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; MINOR INTERNAL ALTERATIONS AND INSTALLATION OF COLD-WATER THERAPY BATHS AND SAUNA, LOWER GROUND FLOOR 45-47 NEWTON STREET, MANCHESTER

THE IMPORTANCE OF THE BUILDING

Nos 45 and 47 Newton Street lie within the Stevenson Square Conservation Area and are part of the whole of the building which is Grade II Listed. English Heritage give the following listing details:-

MANCHESTER SJ8498SE NEWTON STREET 698-1/29/251 (Northwest side) Nos.45 AND47GVII

Textile warehouse, now fashion wholesalers' premises. Mid to later C19, altered. Red brick in Flemish bond with gritstone plinth and dressings (roof not visible). Rectangular plan parallel to street, with loading in rear courtyard. Basement and 5 storeys, a very regular 12-window facade with basement and ground floor of channelled ashlar (now painted white), 1st and 2nd floors treated as a giant arcade with segmental-headed arches, a sill-band to 3rd floor, and a plain parapet with stone coping. No.47 has a round-headed doorway to the right with heavy pilaster jambs and grooved keystone (No.45 has altered doorway). The windows are segmental-headed, diminishing in the height, those at 2nd floor with gritstone sills and panelled aprons (set back within the arches), and those at 4th floor with raised sills; and all have altered glazing. The left end has a wider bay with rectangular loading entrance at ground floor and tripartite windows on the 2 floors above. Rear: sill-bands to 1st, 2nd and 3rd floors, windows with wedge lintels (and altered glazing); wall-crane. Interior not inspected. History: occupied c.1905 by Mitchell Bros. of Waterfoot [Rossendale], felt manufacturers. Forms group with No.49 to right (q.v.).

Listing NGR: SJ8461898376

The building is of reasonably high aesthetic value for its external architecture; the Lower Ground Floor space (the application space) interior has a lesser significance than the Ground Floor or upper floors, considered low significance. The original cast iron columns (with decorative column heads) are preserved. The original timber beam construction is preserved but hidden by requisite fire cladding and underdrawn with non-original ceilings. All original front and rear facing window frames and apertures are preserved apart from a large, glazed window with ventilation grilles facing the yard which was a previous non-original addition to provide light and ventilation to the basement (Lower Ground) space.

The ground and lower ground floors were originally separated by a dividing central common party wall and Listed Building Consent was sought and gained in 2017, inter alia, to form a new opening in the wall to connect the units as a single floorplate. LBC reference 116529/LO/2017

The existing lower ground floor was converted into KOR fitness centre in 2017-18 under consents 118425/FO/2017 and 118426/LO/2017.

The proposed amendments for the current lessees are to maintain the overall use with the addition of cold-water therapy baths and a sauna.

The previous consented layout is to be maintained with the existing spaces being used for the new elements without alteration to the existing partitioning, ceilings, services, lighting and space plan. This is intended to a) keep costs to a minimum and b) cause minimal invasion to the existing building fabric and make use of as much of the existing facilities and fabric as possible.

The original sprinkler system remains.

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 lower ground floor (referred to as "Basement" under the Listing) is considered to be low given the fact that the ground floor (main floor) is classed as medium to low being restricted to the existing windows, cast iron columns, column heads ,pitch pine clad beams and boarded floors (assumed intact) and boarded ceilings. The latter elements have been encapsulated under previous consents for fire proofing reasons. The lower Ground floor has fewer of these elements being restricted to the columns and column heads and concealed beam structure as described in para. 2 above. 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 will describe how the interfaces between non- original elements and new elements below will be resolved.

Existing original structural frame construction

The existing original pitch pine clad steel beam system with cast iron columns and column head supports remain intact. These have been fire clad under legal requirements of the Building Regulations under previous Consent ref 118425/FO/2017

Existing non-original rear yard tall window and ventilation grilles.

The non-original but historic window and ventilation grilles in the large glazed window were introduced under previous historic consents to provide mechanical ventilation to the ground and lower ground floor levels. There are two original fire exit doors and frames to the rear yard. When viewed from the yard the left-hand exit features existing double doors with steel plate outer cladding, The latter is considered to be a later addition for security measures and is non-original. The double doors will have served the internal goods lift. The doors are full height with the original frame which is in reasonable condition, but historic damage is evident due to its use as a goods entrance. This damage should not continue as the uses have changed and the doors are now only used as fire exits. The right-hand door is an original personnel yard access door. The glazed casement window over the door has been historically modified to accommodate WC ventilation by the introduction of a ply pattress painted to match the frame.

Existing Original piped sprinkler system

Under this application there are no proposals to alter or remove sections of the sprinkler system.

Existing concrete floors

These are to remain as refurbished, with existing non-original finishes, under the previous consent.

The exception is the tiled plinth next to the cold-baths and showers to accommodate above ground drainage

Existing manhole/below ground drainage

Proposed above ground drainage contained in the new floor plinth is to discharge into the existing manhole situated in the former office area. The existing non-original grid top will be amended to accommodate the new pipework.

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

The new Lessees of the space wish to add to the existing fitness consent with the addition of cold-water therapy baths and a sauna together with associates shower facilities.

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

PROPOSALS

We have categorised the proposals into elements and how they may impact on the key features of the existing building. Refer also to the Photographic Schedule of Works and Method statement.

New sauna and cold baths

Impact

Care has been taken to position the new sauna panel and glazed entrance doors/side panel construction away from existing beams and columns. The sauna height has been restricted to well below the existing ceiling level and the whole unit is spaced away from existing walls and original features.

The two new GRP integral cold baths sit on the original floor but are surrounded by a new floating plinth which has a tiled finish. This is to house new above ground drainage to avoid any penetration of the existing fabric.

Plant serving the cold baths is located inside the existing plant room area adjacent. Two small holes for flow and return circulation pipework from the plant room to the cold baths penetrates an original masonry party wall but mitigation measures have been taken to minimise the effect on the asset by accurate core cutting holes to the minimum diameter.

Assessment

The general basement interior is assessed as low significance. The proposals involve a minimal addition of a fixed sauna unit and two cold baths . The works to the existing fabric required to provide these additions is considered minimal with simple future minor restoration to return any work affecting the original walls to an original standard.

Installation of ventilation ductwork to the sauna area

Impact

The new proposals can make full use of the original HVAC system installed under the previous consent, but additional ductwork is necessary to ventilate the sauna area and maintain air circulation.

Air intake into the sauna is a simple small hole in the existing non-original plasterboard partition wall at Low Level to provide air into the sauna unit.

A 150 diameter extract duct collects 2no 100 dia split ducts with a fan motor (resting on the surface of the new sauna unit -not connected to the building fabric at all) then runs at high level along the waiting corridor and upwards to the existing vent grille provided under the previous consent.

The only amendment to the vent grille is the cutting of a new vent hole in the grille backing to accommodate the new duct terminal. There will be no visible duct exit externally.

Assessment

The general basement interior is assessed as low significance. The provisions for the CAT A contract carried out under the previous consent has allowed for easy installation of the new ductwork with minimal intervention to the historic fabric

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

The general interior (main ground floor) is classed as medium to low significance .Therefore the assessment of the basement (Lower ground) space has been classed as Low significance for the reasons given above.

It is deemed that the measures taken above in terms of alterations to non-original elements will least affect the existing asset fabric. Furthermore, the minimal and complimentary fit out works will enhance the historic fabric and allow most of the original elements to be exposed and restored.

Justifications in respect of specific section 16 paragraphs: -

Para 200- the significance has been assessed as low.
Paras 205,206+208-. our proposals do not seek to alter any aspect of the existing asset elements which would cause harm to those elements.

END OF HERITAGE STATEMENT -Revision A 05.03.24.