BUILDING WITHIN A CONSERVATION AREA/RECOGNISED HERITAGE ASSET

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HERITAGE STATEMENT AND JUSTIFICATION FOR THE WORKS UNDER SECTION 16 OF THE NATIONAL PLANNING POLICY FRAMEWORK

PLEASE ALSO REFER TO THE ACCOMPANYING APPLICATION DRAWING INFORMATION, PHOTOGRAPHIC RECORD AND METHOD STATEMENT

PROJECT; INSTALLATION OF CCTV CAMERAS TO THE ELEVATIONS OF 10 STEVENSON SQUARE/49 HILTON STREET, MANCHESTER NORTHERN QUARTER

THE IMPORTANCE OF THE BUILDING

The Building occupying the corner of No 18 Hilton Street and 10 Stevenson Square is within the Stevenson Square Conservation Area and is Grade II Listed. English Heritage give the following listing details:-

SJ8498SE NEWTON STREET 698-1/29/252 (North West side) No.49

GV II

Includes: No.10 STEVENSON SQUARE. Includes: No.18 HILTON STREET. Cotton goods warehouse, now garment wholesalers' premises. Mid to later C19, altered. Red brick in Flemish bond, with gritstone ashlar plinth and dressings (roof not visible). U-plan with long range parallel to Hilton Street and wings to Newton Street and Stevenson Square. Basement and 5 storeys, a 6-window facade to Newton Street, with ground floor of rusticated gritstone, sill-band to 3rd floor, plain parapet with moulded coping and 2 upstands. The ground floor has a large round-headed doorway in the 4th bay with rusticated cavetto surround, lion-mask keystone, and cornice; and altered windows (that at left end now a doorway); the 1st and 2nd floors have 4-pane sashed windows, those at 2nd floor with raised sills and segmental heads linked by a thin channel at impost level; the 3rd and 4th floors have smaller sashes, those at 4th floor segmental-headed with keystones and linked by a similar channel. The right-hand return (to Hilton Street), an 11-window range in matching style, has a wider centre bay with a loading entrance at ground floor and tripartite windows at 1st and 2nd floors. The north return (to Stevenson Square), is 3 matching bays, including a doorway like that to Newton Street. Rear: deep loading slot in rear of Newton Street range. Interior not inspected.

Listing NGR: SJ8462098405

The building is of reasonably high aesthetic value for its external architecture which remains almost 100% intact and original. Later additions to the exterior include peripheral elements such as building, safety and informative signage, electrical, data and telecom cables (mostly hidden on top of the larger 1st floor deep cornice) and alarm boxes.

PARAGRAPH 200 OF THE NPPF SECTION 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT_BUILDING SIGNIFICANCE

In terms of **historical significance**, the overall building is considered to be of high value as a good example of a little altered cotton goods warehouse in the Northern Quarter, associated with Manchester's role at the centre of cotton and textile trading. The **evidential value** of the subject elevations is considered to be High Value given the fact that the elevations have not been altered over the years. The overall building **evidential value** is medium to high given the context of other surviving similar architecture in the vicinity.

The **communal value** of the building has not been assessed.

PARAGRAPH 206 OF THE NPPF SECTION 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT_BUILDING SIGNIFICANCE

KEY FEATURES OF THE EXISTING BUILDING AS AFFECTED BY THE WORKS

The method statement and mitigation measures spreadsheet (separate document) will describe how the interfaces between original elements and new elements below will be resolved.

Existing original elevations to Stevenson Square and Hilton Street.

Both elevations have been well preserved without significant historic interventions. Historic non-original alterations include the formation of the new doorway and entrance to the Hair Studio several years ago at 10 Stevenson Square and the more recent alterations to the entrance of Studio 18 at 18 Hilton Street. Neither of these entrances involved any structural amendments to the original elevations.

REASONS FOR THE APPLICATION AND JUSTIFICATION UNDER SECTION 16 OF THE NPPF CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

The owners of the Hair Studio want to increase security and surveillance of the exterior of their ground floor operations due to several recent anti-social events, reported to us as follows:-

"Various incidents in the square of assaults and other criminal activity, damage to the property, graffiti, incidents of breaking and entry and also we have applied for a pavement Licence application so the CCTV will offer protection to staff and clients and also support police etc in the event of any criminal activity."

There was a recent incident where a person suffering from serious drug intoxication had to be assisted by calling an ambulance and was only noticed when a person came out of the studio as opposed to being aware during the normal course of business activities inside.

Photographs of some of the above incidents are included on the Design Statement.

PARAGRAPH 206 OF THE NPPF SECTION 16 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT_BUILDING SIGNIFICANCE

PROPOSALS

Refer also to the Camera data sheets, Scope of Works and Method statement.

ADDITION OF CCTV CAMERAS TO THE ELEVATIONS

Impact

Care has been taken to position the new cameras for maximum security effect but also minimal intrusion on the elevations.

The cabling to the cameras will be run internally so as not to affect the elevations.

The cameras themselves are very small and, compared to other existing non-original fixtures and fittings that adorn the elevations, relatively small by comparison.

The cameras will be a charcoal colour to be less obtrusive to view.

Assessment

The general assessment of the elevations is High Value. For this reason any additions are to have minimal overall impact on the integrity of the external appearance of both elevations.

From the description above the works to the existing fabric required to provide these additions is considered minimal with simple future minor restoration, via filling of very small masonry holes, to return any work affecting the original walls to an original standard.

Overall Assessment Summary and justification with reference to section 16 of the NPPF conserving and enhancing the historic environment.

Paragraphs 200, 205,206 and 208

The general assessment of the elevations is High Value and the additions of new elements to those elevations does not directly benefit the elevations themselves., however due to the minimal size of the cameras and their positioning, together with hidden cabling results in low impact on the elevations.

Furthermore, the equipment is readily removable with minimal restoration required to return the elevations to their original appearance.

We would contend that the balancing of the benefits of CCTV in helping to curb the list of anti-social activities listed above as well as being able to offer assistance to Police and Paramedics will allow Listed Building Consent to be granted in this instance.

END OF HERITAGE STATEMENT - 10.04.24.