

Application for listed building consent to
install internal partitions to create treatment
rooms and a utility room

8 Bradley Street, Manchester

Heritage Statement and Design and Access Statement

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1 Introduction

- 1.1 This combined Heritage Statement and Design and Access Statement has been prepared by Smith & Love Planning Consultants in support of an application for listed building consent at 8 Bradley Street, Manchester.
- 1.2 The proposed development is to install new partitions in the basement and on the ground floor to facilitate the use of the building as a health and beauty therapy and treatment studio.

Supporting information

- 1.3 This Statement should be read together with the following drawings and information which is submitted with the application:

- Application form
- Location plan
- Existing photographic survey
- Existing floor plans 2241-XX-XX-XX-DR-A-0104
- Proposed floor plans 2241-XX-XX-XX-DR-A-0101C
- Proposed lighting plans 2241-XX-XX-XX-DR-A-0102B
- Proposed fire protection plans 2241-XX-XX-XX-DR-A-0103B
- Proposed sections 2241-XX-XX-XX-DR-A-0105

2 Application site

- 2.1 The property at 8 Bradley Street is a Grade II listed building which is currently fitted out for use as office accommodation.
- 2.2 It comprises a small, two-storey brick building with a mono-pitch slate roof, with a former open yard to its left hand side, which is now enclosed under a steel and glass mono-pitch roof structure and forms part of the accommodation. It is the end one of three identical linked buildings at nos. 4, 6 and 8 Bradley Street.
- 2.3 The original timber boarded entrance door on the front of the brick elevation is no longer used (and is non-opening and retained in its surround for historical reference) and the building is entered through doors on the front of the glazed steel structure which encloses the former open yard. This opens into an atrium-style reception area which contains a spiral stair at the rear to access the first floor and basement. The ground floor of the brick building is a single room accessed by a door from the rear of the reception area and with a window onto Bradley Street.
- 2.4 The first floor is a single room within the brick building, which is open to the underside of the mono-pitch roof and has a window onto Bradley Street, and is accessed from door at the rear. This opens onto a small mezzanine landing area which has been inserted to connect to the spiral stair. There is also a basement which is slightly smaller than the single-room footprint of the brick building. It is currently fitted out as a kitchen with a wider circulation and storage space, and a shower room and w.c. at the front of the basement.

3 Proposed work

- 3.1 It is intended to use the building as a health and beauty therapy and treatment studio.
- 3.2 As the building is currently fitted out as office accommodation, the extent of new work is limited and comprises mostly refurbishment and replacing existing fixtures and fittings (e.g. furniture, joinery, ironmongery, sanitary ware, etc), MEP services (e.g. wiring, plumbing, lighting, CCTV, smoke alarms etc) and new finishes as needed (e.g. wall and ceilings decoration, floor coverings, etc). These works do not affect the fabric or any remaining historical features of the building and do not require listed building consent.
- 3.3 The health and beauty therapy and treatment studio will utilise the existing floor layout of the building and retains the entrance and reception area on the ground floor. The ground floor office (within the brick element of the building) will become a treatment room, as will the first floor office and the basement kitchen. The basement shower room / w.c. will be refurbished and retained, and the stair and circulation areas are unchanged.
- 3.4 It is necessary to create additional usable rooms from the available space on the ground floor and in the basement however, to accommodate the requirements of the health and beauty therapy and treatment studio business, and make best use of the building. It is therefore proposed to install 3 no. small sections of new partition walling (timber studwork and plasterboard). These are shown on plan no. 2241-XX-XX-XX-DR-A-0101C and comprise an additional treatment room at the back of the building at ground floor level, and the same below at basement level, together with a new utility room in the basement which can also serve as a kitchenette area for staff.
- 3.5 This listed building consent application is made in connection with the installation of the proposed new partitions in the basement and on the ground floor of the building.

4 Heritage statement

Historical background

- 4.1 The building, and those attached at 4 and 6 Bradley Street, was originally one of a pair of back-to-back 'one up - one down' workers' houses. The surviving two storey brick part of the building was one house comprising two rooms, and behind this, between its rear wall and the rear wall of the property at 73 Lever Street was another house, which is now lost, and was probably earlier and originally an outrigger to 73 Lever Street. There was a yard to the left hand side serving both dwellings and through which the rear dwelling was accessed. This type of unfit housing was extensively demolished during the slum clearances of the 20th century.
- 4.2 The statutory list entry and description for the property is reproduced below. It was written in June 1984 when the building was derelict but both dwellings were still standing, together with the open yard to the side and a tall screen wall along Bradley Street.

SJ8498 BRADLEY STREET 698 1/17/23 (South East side) 08/06/84 Nos.4, 6 AND 8 and attached screen walls

Six very small dwellings grouped 2, 2 and 2 in three separate blocks linked by screen walls, and attached to the rear of Nos 69-73 Lever Street (q.v.); and perhaps originally service wings to these. Late C18, altered. Orange-red brick in English garden wall bond, with mono-pitched graduated slate roofs. Each block is rectangular, at right-angles to Bradley Street, with one dwelling facing the street and another facing the yard behind. Two low storeys, each block with one window at 1st floor; simple doorways with wood surrounds and board doors (No.4 now blocked); one segmental-headed window at ground floor, No.6 now blocked and the others boarded; damaged windows at 1st floor (3, 2 and 3 lights). High screen walls between the blocks, with doorways to the yards (Nos 4 and 8 blocked at time of survey); yard sides not inspected. History: formed part of original development of site between 1787 and 1794, by Charles Bradley, who built Nos 69-73 Lever Street. Rare survival in city centre.

Significance

- 4.3 Historic England defines the significance¹ of a heritage asset as 'the sum of the cultural and natural heritage values' which are attached to it. It groups these values into four categories:

Evidential value:	the potential of a place to yield evidence about past human activity.
Historical value:	the ways which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
Aesthetic value:	how people draw sensory and intellectual stimulation from a place.

¹ Conservation Principles, Policies and Guidance - English Heritage, 2008 (page 72)

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.4 The building and its neighbours were saved from demolition in the 1990s when the Stevenson Square conservation area was extended, but by that time, it had been stripped of all salvageable materials and any original fixtures and fittings, and its very poor structural condition resulted in it being substantially demolished and rebuilt. The relevant planning permissions are:

- 042733/FO/CITY2/92 - Rebuilding and extension of 4 to 8 Bradley Street for office use
- 042736/LO/CITY2/92 - Refurbishment of 69 to 77 Lever St and part reconstruction, and demolition and rebuild of 4 to 8 Bradley Street

4.5 In addition, only the former house facing Bradley Street was rebuilt (the two storey brick element of the current building) and the attached house which originally existed to the rear, was not rebuilt. The former open yard and screen wall was also not preserved and, instead, the area to the side and rear of the rebuilt front dwelling was enclosed and roofed over by the steel and glass structure to create additional accommodation and a viable size of property for modern day re-use and occupation. The 1850 layout of the houses is shown below with the present rebuilt plan imposed, and images of the site before and after rebuilding in 1996 are on the next page.



Red line - application site

1850 OS map of Manchester

Red tone - existing rebuilt front house

4.6 The integrity of the original building as workers' housing, and its historic fabric, has therefore been lost (in part) and is further compromised by the insertion of the modern steel and glass structure over the former yard and site of the rear house. Therefore, and although substantially rebuilt, the building and its neighbours are fundamentally listed because of their scarcity and rareness as the last surviving examples of 18th century, Georgian, back-to-back 'one up - one down' workers' housing in Manchester city centre.



8 Bradley Street (left hand building of the three) taken around 1960



8 Bradley Street (left hand building of the three) taken in 2013
(before the redevelopment of the site to the north)

4.7 The assessment of their individual heritage values on this basis is:

- Evidential value:** The building has a high level of external evidential value because of its rarity and uniqueness. Back-to-back 'one up - one down' workers' housing was once widespread in Manchester and synonymous with the industrial revolution and over-crowded living conditions. Nos. 4, 6 and 8 Bradley Street are important and sole-surviving typical examples, with the exterior of the buildings illustrating the former appearance, small scale, and high density of housing. They are, however, of low evidential value internally as they were rebuilt using modern construction methods and internal finishes, and all original internal fabric other than the original and rebuilt brick walls (which are exposed internally) has been lost. The complete original floor plan is also no longer evident, with only the footprint of the rebuilt front house remaining, and all evidence of the plan of the rear house and former yard has been lost.
- Historical value:** The building has high historical value overall. It is associated with the early to mid industrial revolution, and the period of rapid transformation and growth of the city centre, and it is a key piece Manchester's history. The surviving, rebuilt, house facing Bradley Street has high external historical value but as a reconstruction, using modern construction methods and fitted with modern floors, ceilings and wall finishes, it has no internal historic value (other than the exposed original and rebuilt brick walls), and nor does the enclosing modern steel and glass atrium structure.
- Aesthetic value:** The rebuilt frontage house has very few, if any, remaining original and/or interesting internal features. Some historical features have been reproduced externally, in terms of the overall architectural form and appearance of the building, the unusual mono-pitch roof slope design, the traditional doors and windows, and the low proportions and floor to ceiling heights, but there are none of particular value internally other than the exposed original and rebuilt brick walls.
- Communal value:** The industrial past of Manchester is a key element of its heritage, and the workers' housing and domestic architecture of the time is a recognised associated characteristic. The listing description records that the building and its neighbours were built between 1787 and 1794 by Charles Bradley, who built the associated nos. 69 - 73 Lever Street, and the census records for the building are preserved from 1851 onwards and list its residents and their living conditions, and show the level of overcrowding. There is however no special association between the building and its builder and historical residents, but there is societal value to the modern day residential community of Manchester and visitors to the city centre.

Assessment of impact

- 4.8 The substantive changes which are proposed to the building to facilitate its use as a health and beauty therapy and treatment studio, are limited to the interior of the basement and ground floor and do not involve any external works.
- 4.9 The proposals involve the fit out of the building to accommodate the requirements of the health and beauty therapy and treatment studio business and comprise the installation of 3 no. small sections of new partition walling (timber studwork and plasterboard) to create an additional treatment room at ground floor level and a further treatment room and new utility room, which can also serve as a kitchenette area for staff, in the basement.
- 4.10 The proposed work has no adverse impact (i.e. it has a neutral effect) upon the significance of the Grade II listed building as summarised above. The reasons for this are as follows:
- 1) The present building is largely a substantial reconstruction built in 1996
 - 2) The present building is only part of the original structure and the rest has been lost and replaced with the modern steel and glass infill structure
 - 3) The present building has a greatly different and altered appearance and plan form to that of the original houses on the site
 - 4) The present building contains no, or very little, original internal fabric, and this comprises the original and rebuilt exposed brick walls of the front house
 - 5) The part of the rebuilt building with most significance is the two story brick element which reproduces the single room floor plan and built form and appearance of the original front house facing Bradley Street.
 - 6) The proposed ground floor partition is located outside the brick element of the building in the modern part at the rear, so it does not impact the plan form of the surviving original / rebuilt historical part of the building, and the proposed partitions in the basement do not impact the original plan form as the basement is already subdivided.
 - 7) Although there is little remaining original internal fabric, except for the original and rebuilt exposed brick walls, the partitions will be installed to ensure that fixings and seals used where new work meets existing fabric will be minimal and avoid unnecessary intervention.
 - 8) The partitions are not permanent and can be entirely reversed and removed when no longer needed.

- 4.11 To ensure that the listed building remains occupied and in use, contemporary use/s and changing occupier requirements must be accommodated, and this means adapting and arranging the building accommodation when needed and provided that the integrity of the building and its significance as a Grade II listed designated heritage asset is not adversely impacted and harmed.
- 4.12 The 3 no. proposed small sections of new partition walling in the proposed locations do not harm the significance of the listed building and are considered to be appropriate, proportionate and sensitive, and therefore acceptable, such that listed building consent should be granted.

5 Design and access statement

Brief

- 5.1 It is intended to use the building as a health and beauty therapy and treatment studio.
- 5.2 This requires a sufficient number of treatment rooms for clients, a reception area, stores, a shower room and w.c., a utility room, and a staff kitchenette and rest area. The accommodation must provide privacy for clients, it must be high quality and it must confirm with relevant legislation and regulations in terms of fire, noise, security and means of escape requirements.

Design considerations

- 5.3 The design of the internal space has been developed to fit around the constraints of the listed building in terms of its floor plan and surviving (albeit limited) internal historic elements, and ensure that only the minimum extent of alteration is needed.
- 5.4 As the building is currently fitted out as office accommodation, the extent of new work is limited and comprises mostly refurbishment and replacing existing fixtures and fittings, MEP services and applying new wall, ceiling and floor finishes as needed. The current layout is unchanged where possible, and the entrance and reception area on the ground floor is retained. The integrity of the two storey brick element of the building (the rebuilt front dwelling) is maintained and each former office becomes a contained treatment room offering the necessary level of privacy and right environment for clients. The basement shower room / w.c. will be refurbished and retained, and the stair and circulation areas are unchanged.
- 5.5 Two new treatment rooms are created from the available spare / inefficient space on the ground floor and in the basement and this is where the small partitions are proposed, to make best use of the building without impacting its heritage significance. The same applies to the partition needed to create the utility room in the basement which can also serve as a kitchenette area for staff, and which makes best use of under-used space without impacting any historic fabric. All of the work, and the overall refurbishment of the building, will also be carried out using high quality and sympathetic materials and finishes as shown on plan no. 2241-XX-XX-XX-DR-A-0101C. There are no design reasons not to grant listed building consent.

Access considerations

- 5.6 The proposed location of the additional treatment rooms and utility room, utilise under-used floor space within the building and do not impact or impair access to the building and internal movement within the building. Accessibility is unchanged, and means of escape and safety for clients and staff, is fully taken into account in the proposed design of the refurbishment and installation of the proposed partitions to create additional rooms within the building. There are no access reasons to without listed building consent.

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