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HERITAGE STATEMENT

NEWTON ST CAT B FLOORS 3+4

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ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET
MANCHESTER • M1 3PW

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Image: Photograph of site, taken from corner of Newton Street and Dale Street, April 2024.

1.0 INTRODUCTION

1.0

INTRODUCTION

This Heritage Statement has been written to accompany a Listed Building Consent Application for the second floor of 08 – 16 Newton Street, Manchester.

It was produced in June 2024 by Atelier MB. Its author is Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment.

This application relates to changes to the third and fourth internal spaces only.



Image 1: Photograph of site, taken from corner of Newton Street and Dale Street, April 2024.

2.0 LOCATION

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The building is located within Manchester city centre, in the Northern Quarter area, close to Piccadilly Gardens. The main facade and entrances are on Newton Street and the block is set between Newton Street, Mangle Street, Back Piccadilly, and Dale Street.

08-16 Newton Street sits within the Stevenson Square Conservation Area, on the north eastern edge of the city and designated in 1987.

The main entrance is from Newton Street and floors 3 and 4 are accessed via internal stairs and lifts.

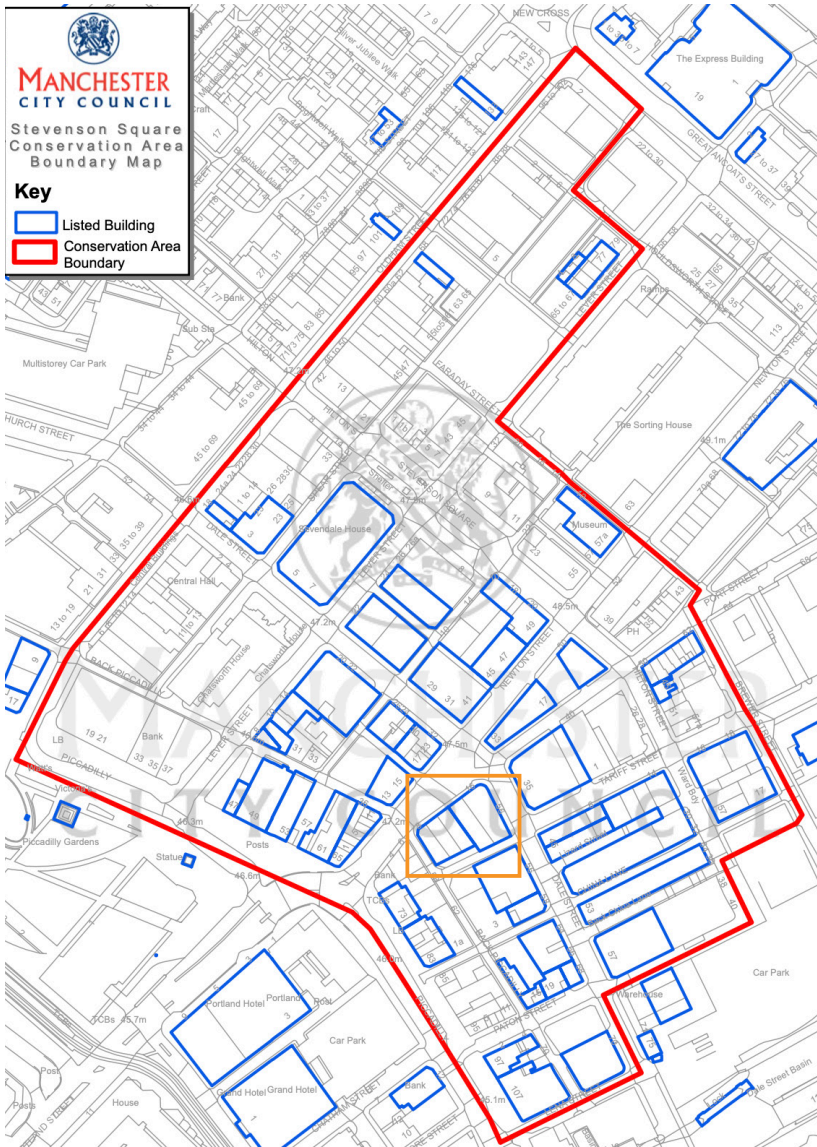


Image 2: Map of Stevenson Square Conservation Area showing 08-16 Newton Street.

3.0 DESCRIPTION + HISTORY

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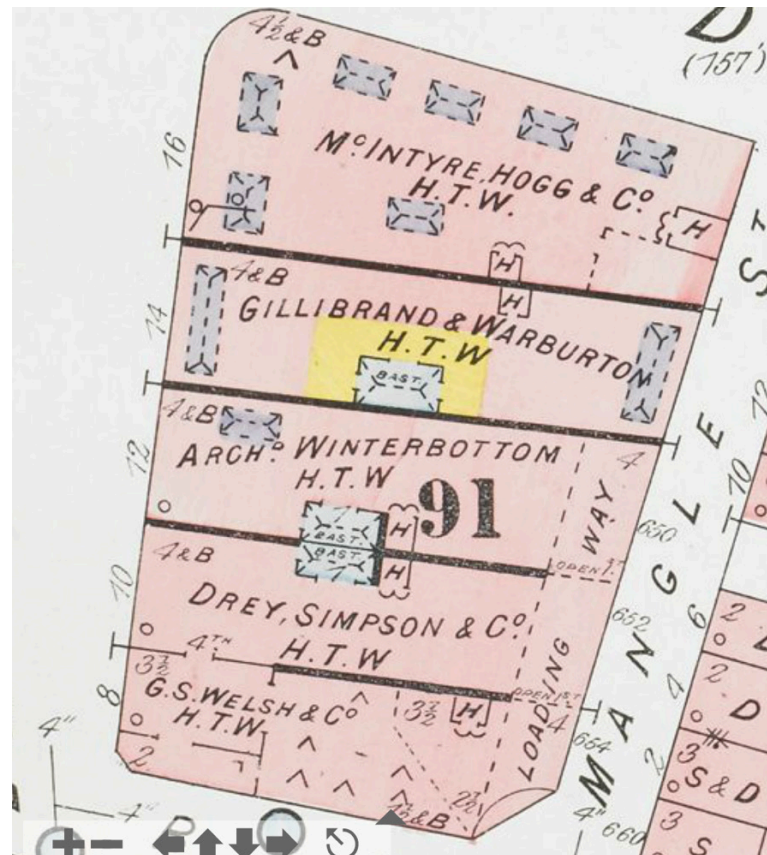


Image 3: Extract from Goad's Insurance Plan, 1886.

The buildings at 8-16 Newton Street are former home trade warehouses, dating from the late 19th century. They are in two separate parts (8-12 forming one building and 14-16 a second) and together they form one block, with main elevations facing Newton Street. Both are in the same architectural style but they differ slightly in appearance and height. It is possible they were built for two different owners, but the fact that they share internal walls and read as one, indicates they date from the same period.

16 Newton Street does not appear on the 1851 map but is visible on the 1891 map. The listing dates the buildings as 1860-70, but there is no reference in the trade directory of 1879 when Hilton Street is listed as appearing straight after number 12, showing there was a different street layout. The buildings do appear in 1883. From the available evidence therefore, the buildings can be dated to 1879-1882. No reference has been found to the architect/s, nor has it been possible to locate any original drawings or plans within the Manchester Central Library archives.

There is no documentary evidence of internal layout, other than the Goad's Insurance Plan (1886), but it is almost certain to have followed the typical plan of home trade warehouses in the area and of this period.

It was common for floors to be sub-divided for different businesses. This kind of warehouse was particularly common around Portland Street (grander in form) and Dale Street (often smaller). The only identified reference with any detail for 8-16 Newton Street is the Goads Insurance Plan from 1886, which offers some information on structure and the roof. Following the decline in the textiles industry there was little need for warehousing of this nature in the city. The buildings continued in office and light manufacturing use in to the 20th century and each building was occupied by several individual tenants, the result of which has been an undocumented and piecemeal set of alterations, including a number additional internal partitions and walls and changes to windows and openings.

An extract from listing is included on the next page.



Image 4: Building in 1966, corner junction of Newton Street and Back Piccadilly.
Image from Manchester Archives



Image 5: Building in 1967, main Newton Street elevation and corner to Dale Street.
Image from Manchester Archives.

SJ8498SE NEWTON STREET 698-1/29/248 (South East side) Nos.14 AND 16

GV II

Includes: No.36 DALE STREET. Manufacturers' warehouses and agents' offices, now shops, etc. Late C19, altered. Red brick in Flemish bond (part painted white), with sandstone ashlar plinth and dressings, slate roof. Trapezoidal plan with rounded corner to Dale Street. Basement, 4 storeys and attic, No.14 having a narrow 4-window façade treated as one wide bay, and No.16 to the left a wider 6-window facade in 3 bays; with a high plinth (interrupted by basement openings), cornice to ground floor, string courses to the upper floors, a moulded stone cornice over the top floor on thin brick brackets, and a parapet with chimneys over 2 piers of No.16. Doorways adjacent to the junction, tall, with panelled doors, square overlights, and cornices on elongated consoles; No.14 to the right has 3 sashed windows at ground floor and 4 on each of the next 2 floors, with continuous stone lintels; No.16 to the left has altered windows at ground floor, sashed windows on the next 2 floors with stone lintels to each pair; both have coupled sashed windows at 4th floor and square dormers in a mansard roof. The fenestration of No.16 carries round the curved corner and continues in the 5-bay side to Dale Street, with chimneys over 4 piers, and 2 dormers. Interior not inspected. History: occupied c.1905-13 by various manufacturers' agents, No.14 by Horrocks Crewdson & Co. Listing NGR: SJ8460698288

SJ8498SE NEWTON STREET 698-1/29/247 (South East side) Nos.8, 10 AND 12

GV II

Warehouses, workshops and offices, now shops and offices. c.1860-70; altered. Brown brick with some polychromy, sandstone dressings (roof not visible). Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet. The ground floor has coupled doorways in the 2nd bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads (rounded intrados with pointed extrados), and linked hoodmoulds, and a large mullioned 3-light window to the left (tripartite basement openings below); but is otherwise altered by C20 shop fronts, with numerous large signboards attached. The upper floors have 3-light windows with brick mullions in the 1st and 3rd bays, coupled windows in the 2nd and 4th, those at 2nd floor with banded arched heads and linked hoodmoulds, and all sashed. Prominent cornice and panelled parapet. The right-hand return wall has a 2-storey canted bay (altered at ground floor), arched windows at 2nd floor, and a gabled arched window at 3rd floor. Rear and interior not inspected. History: occupied c.1905 by umbrella manufacturer, sewing machines, etc. Included for group value.

Listing NGR: SJ8458498270

4.0 SIGNIFICANCE

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Image 6: Photograph of Newton Street elevation, April 2024



Image 7: Photograph of Newton Street elevation to Back Piccadilly end, April 2024

The setting of 8-16 Newton Street contributes to its high significance, aesthetically and historically, as part of the group of similar warehouses in this area of the city.

It is a positive contributor to the street scape and the wider Stevenson Square Conservation Area. Prior to ongoing renovation works, the building had been compromised by modern interventions, including the use of varied materials and treatments to the street frontage, which had a negative impact on its presentation as a cohesive block. Some historic fabric had also been lost through alteration to the various street level openings, most notably at the 08-10 end. The condition of the interior at upper levels, namely the poor state of the roof and upper windows and roof lights, was detrimental to the significance of the setting and impacts on the heritage value of the building.

The buildings have been assessed on Historic England's four categories for heritage value, as set out in their Conservation Principles document, 2008.

EVIDENTIAL VALUE

The Newton Street buildings have a medium/high degree of evidential value. Warehouses are an important characteristic architectural type in Manchester and these are typical examples, with the plan and parts of the interior and exterior illustrating how these buildings worked, particularly the vertical hoists and lightwells, columns, windows and entrances. They are however of an average quality when compared to others. The original parts of the exterior are of high significance, as are the distinct component parts (entrances, loading bay, main floors and basement). The altered parts are of low/ negative significance, many detracting from the heritage value as they are low quality and unsympathetic in design and finish.

HISTORICAL VALUE

The buildings are of high historical value. They are associated with the period of rapid industrial and commercial growth in the city, which is a crucial part of the history of Manchester. Their place in a wider group in this area is also recognised as highly significant. The degradation to the exterior through inappropriate change, and the removal of most historical features internally, has lowered this value in places. Later internal additions (including those proposed to be removed) are of a low historical value.



Image 8: Photograph of third floor, showing original brick walls and stairs in area of proposal.



Image 9: Photograph of third floor showing columns and timber flooring.

AESTHETIC VALUE

08-16 Newton Street has some interesting features, particularly in the external stonework detail, the form of the rear sloping roof and the characteristic roof spaces internally, giving them a medium aesthetic value. They are in the vernacular tradition of brick Manchester warehouses. The internal spaces are almost entirely functional and most have a medium aesthetic value. The later changes have low/negative value.

COMMUNAL VALUE

The industrial past of Manchester is a key element of the city's heritage. The associated architecture has formed the character of the city and is recognised by people as what sets it apart from other places. The personal links to this building are considered low but there is a degree of associational value to the wider city for residents and visitors.

The third and fourth floors are currently undergoing refurbishment. Heritage significance remains, and architectural and historical values are medium. Where original features have been retained, these are of high significance, including the timber floor, the timber framed windows, columns, the brick walls and historic staircase. The open plan nature of the space has a degree of historical and evidential value in terms of plan form and as a typical characteristic.



Image 10: Photograph of fourth floor, with stairs and exposed timber flooring.



Image 11: Photograph of fourth floor, showing exposed roof structure.

5.0 PROPOSALS + IMPACT

5.0 PROPOSALS + IMPACT

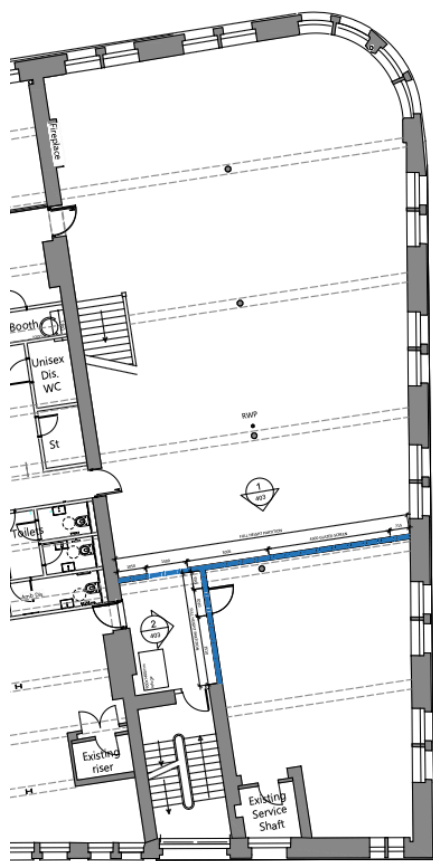


Image 12: Extract from drawing of third floor showing location of proposed walls.

Changes are limited to the interior of the third and fourth floors and do not involve any external works.

The proposals involve the fit out of commercial space to meet the requirements of new tenants. Changes and their impact on the significance of the asset are set out here.

FLOOR 3

Change: 2no. new full height plasterboard walls to form the 'sample room' to the rear of the space of number 16. One wall extending off the stair core original brick wall, featuring a door, and one at right angles (see drawings) with an opening. Walls feature double glazed windows in timber frames and tongue and groove to lower parts, referencing the historic partitions. Original timber beams penetrate new walls and remain exposed. Both walls sit away from existing beams and columns. Timber skirtings to walls. To top and bottom, walls to be fixed with minimal penetrations.

Impact: The ceiling at third floor is a straightforward structure, with beams and columns. New walls will not be set off existing historic beams or columns, avoiding damage and retaining views of the original elements. They will require some fixings through ceiling and floors, which will be minimised as far as possible. The

use of windows, glazed door and the opening are all designed to retain a degree of visual transparency and natural light. The form of window and tongue and groove references partitions which previously existed in the building. There is a degree of sub-division which affects the plan form to a minor extent, but this has been kept to a minimum, is located to one end of one building and is considered to result in a negligible degree of harm, outweighed by the wider benefit of maintaining the building in commercially viable end use. Furthermore, it is evident that throughout the life of the building various areas have previously been partitioned, as is the nature of such spaces, and that the limited nature of the proposal are appropriate in materials, scale, positioning and character.

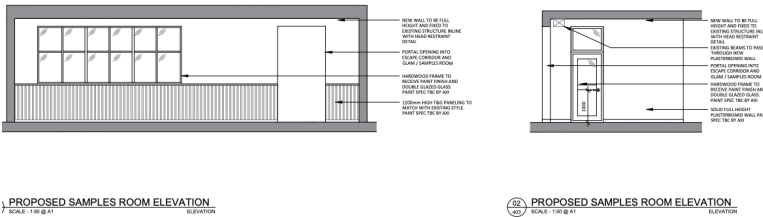


Image 13: extract from drawings showing proposed elevations of new partitions on third floor.



Image 14: Extract from drawings showing fourth floor proposed changes.

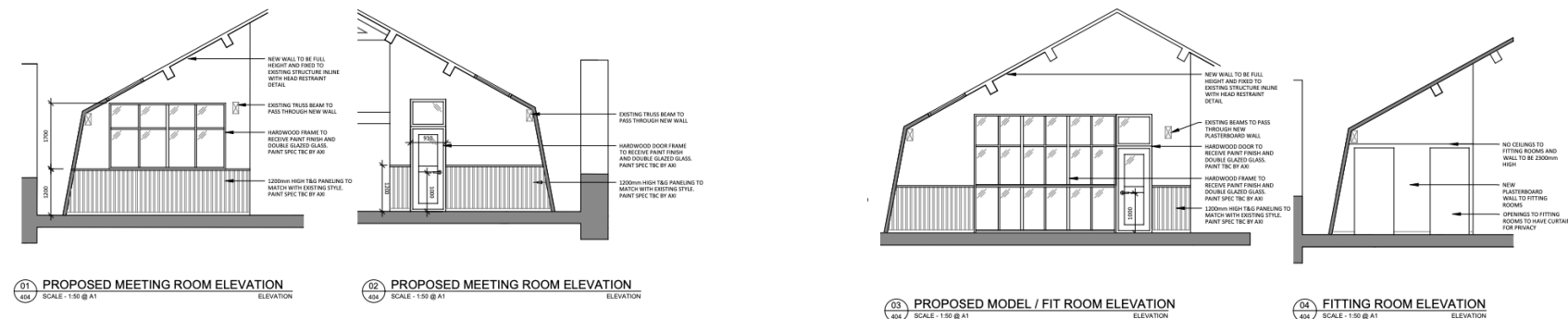


Image 15: Fourth floor proposed new partitions to create meeting room.

Image 16: Fourth floor proposed new partitions to create model and fitting rooms.

FLOOR 4

Change: 2no. walls meeting at right angles, to form meeting room to front rounded corner on Newton St elevation. Walls full height plasterboard with timber-framed double glazed windows and tongue and groove panelling to lower sections, to reference historic panelling. Wall parallel to Newton Street features timber framed and glass door with glass panel over. New walls do not run off existing timber roof structure but where unavoidable, timbers will run through new walls. Timber skirtings to all walls.

Impact: There is a degree of harm caused by necessary fixings, top and bottom, though this is considered to be negligible and at minimal levels. The use of windows, glazed door and the opening are all designed to retain a degree of visual transparency and natural light. The form of window and tongue and groove references partitions which previously existed in the building. There is a degree of sub-division which affects the plan form to a minor extent, but this has been kept to a minimum, is located to one end of one building and is considered to result in a negligible degree of harm, outweighed by the wider benefit of maintaining the building in commercially viable end use and keeping the majority of the space in open form. Furthermore, it is evident that throughout the life of the building various areas have previously been partitioned, as is the nature of such spaces, and that the limited nature of the proposal are appropriate in materials, scale, positioning and character.

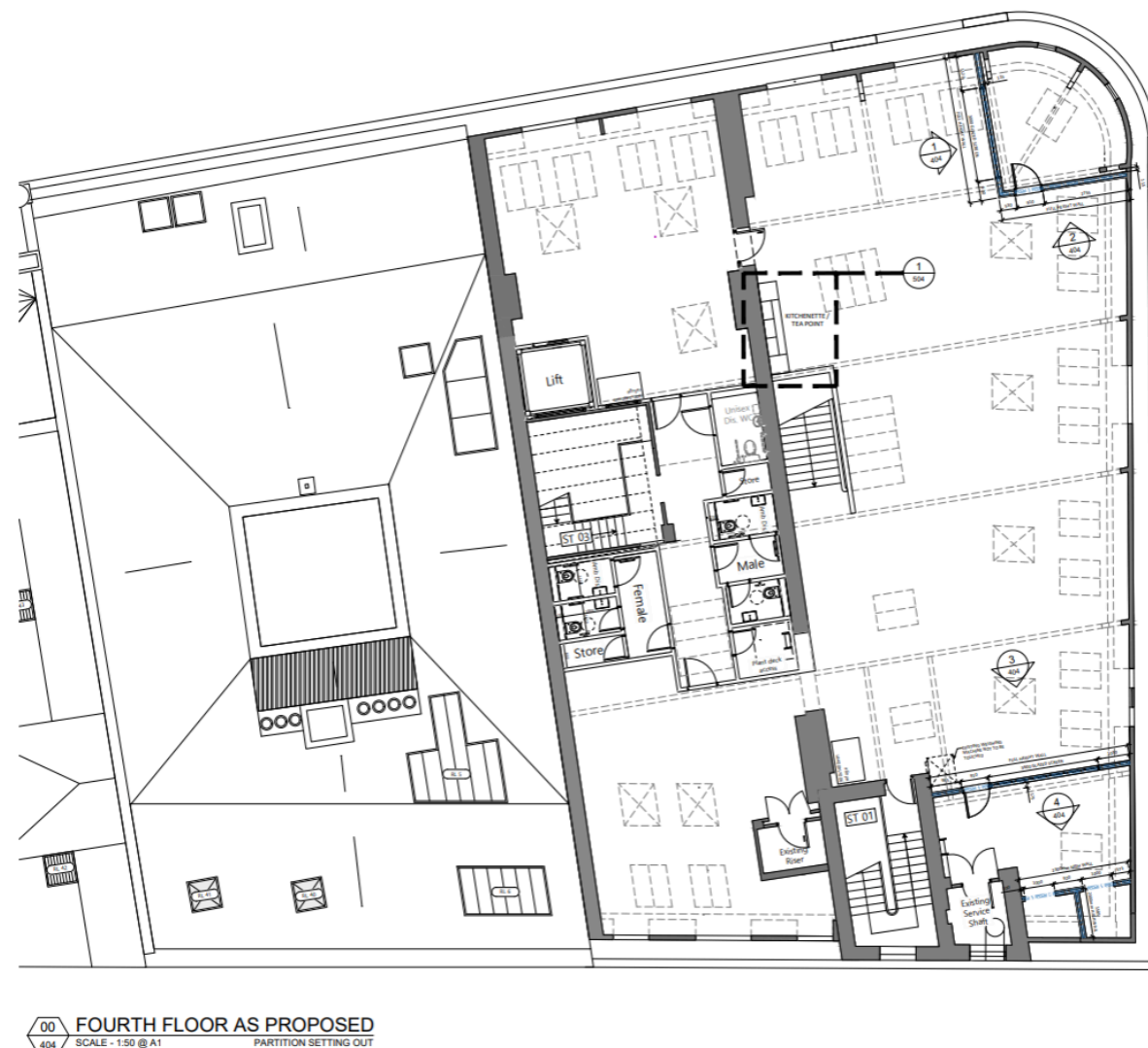


Image 17: Extract from application showing proposed changes to fourth floor with new partitions to each end of the space and a kitchen fitted to the existing brick wall.

Change: New plasterboard partition wall running off existing brick wall to stair core to rear of space. Walls feature extensive glazing in timber framed double glazed panels and a timber framed and glass door with glazed panel over. Existing beams to run through new wall. Timber skirtings to walls.

Impact: As per other walls, there is a degree of harm caused by sub-division of the space, but measures have been taken to ensure the visual paths are maintained with the use of windows and glazed door. There will be minimal fixings to existing fabric to secure partitions, which is considered to be a negligible level of harm.

Change: 2no. new plasterboard walls to rear corner of no.16 to form changing rooms. The walls are not full height and stop short of existing beams, with an open top. 2 no. openings to form fitting rooms with curtains to be fitted. Timber skirting to walls.

Impact: There is a degree of alteration to the plan form, but this is minimal, with walls pushed to the end of the space and the majority of the floor retained as open plan. The walls stop short of the existing timber roof structure, avoiding clashes with historic fabric. The impact is considered to be negligible.

Change: New kitchenettes to be fitted against existing original dividing brick walls. To be fitted using minimal fixings required. Original surface to remain behind new units.

Impact: It is accepted that kitchen facilities are a necessary requirement for the offices. They are positioned against walls and are open, requiring no partitions to be added. The degree of harm caused by fixings is considered to be negligible and reversible, and outweighed by the benefit of creating a viable end use.

STAIRCASE ST02 FLOORS 2/3

Change: Limited number of existing timber spindles to be carefully removed and stored within the enclosed staircase, to be re-fitted at a later date if possible. Only those spindles which connect between the two floors pose a fire path risk and require removing.

Impact: The existing stair is historic and of high heritage value. However, it also represents a fire spread risk as identified by relevant professionals. The careful removal and storage of timber spindles will enable them to be reinstated with little harm, should the floors be in the same use at a later date.

There is a degree of harm, but this is limited in scale and nature and is considered to be outweighed by the benefit of protecting the building from the risk of fire.

Change: New section of floor infill to be fitted to existing opening to create a separation between floors 2 and 3. 60 min fire rating. Floor to fit around existing handrail, which will be sealed.

Impact: It is accepted that the building will not be in single use and therefore that for fire and security, there needs to be a separation between floors in this location. The alternatives are to completely cover the staircase by boxing in, losing the visual benefit of the feature, to remove the entire banister and spindles altogether or to undertake this option. Of the alternatives, the proposals seem to be the least harmful and maintain the handrail, all the steps and the majority of spindles. The harm is considered to be outweighed by the potential of safeguarding the fabric of the building against the risk of fire spread.

Change: New short section of wall to be fitted to underside of stairs at level 2 where spindles are removed. Wall to run from underside of new floor.

Impact: This is considered to be a change with negligible impact upon significance, as the original staircase remains behind the short wall and the smallest section possible has been walled off. In the scale of the listed building, this change has a very low impact upon significance.

Change: At third floor, where wooden spindles are to be removed, new replica spindles to be fitted, in contrasting material, in a metal such as stainless steel, to be readily identifiable as new, but in matching profile and position as original.

Impact: The removal and storage of the spindles will leave a gap in the banister. Replacing the missing spindles in wood will only serve to confuse the authenticity of the feature. It is generally acknowledged that new interventions in old spaces should be identifiable as such, and be honest additions which do not pretend to be old. The use of spindles in a modern material, but following the historic form is considered wholly appropriate and will allow the necessary changes to be read as such, and the original intention of the staircase design to be understood. It is considered that this approach is sympathetic, shows consideration in balancing the old and the new and will retain the evidential and aesthetic values of the space with no harm to significance.

6.0 PLANNING CONTEXT

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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, updated 2023). 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.

This report meets the requirements of NPPF, paragraph 200, 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.

Paragraph 203 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 features such as walls, window openings, entrances and 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 205 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 and to provide the necessary facilities and fire protection for adaptive re-use.

Paragraph 208 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 very low on the overall scale, though it is recognised that there are limited instances which are classed as 'less than substantial harm'. In these cases mitigation has been applied and the least harmful solution proposed, with priority given to the retention and protection as far as possible of significant features and characteristics such as open space, natural light and plan form. 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 and be enhanced. Limited areas of penetrations into walls and floors and the insertion of new walls are not considered to be detrimental to the overall understanding and appreciation of the asset. The benefit of bringing a long-term use and protecting the building for the future is considered to greatly outweigh the limited less than substantial 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 adaptive re-use.

Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

The proposals are considered to accord with local and national policy.

7.0 CONCLUSION

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The building has heritage significance, as evidenced by its Grade II listing.

Recent refurbishments have sought to enhance original fabric and remove inappropriate and non-original interventions.

The third and fourth floors are component parts of the building and have significance, through remaining features and their spatial character.

Proposals seek to ensure the third and fourth floors can be put back into long-term viable end use, meeting the needs of modern office users. Changes will exert a limited degree of harm, which is 'less than substantial' and considered to be fully justified on the basis of long term protection and re-use.

The evidential and historical significance of the building will be retained and the space will still be readable in its original intent. Historical features will be retained and protected. New features reference the old in a sympathetic manner and will be readily identifiable as new intervention. It is considered that the proposals have been designed to work alongside historical features and character and are appropriate and sympathetic in nature.

They are considered to accord with local and national policy.

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