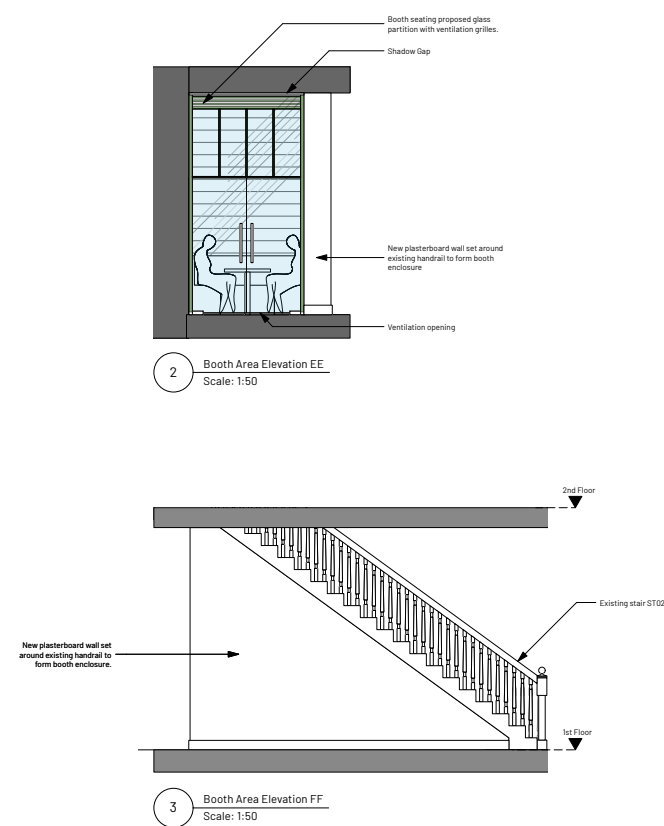


Image: Proposals for meeting room wall around staircase.

2.0 PROPOSALS + IMPACT



Image: Previous proposals alongside amended proposals and image of inspection bench to be relocated from 4th floor.

Proposal: Relocation of section of existing historic timber and glass partition to form meeting room wall. The previous proposal was to insert a new internal wall to form a meeting room. The amended proposal is to use an existing historic partition screen found on floor 4 to form this wall, in a slightly altered position. New timber and glass doors in the style used throughout the building will be fitted, and the upper openings will be re-glazed. The historic screen is shorter than the full height of the space, and a new plasterboard section is proposed above the screen to fill this gap. There will be a 10mm shadow gap where the new wall meets the ceiling, to identify the partition as an alteration.

Impact upon significance: Positive re-use of historic feature. The slightly altered position of the wall will have no additional impact, and the re-use of the historic screen is considered appropriate and sensitive to the significance of the listed building.

3.0 PLANNING CONTEXT

NATIONAL POLICY

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). 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.

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 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.

3.0 PLANNING CONTEXT

Paragraph 215 states that '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 negligible/low. There are no changes that are considered to exert harm upon the 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. The re-use of historic partitions, inspection benches and re-purposing of the under-stair space are all considered to be appropriate and do not represent 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 POLICY

Sustainability is a key overarching aim of NPPF and this application is a positive response to that, seeking to re-use existing space and fabric in a listed building. Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012-2027. Of particular relevance is EN3 which indicates that development which complements and takes advantage of historic and heritage features of districts and neighbourhoods will be encouraged. 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 proposals have been designed to create long-term viable re-use as commercial office space. Proposals are appropriate, and proportionate. There is no harm to the integrity of the asset, nor to its significance, as a result of these works. The proposed changes are considered to positively enhance the listed asset by re-using historic elements in a sensitive way. All new changes are identifiable, ensuring evidential values are retained.

The changes are considered to be a positive response to national and local policy.

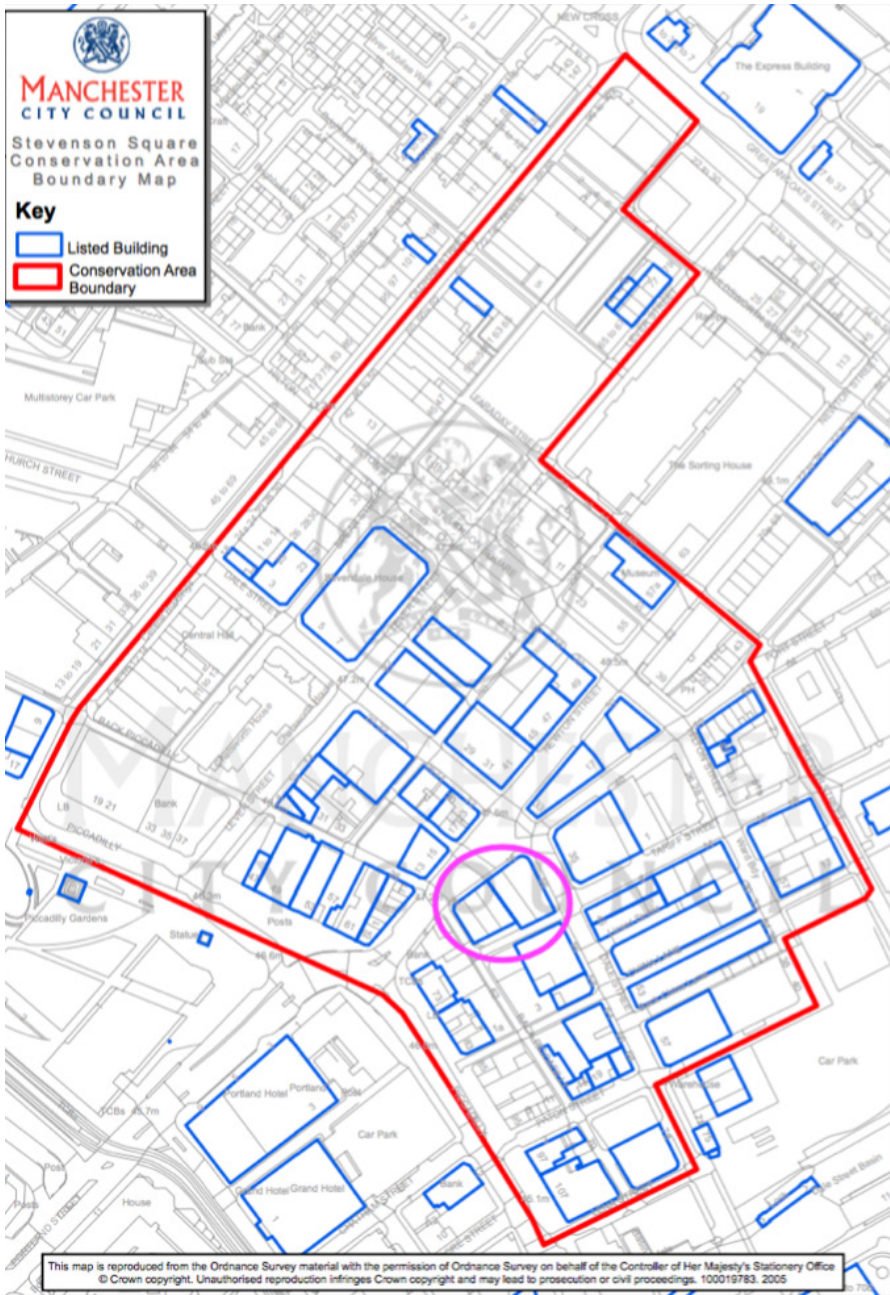


Image: Map of the Stevenson Square Conservation Ares with site highlighted in pink.

OLD PLACES • NEW STORIES

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