

Heritage Statement - St Margarets Chambers

To support listed building consent application 9 Newton Street.



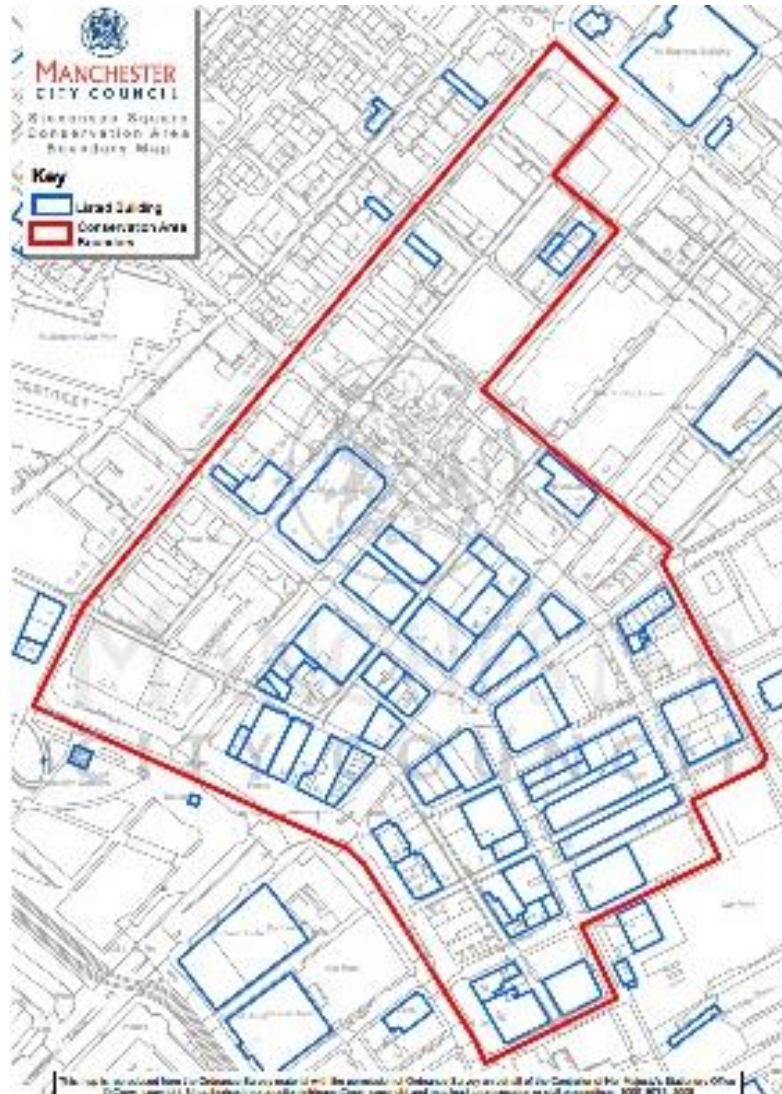
REF: TMA 021- 02 HS

Introduction

The Heritage Statement accompanies a listed building consent application relating to 9 Newton Street, which forms part of St. Margarets Chambers, Newton Street, Manchester. The report is to support two proposed signs within the building.

Site Address

9 Newton Street forms part of St. Margaret's Chambers. This narrow building sits on the corner of Piccadilly and Newton Street. This building is located within Stevenson Square Conservation Area within Manchester City Centre and is within walking distance of Manchester Piccadilly train station and Piccadilly Gardens bus/tram stop. There are also several car parking facilities located within walking distance of the building.



History

St. Margaret's Chambers is a Grade II listed building located within Stevenson Square Conservation Area. The building was built in 1890 from red brick with stone features and is attributed to Mancunian architect Charle Henry Heathcote.

St. Margaret's Chambers is a commercial premises with a shop on the ground floor and offices on the floors above. In 2023, planning was granted to convert the upper-floor offices into 12 apartments.

The Historic England description is included here.

Chambers GV II - Listing NGR: SJ8454398278Includes: No.63 St Margaret's Chambers PICCADILLY. Shops with numerous offices over (in 1905 mostly manufacturers' agents). c.1890; altered. Pink brick in Flemish bond, with sandstone dressings and some terracotta matching this (probably cladding iron frame), 4- span slate roof. Shallow trapezoidal plan parallel to street. Elizabethan style. Four storeys and attic; 8 bays plus a narrow chamfered corner to the right, the bays divided by semi- octagonal shafts and linked in pairs under 4 large elaborate shaped gables; with a cornice over the ground floor, a deep decorated frieze and cornice over the 1st floor, and a cornice over the 3rd floor. The ground floor has a wide doorway in the 5th bay under a keyed elliptical arch with decorated spandrels, but is otherwise altered by C20 shop-fronts; the 1st floor has recessed canted 3-light windows with altered glazing, the 2nd and 3rd floors have mullioned windows of 3 lights except in the 7th and 8th bays which have 2-light windows; the attic has smaller mullioned windows with 1 and 2 lights in each bay, the division caused by the outer shafts of the shaped gables (which are also pierced). The left end presents one bay to Piccadilly, and the right-hand end is canted, both in matching style. Interior not inspected.



Photograph of the site prior to the building of St Margaret's Chambers 1885. (Manchester Archives).



Newton Street photograph from 1966 with shop frontages with various types of signs. (Manchester Archives).

Enhancement and Public Benefits (where applicable)

The proposed signs were selected as they could be installed into the new secondary structure and will have no impact on the original fabric of the building, hence no harm.

The proposed signs are a minimal intervention, and they are absolutely required for the purpose of the business and for their function.

Proposed signs are designed so that they can easily be installed and removed at some later date without causing damage to significant building fabric.

The proposed signs are simple and modern and complement the look of the modern shop front and its surroundings. The proposed signs will benefit the business and its customers.



9 Newton Street photograph taken December 2023

The National Planning Policy Framework (NPPF, updated 2019), provides the policy for heritage assets and the historic environment. The NPPF recognises that sympathetic changes to heritage

assets are necessary to ensure their viable ongoing use. Of relevance is NPPF, paragraph 192, which 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.'



Conclusion

St. Margaret's Chambers is a Grade II-listed building located within the Stevenson Square Conservation Area. 9 Newton Street forms part of St. Margaret's Chambers. 9 Newton Street was recently stripped back and fully refurbished; parts of the wall were retained and restored where damaged. The building had a non-original shop front with a shutter that was both in a poor state; these were removed to expose the original stone surrounding the window. A fully glazed new shop front and an internal shutter were installed, along with new heads and sides. The proposed signs will be installed on the new head and side panels with no harm to the original fabric of the building. The proposed signs are a minimal intervention, and they are absolutely required for the purpose of the business and for their function. The proposal signs will be consistent with all the other business signs on Newton Street, which will enhance the look of St. Margaret's Chambers when seen from the street.