Heritage Statement

Of the premises known as

3 Dale Street,
Manchester,
M1 1BA

For and on behalf of

Stephenson Whyte

Prepared by
Dabinett
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3 Dale Street, Manchester City Centre (Northern Quarter), M1 1BA

1.0 Introduction

1.1 This Heritage Statement has been prepared on behalf of Stephenson Whyte. It accompanies the full planning application for the replacement rooflight windows at 3 Dale Street, Manchester. It should be read in conjunction with the other documents submitted with the planning application.

2.0 Historical Significance

2.1 The building was constructed circa 1900 and was first used as a millinery warehouse. Throughout its lifespan, the building has been used as clothing shops and now it houses 23 residential apartments.

2.2 The building became Grade II listed on June 6th 1994. Historic England have an interest in protecting the historical importance of cotton mills and the textile warehouses which are a distinctive feature to Manchester.

2.3 The building has an internal structure of cast iron columns, it is clad in red brick and ochre terracotta, and has a plinth of polished pink granite. The entrance block facing Dale Street has five storeys with a basement and four bays, there is a splayed corner, and a rear block of three storeys with a basement and attic and six further bays.

2.4 The corner of the building features a doorway with a segmental head, a fanlight, and a segmental hood on decorated consoles. At the top is a dentilled moulded segmentally arched cornice, cartouches on the flanking piers, and a dome. The left bay on the front has a segmental open pediment. Some of the windows have segmental heads, and the others have flat heads.

2.5 The surrounding area has generally kept is uniformity, however there are still many building with a range of different materials. Though generally 3 Dale Street has retained much of its original features, to some parts these have been removed. We would advise that the historical significance of 3 Dale Street is High.

3.0 Technical & Architectural Significance

3.1 As assessed by Historic England, the building, is clad in red brick and ochre terracotta. The elevations are rectilinear grids of large windows separated by vertical piers and horizontal bands mostly of terracotta.

3.2 The building was converted in the 2000's and the area of roof being considered is not an original roof covering, nor are the windows original. It is assumed, and from experience with other buildings in Manchester, that the roof would originally have been slated and will have had timber sarking board in place. There would have been lath and plaster internal finishes. There is now in place a standing seam zinc roof and the windows are uPVC type roof window system. There would be no damage to the original fabric as there was no original fabric in place.

3.3 The Grade II listing of the building largely seeks to preserve the facades as this is in keeping with the simplified baroque style. However, alterations to the rooflights and alterations required to convert the building into residential property have previously been carried out, and there is scope to make such alterations where thermal comfort for the residents is concerned.

3.4 Most of the original materials have remained original. Materials which have been altered are likely due to the conversion from a commercial to residential premises.

3.5 The building is located in Manchester City Centre where the focus is to protect the facades of the buildings. We would advise the architectural and technical significance is Average.

4.0 Conclusions

4.1 With the Grade II statue of the building, there is clear evidence that seeks to conserve the building. However, there has been scope to make alterations to the building as far as thermal comfort is concerned. The building was converted into residential apartments in 2001, and new skylights were added to the roof. Currently, there are ongoing issues with water ingress to the frame and dampness from these windows. As a result, residents with these skylights are suffering from potential damage to their apartments and windows that do not offer a level of thermal comfort that matches today's standards. The current condition of these windows could pose a risk to the residents' health.

4.2 As mentioned in the Architectural Method Statement, the proposed works will lead to less than substantial harm to the significance of the building. Paragraph 208 of the National Planning Policy Framework sets out guidelines for the minimal amount of harm against public benefits. With regards to 3 Dale Street, the new windows will benefit the residents occupying these apartments. The new windows will be able to address issues of cold draughts and water ingress, offering enhanced thermal comfort for the residents, and preventing any further potential issues where the water ingress could create damp problems and condensation in the rooms. The improvements from a ventilation and thermal perspective are critical for the enjoyment of the residents and ensuring their good health.

4.3 Therefore, we see this proposal as a vital development which would not see a loss of any historic fabric but would greatly increase residents satisfaction with their living environments. The new windows would likely help protect the building fabric where the existing windows are likely to create further issues of condensation and dampness if the existing windows are not replaced imminently.

4.4 Paragraph 205 of the National Planning Policy Framework is concerned with impact of a proposed development on the significance of the designated heritage asset. As outlined when assessing significance of the building, the building achieves high or average levels of significance with preserving the historic fabric. The proposal does not interfere with any historic fabric, but the covering up of one of the windows in the disused stairwell will alter the appearance of the building. It has been specified that the new roof covering over the window will match the existing roof covering as so to keep the new roof in line with the rest of the existing roof. This saves money where this window is located in a disused stairwell, and therefore the need for a new window here is obsolete.

4.5 The windows should provide an improved aesthetic for the building over the windows which are currently in place and are dilapidated and to some extent pose a danger if safeguarding works had not been replaced. The design of the windows is suitable for historic buildings and used elsewhere on historical buildings across the country. There is a significant benefit to the individuals of the flats as the windows are in poor repair and the somewhat natured dated of these is impacting upon the thermal performance and generally the internal living conditions are suffering. The improved windows will be a significant benefit to the property as a general, albeit these are not readily viewable.

5.0 Architectural Method Statement

5.1 Our proposal includes the replacement of 9Nr windows, including the removal of one of the windows which is to be covered with a zinc coated material to match the existing material.

5.2 To complete these works, the use of scaffolding, working platforms, edge protection and lifting equipment are required. The windows will be removed and lifted with the use of the equipment due to the large size of the windows. All permissions to use the

5.3 The contractor will ensure that existing windows are removed and disposed of in the skip. On the same day as removal of the window, the contractor will install with a new window new the same working day as so to not leave any opening exposed to the outside or unsecure at any time during the project. Following on from the installation, the contractor will allow to make good and decorate all reveals upon installation of the new windows. The allowance includes a 100mm internal uPVC capping the full perimeter of each window to cover any damage. Any resident fixtures & fittings will be returned to original condition should these need to be removed during the installation process.

5.4 Where possible, the contractor will re-use some of the zinc flashing to the perimeter edge of the rooflights. This is to save costs and the need to buy new materials where they are not necessary.

5.5 To the existing roof, 1Nr skylight is located above a disused stairwell and the proposal includes removing the window and covering the opening with a zinc material to match the existing roof. The process includes the removal and disposal of the window. 2Nr timber rafters at 400mm centres will be installed in alignment with the existing rafters. A plywood deck will then be installed across the rafters within the opening. Following this, a suitable breather membrane and PIR board will be installed to the opening. Finally, the new zinc coated roof will be installed, and the standing seam design will match the rest of the roof.

5.6 The contractor will be completing the works to remove the skylight from the scaffolding platform, and will not be creating any internal openings to carry out the works.

5.7 It can be confirmed that this proposal exclusively sets out works to non-original materials. No works are carried out to any historic material. Therefore, the intended works will not significantly impact the architectural or historical character of the building.

5.7.1 We trust this statement provides a sufficient supporting information for you to support the proposed application.

5.7.2 If you wish to discuss matters further, please contact:

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