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HERITAGE IMPACT STATEMENT

BTP Job No. 4545

India House

For Guinness Partnership



October 2024

Rev A	Wording update
Rev B	Report amended to reflect pre app advice

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Issues and Vulnerabilities Affecting Significance for the listed building application for India House, Whitworth Street, Manchester M1 6LG

By Victoria Saunders RIBA AABC SCA

Executive Summary

This report was commissioned by The Guinness Partnership, who are the owners of the building and wish to repair the roof of the building. This report summarises the historical background to India House and assesses its heritage significance and value.

India House was built in 1906 for Lloyds Packing Warehouse and the original use was as a shipping warehouse.

India House is a Grade II * listed Building.

There has been recent repair undertaken to the Faience features at roof level, leadwork and roofing around the faience features, but more remediation work is required to the roof.

The Guinness Partnership proposes to undertake roof repairs to resolve the water ingress that is still occurring at India House taking care to maintain the original features.

1. Introduction

1.1 Background

This heritage statement has been drafted to support an application for listed building consent.

The local authority is Manchester City Council.

The report was prepared by Victoria Saunders RIBA AABC SCA, informed by research into the building and its context.

1.2 Purpose of Report

Assessing the impact of proposals is an essential part of the process, to ensure that no harm is caused to heritage assets as part of a scheme of works. Also, in determining applications affecting Listed Buildings, Local Authorities are obliged to take account of Section 66 (1) in the 1990 Planning (Listed Buildings and Conservation Areas) Act: 'the desirability of preserving the building or its setting or any features of special architectural or historic interest…'

When deciding applications for works to Listed Buildings, local planning authorities have to follow advice set out in the National Planning Policy Framework (NPPF), which expects planners to 'identify and assess the particular significance of heritage assets… taking account of available evidence and necessary expertise', when considering the impact of a proposal, 'to avoid or minimise conflict' between conservation and any aspect of the proposal. This impact assessment plan has assessed the

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significance of the new development for affordable housing, which has informed the design of the proposals and enabled the impact of the project on its heritage significance to be measured. Proposals affecting heritage assets are expected to enhance and preserve their significance, or have a neutral impact. Heritage significance can be harmed by loss of fabric and features, alterations or new development within the setting, unless proposals take account of this significance. The NPPF advises that when considering the impact of a proposal on the significance of a designated asset, great weight should be given to the asset's conservation. The more important the asset, 'the greater the weight should be'.

The following sections summarise the works proposed as part of the project and set out the impacts on the heritage significance of the buildings and their features, that are likely to result.

1.3 Summary of the Proposals

The project includes the following key proposal:-

- Repairing the roof to preserve the building and the original features where possible.

Please see the OS Map below which confirms the location of the Building (highlighted in purple).



OS Map showing the location of India House.

This report should be read in conjunction with the current set of proposal plans and drawings.

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2.0 History and Context

2.1 Description



External front view of India House



External rear view of India House

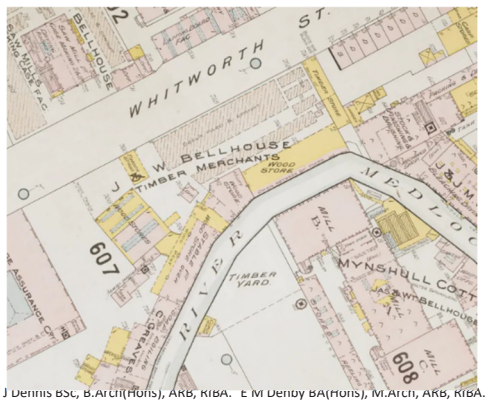
The structure is designed in Edwardian Baroque Style, with a steel frame with elaborate buff faience work and red brick work walls, with a slate roof with large faience features at roof levels. The building is seven-storeys. Symmetrical elevation with two entrance bays capped by ornate gables. Composition combined the basement and first two storeys into a rusticated base, the main order comprised the next four storeys, while above the cornice is a further storey with more decorative detailing.

India House is listed on the Historic England website as a Grade II listed building.

2.2 History

India House was built in 1906, prior to India House being built, the records show that Whitworth Street was called Hunt Street. Whitworth Street was named after the engineer Joseph Whitworth and was opened in 1899. In 1794 there was no record of a building on the site according to historical maps. By 1851, the historical maps name the site as being J and W Bellhouse's Timber Yard. An Insurance Plan of Manchester and Salford dated 1893 shows the site as still being J and W Bellhouse Timber Merchants and details the location of the wood stores and stables.





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1794 Map **1893 Map**

The 1794 map above show the location of the site of India House highlighted in red. The 1893 map as mentioned previously detail the previous use of the site before the building was constructed in 1906. India House is the name of one of Manchester artist Adolphe Valette (1876 – 1942) paintings. The painting is dated 1912 and is exhibited in Manchester Art Gallery



India House, Manchester 1912 – India House is the central building in the painting.

2.3 Historic Environmental Context

This is the listing for India House

Listing Details:

Heritage Category: Listed Building
Grade: II*

- List Entry Number: 1254836
- Date first listed: 02-Oct-1974
- List Entry Name:
  India House (including attached wrought iron gateway linked to Lancaster House)

Statutory Address:

- India House (including attached wrought iron gateway linked to Lancaster House), 73 and 75, Whitworth Street

Details

Packing warehouse, converted as apartments 1988-9. Dated 1906, built between 1905 and 1912; by Harry S.Fairhurst. Steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings (roof concealed). Large rectangular plan. Edwardian Baroque style.

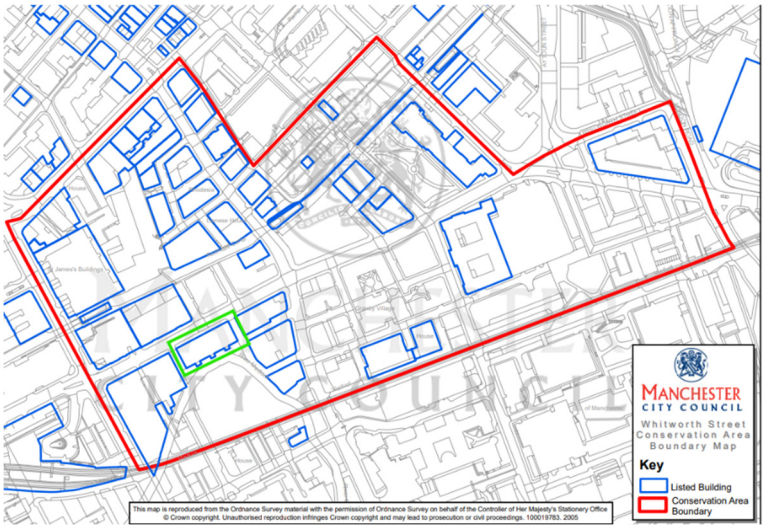
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Six storeys with basement and attic, 3:4:6:4:3 windows at 1st floor, symmetrical; rock-faced plinth, channelled buff terracotta to ground and 1st floors with mutuled cornice on brackets (a cartouche under this at each corner lettered "INDIA HOUSE"), giant arcades to the next 4 floors with brick pilasters, very heavily enriched terracotta frieze (swags, volutes, cartouches, etc.) and modillioned cornice, and attic treated as a parapet. The strong horizontal emphasis of the facade is relieved by vertical features flanking the 6-bay centre: these have entrances at ground floor with elaborate surrounds of grey ashlar including large semi-circular open pediments with mutules over recessed doorways with flanking Ionic semi-columns, and panelled side-bays under mutuled cornices supported by cartouches (lettered "73" and "75" respectively); canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques at the top lettered "1906", and flanked by broad banded terracotta pilasters; and attics under hefty semicircular open pediments with mutules and cartouches. The other bays have segmentalheaded windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones; and the attic has low recessed 3-light windows. Return walls similar. Attached at the left end, and linked to No.71 (Lancaster House), is a large gateway composed of double gates with ramped tops andsemicircular 4-strand overthrow forming a complete circle from the apex of which is suspended a slender lamp in Art Nouveau style. Forms group with Nos 67 to 71 (Lancaster House) to the left (q.v.), with Refuge Assurance building to the right (Oxford Road, q.v.), and with Nos 58 to 60 (Bridgewater House) opposite (q.v.). Interior not inspected.

2.4 Landscape

India House is located in Central Manchester on Whitworth Street and is in the Whitworth Street Conservation Area. According to the Manchester City Council website, the conservation area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city.



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Conservation Map of the Whitworth Street Conservation Area with India House shown in green.

According to Manchester City Council, **"**Manchester is situated on a large plain which stretches from the west coast to the Pennines. Changes in topography tend to be only small undulations. Consequently even minor rivers are capable of shaping the land into valleys. Part of the conservation area lies in the valley of the River Medlock, and this is marked by a distinct southerly slope and by large bends in the course of the river creating contrasting spaces within the overlying street grid system". They also state that "Although streets are arranged on a rectilinear grid, so that sites are more or less rectangular, no street runs straight for any great distance before changing direction. This creates subtle changes and interest, with views along a street being modified or foreshortened by the elevations of buildings on the outer side of a bend or curve. It also gives even greater emphasis to the corners of buildings".

The River Medlock flows to the rear of India House as can be seen on the maps.

2.5 Character

Site and Context

India House is designed in the style of Edwardian Baroque and is steel framed with cladding of buff terracotta and red brick with buff terracotta dressings. Edwardian Baroque was popular during the Edwardian era from 1901 to 1910. Typical details of Edwardian Baroque architecture include extensive rustication, usually at ground level running into voussoirs of arched openings, redbrick work exteriors, porches with wooden frames,domed corner rooftop pavilions, central taller tower-like element, exaggerated keystones, segmental arched pavilions, columns with engaged blocks.

3.0 Significance Assessment

3.1 Assessing significance

Assessing the relative heritage significance of heritage assets is now a fundamental part of conservation and decision-making. Significance is defined as 'the value of a heritage asset to this and future generations because of its heritage interest' (NPPF). For India House, the significance is under threat due to the impact of the water ingress. Historic England (previously English Heritage) has provided some guidance on the four main types of heritage value: evidential, historical, aesthetic and communal (Conservation Principles, 2008). Significance can also be defined in relation to levels:

- Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites.
- High – a designated asset important at a national and a regional level, including Grade II listed buildings and conservation areas.
- Medium – a designated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaption.

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- Low – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3.2 Statement of Significance

India House is of high/medium significance.

The significance of India House lies in its aesthetic, evidential and historic value found in the site's fabric, architectural form, and uses. India House contributes to its historic value and provides visual evidence for its past uses. As such, it is important to retain the original form and character as this contributes to the setting of the Grade II* listed Building.

In response to the Conservation Officers question around significance:

We all accept the context setting and relationship to the surrounding and the facade are highly significant. However, the reference to medium significance is made due to the interior which is 20th Century which other than the entrance is devoid of any authentic features. Further evidence of lesser significance includes the fact the basement has been stripped and there are some GRP terracotta replacements at low level on Northwest elevation. Also, the roof has new vents and new conservation lights, which are inline, not authentic. When analysing I considered whether the interior low value. Grade 2 Buildings are extremely valuable heritage assets, but they do contain elements following changes over the years of lesser significance.*

The evidential/archaeological value is probably medium; this relates to the potential for the fabric to yield information about the past. There is no known archaeology on this site.

In response to the Conservation Officers comment around failing to identify and communicate the architectural interest of the exposed terracotta detailing and features at roof level (chimneys, rotundas and tympanums):

We all accept the beautiful terracotta features at roof level of which there is no doubt of their value. These are highly significant elements and very important feature of the façade.

3.3 Designation

India House is defined by the council as Grade 2* listed which constitutes 8.5% of all historic listed buildings.

India House is situated on Whitworth Street, Manchester and was constructed at the turn of the century adopting construction methods to the period.

The siting, street frontage and external appearance and aesthetic are highly significant. It is an Edwardian period building.

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4.0 Impact of Proposed Works

4.1 Issues and Opportunities

India House is within proximity of the city centre. The warehouse was converted into apartments in the 1990's. The internal fabric other than the entrance has been lost and the interior is low significance. Consideration has to the given to the continual water ingress from the roof which is damaging the fabric of the heritage asset. Repairs have been carried in 2021/2022 to the roof at high level. The roof has been re slated, new lead work has been installed and patch repointing has taken place. However, water ingress has not been prevented by these repairs.

The building is constructed of terracotta and brick cladding on a steel frame. The works proposed are at high level and will not be visible from the street. Prevention of water ingress is paramount. Proposal for the repairs should be considered favourably. Research has been carried out with specialists to understand the construction and reasons for defects. Research has been carried out to consider appropriate method of repairs.

Issues:

- Historic movement due to weight of the terracotta pieces at high level.
- Opening up of joints of the terracotta, which would have originally been bedded on 6mm joints to joints in excess of 15mm. This movement is present at the Turrets. Larger overhanging pieces.
- General open joints in the terracotta pointing.
- Inappropriate repairs to pointing and lead repairs.
- Water ingress into the interior below the terracotta turrets
- Leaching of lime following repointing onto terracotta
- Leadwork not installed in accordance with good practice
- No effective drainage from the area at high level behind the chimneys
- Plant growth
- Cracked and broken terracotta pieces
- Scaffolding rash
- Flats are being vacated due to the water ingress.

Opportunities:

- India House must be maintained, and this will prevent further decay of the asset securing it future.
- India House is in active use as a residence. The risks of continued water ingress will cause decay of heritage assets.
- Sympathetic changes must be made to continue with the active use of India House.

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4.2 Summary of Proposals

Principles Agreed by the Conservation Officer:

1. Replacement of broken terracotta pieces as facsimiles by Darwen's in Lancaster, please refer to drawings showing replacements.
2. Repairs to cracked terracotta pieces, please refer to drawings showing repairs.
3. Scaffolding rash repairs which will either be stainless steel bolts to prevent further damage for future scaffolds or 25mm circular tiles made by Darwen's in Lancaster to patch repair the damaged scaffolding points. Colour to match existing. Please see drawing.
4. Enlarging rainwater outlets, providing new lead flashing to features internally and lead roofs replacements to the liquid plastic roof areas, to prevent water ingress and rectification of existing lead details which are not in accordance with good practice.

Principles Challenged by the Conservation Officer:

Repointing to all higher level as indicated on drawings, in 1:1:6 mix, this mix best matches the water pull of the existing mortar which has been tested. Please see mortar testing results and Survey Report dated Sept 24.

In response to the Conservation Officers comment around what mortar is proposed for the rebedding/repointing works and no cement should be included in the mix.

We ask the Conservation Officer to note, the building has been tested and early cement has been identified and historical evidence in Michells Building Books cites the use of cement at this time. Further review of the mix by the specialist has been requested, who still deemed 1:1:6 is most appropriate; however, an alternative can be proposed.
We therefore proposed a mix to obtain Listed Building Consent of one part NHL 5 lime, 2 parts well graded sand 2mm sized aggregate and 10% trass (Potzolan.)

In response to the Conservation Officers comments around the conclusions of the impact assessment are incorrect, stating that the proposal would not have a visual impact from the street level (which they will be – particularly to the corner rotundas), failing to communicate the true impact and harm that would be caused by these.

We have revisited the Options

Summary of Options

Option A.
Single piece of replacement terracotta applicable to the turret only is not possible for the following reasons.

a) Multiple pieces bonded together make a stronger unit than one single piece.
b) Limits on physical size of pieces that could be manufactured.
c) Building aesthetics dictating jointing patterns.

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d) Defection makes larger pieces more likely to fail.

Option B

A lead capping to the top of the dome of the turret and chimneys to protect the existing terracotta and repointing.

a) The movement of the existing turret has occurred and there is no risk of further movement.
b) The original existing fabric is protection and retained.
c) This will guarantee prevention of water ingress through the sky facing joints.
d) The existing chimney pots are not original and are cracking, allowing water ingress, the original pots are missing. Removal and recapping are proposed.
e)

Option C

Reset the top few courses of the original pieces to a 5mm joint as indicated on drawing, insert a lead capping DPC layer a few courses down as indicated on drawings not on top of the dome of the turret or chimneys to avoid visual harm. Allow for stainless steel dowls to anchor the terracotta and layering stainless steel brick tor in joints to stabile the pieces

a) The movement of the existing turret has occurred and the risk of further movement due to dowls and brick tor is minimised.
b) The original existing fabric is protection and retained.
c) This layer of lead acting as a DPC will guarantee prevention of water ingress through the sky facing joints.
d) Removal of the 20th Century chimney pots which are not original and are cracking, to be flaunched with mortar mix.
e) There is a risk of damage to authentic fabric in resetting and doweling.

We propose Option C is adopted to address the water ingress to the perimeter terracotta features.

4.3 Commentary on the impact of proposals

Roof works: The lead works will prevent water ingress and further damage to the existing terracotta features at high level and enable water to be taken off the roof.

Impact: The roof repairs will secure the fabric of the building preventing further water ingress and damage to the interior. The introduction of lead would cause minor harm however this is offset by the benefit of prevention of water ingress.

Terracotta works: The terracotta is in generally good condition, except for damage due to cracking. Where re-pointing and resetting is required, the specification has been informed by mortar analysis and the mortar/re-pointing agreed by sample panel.

Impact: The terracotta repairs will secure the fabric of the building, preventing further water ingress and damage to the interior.

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5.0 Conclusion

The proposal does not have a negative impact visually from street level and no harm is generated by the works to reset the perimeter terracotta features, repointing and leadwork to internal features to the Grade 2* building.

Subject to details, it is recommended that the scheme is supported to prevent water ingress.

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