



Sevendale House

Dale Street, Manchester

Heritage Statement: Significance and Impact

Prepared for: PJD Property

September 2023

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1. Introduction

1.1 The Site and Heritage Context

The following Heritage Statement has been prepared by Stephen Levrant Heritage Architecture Ltd. (SLHA) on behalf of PJD Property and relates to the site known as 'Sevendale House', located at 7 Dale Street, Manchester.

The Site contains a Grade II Listed Building which was listed on 6 June 1994 (List Entry Number: 1200847) and is situated in the Stevenson Square Conservation Area. The extent of the building is bound by Dale Street to the south-west, Spear Street to the north-west, Lever Street to the south-east and Stevenson Square to the north-east.



Figure 1: Sevendale House (Grade II), as viewed from Stevenson Square, looking north-west. **Source:** Google Images, Manchester Evening News article. September 2014.

Due to the internal nature of the proposals, it is not considered the proposals will incur any impact upon the character and appearance of the Conservation Area or upon the settings of any listed buildings in the designated area (**Figure 2, below**). The focus of the following statement, therefore, is on the impact upon the significance of the Grade II listed building only.

The building was constructed in c1903 as a warehouse for I.J. & G. Cooper Ltd, designed by Manchester architect John Bowden. The former warehouse comprises four storeys to the Dale Street elevation, in cladding of polished red granite, red sandstone, red brick and terracotta. The principal entrance is accessed via Dale Street, signalled by the grand stepped entrance, with a large round-headed central doorway with elaborately decorated surround including a keystone cartouche with raised date "1903". The north-east elevation of the building is the original loading bay, or "hovel", which is accessed via Spear Street. Please refer to **Appendix I** for the full list description.



Figure 2: Site Plan showing the location of the Grade II listed building (the Site) shaded yellow, the extent of the Stevenson Square Conservation Area is outlined in red. Listed Buildings within the designated area are outlined in blue. **Source:** Manchester City Council, Stevenson Square Conservation Area Map. Accessed 30.06.23.

The current proposals centre around a light touch refurbishment to the internal spaces of Sevendale House. No external alterations are proposed. The proposals for the basement seek a change of use from a bar into a gym / cycle store area. The works to the basement involve demolition of non-original walls and some new, lightweight partitions and general refurbishment. The proposed stair will incur some loss of original fabric, incurring a minor adverse impact on the listed building. Further details are provided in the DAS by OBI.

The purpose of this document is to provide an appraisal of the significant components of fabric and character which survive within the listed building and the relative impact of the proposals upon this significance. The objective of the impact assessment is to assess the acceptability of the proposals in accordance with local and national planning policy.

1.2 Planning Policy Context

The key planning policy documents are respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2021) and the Manchester City Council (MCC) Core Strategy (2012).

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**paragraph 8**). This is because one of the key

dimensions of sustainability is protecting and enhancing the historic environment. It is thus necessary to demonstrate that the proposals for the site are demonstrably sustainable.

Paragraph 189 advises that heritage assets are *“an irreplaceable resource and should be conserved in a manner appropriate to their significance”*. The analysis of heritage significance in this document accords with the required NPPF approach, as it presents sufficient evidence to inform the design development and eventually enable the Council, *“to reach an informed decision”*.

The analysis of heritage significance in this Heritage Statement accords with the requirements of **paragraphs 194 and 203** of the NPPF (2021) and Historic England’s October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, *“to reach an informed decision”*. The conclusions of this Heritage Statement are thus based on the *“need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets”*.

1.3 Historic England Guidance

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2** (*Managing Significance in Decision-Taking in the Historic Environment - 2015*) and Guidance on (*Managing Significance in Decision-Taking in the Historic Environment - 2017*) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and the PPG.

The Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England’s Advice Note 12**, *‘Statements of Heritage Significance : Analysing Significance in heritage Assets’* (October 2019), providing relevant and proportionate information sufficient to inform decision-making by the Council.

2. History and Development

2.1 Introduction

In order to understand the heritage significance of the Site as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the City.

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of Manchester.

2.2 Brief History and Development of area around the Site

The area around the site began to develop around the late-18th century, as the city centre expanded northwards from what is today known as Piccadilly Gardens. The intention was to create a grid pattern of streets northwards to Great Ancoats Street, each lined with exclusive Georgian townhouses and formal new square.

Much of the land in this area was then owned by Sir Ashton Lever, who began to sell his land in plots to speculative developers in the 1770s. In 1780 a 9-acre plot of grassland was purchased from Sir Ashton Lever by local land owner and developer, William Stevenson, who went on to rapidly develop the area with a grid of streets of differing widths lined with high quality speculative housing. The focal point of the development was to be an open square named 'Stevenson Square', after William Stevenson.

The population of the city had increased nearly six times between the 1770s and 1831, and by 45% between 1821 and 1831. Consequently, Stevenson's development was rapidly undermined soon after the initial phases of planning/construction, and this rapid change became an ongoing characteristic of the area.

The intended middle-class developments around Stevenson Square became quickly interspersed with densely-packed working-class housing and commercial and industrial properties. Consequently, the intended middle-class, residential streets around Stevenson Square were never fully realised, and the status in the area soon fell, with new middle-class houses being quickly converted into lodging houses, business premises or demolished and replaced with mills and warehouses.

The rapid growth of Manchester during this period was based largely on cotton manufacturing, which acted as a catalyst for the industrial development of the area around the Subject Site and northwards into Ancoats. This increase in industry in the area resulted in Manchester's becoming the cotton manufacturing capital of the world.

Following the Second World War, and the decline in industry, the area became widely run down, with pockets of dereliction. In the past 20 years, gradual regeneration initiatives have taken place in Piccadilly Gardens and around Oldham Street/Lever Street which has seen a residential population returning to the area and a

growing number of bars, restaurants, cafes and other commercial uses establishing to cater for this new demographic.

2.3 Map regression

Table 1: Historic Map Regression.	
	
	Figure 3: 1813 Pigot Map: As the population of Manchester steadily grew, the area around the site came to become fully developed with warehousing and industrial premises, focused around Stevenson Square and some dwellings to the north end of Lever Street. St Clements Church was built to the southern aspect of the square in 1793 (demolished c.1878), shown on the above map prior to its demolition, occupying the plot adjacent to the site. The map illustrates the distinctive, grid-like layout of the emerging 19th century townscape. The land which would later come to occupy ‘Sevendale House’ is shown to have then been occupied by a single building to the southern aspect, fronting onto Dale street and two small units behind, with a seemingly open view out onto Stevenson Square.
	

Figure 4: 1886 Map – By 1886 the area is shown to have been fully developed with further warehousing and housing. St Clements Church is shown to have been demolished and new development is discernible to the north aspect of the site (outlined in red).



Figure 5: The image above dates to the c.late 19th century, looking west across Stevenson Square towards the site (prior to the construction of Sevendale House), which is shown to have then been occupied by an earlier, four-storey warehouse building (shaded yellow).

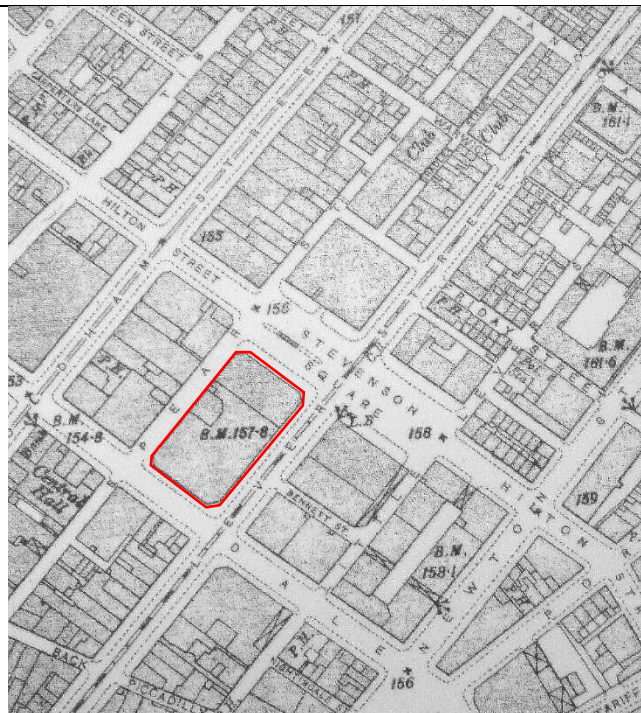


Figure 6: 1908 OS, (surveyed 1905). Sevendale House is shown to have been established on the site (outlined in red). By the early 20th century, the success of the cotton trade had become an translated into the townscape fabirc of Manchester city centre, with the success necessitaing the need for much larger warehouses. This is well illustrated in the 1908 OS map above, (surveyed in 1905) which shows both sides of Stevenson Square occupied by large warehouses, which occupy entire blocks. Most of the new warehouses

were built with very large, internal loading bays, known as hovels; the hovel for Sevendale House is on Spear Street and its outline shown on the 1908 OS map.



Figure 7: Sevendale House, pictured c.early 20th century. The building was established c.1906 to the design of John Bowden. The image is taken from the corner of Dale Street where it meets Lever Street, with the principal entrance visible to the left side of the image. The companies name is inscribed on the corner pediment "I. J. & G. Cooper Limited"

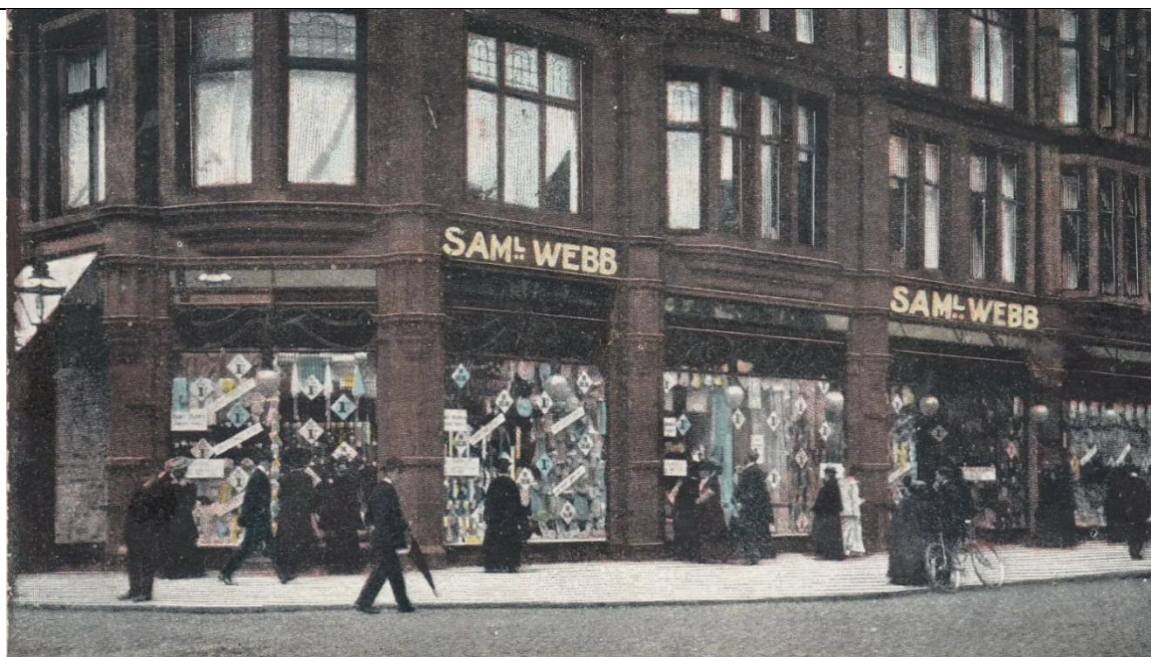


Figure 8: Sevendale House, pictured c.early 20th century. The building was established c.1906 to the design of John Bowden. The image is taken from the corner of Stevenson Square where it meets Lever Street, with a range of large shopfronts discernable in the image.

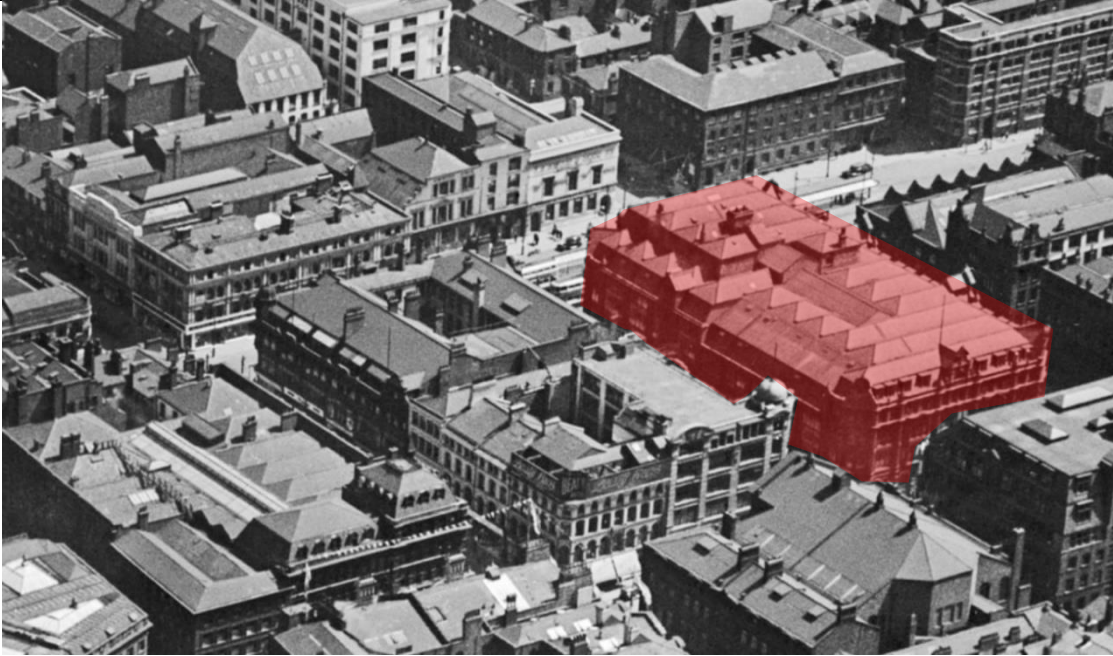


Figure 9: Sevendale House (shaded red), oblique view. June 1932, aerial image looking south-east. **Source:** Historic England aerial imagery, ref: EPW038597



Figure 10: Sevendale House (shaded red), view from Stevenson Square, looking west towards the site. Pictured c.1966. **Source:** Manchester Image archive, ref: m04554

2.4 Sevendale House

2.4.1 I.J & G. Cooper Ltd.

Sevendale House was purpose built for I.J. & G. Cooper Ltd. The company was originally established by John Cooper in 1823, specialising in the production of women and children's clothing. The original offices were based in the village of Cheddleton but following many decades of success, John was joined by his two brothers, George and James, and it was decided the company should establish new offices in the city centre.



Figure 11: Fabrics produced by I.J. & G. Cooper Ltd.

The chosen site was a plot of land situated to the south-west aspect of Stevenson Square, bounded by Dale Street, Lever Street and Spear Street. Archive records indicate that local architect John Bowden was appointed to design the new warehouse, with the first iteration of plans dating to 1901 with revisions from 1903, principally to amend the layout of the 5th floor WC arrangement.

The principal entrance was accessed from Dale Street where the date "1903" is displayed above the arched doorway. The board room, offices and counting house were arranged close to the entrance on the ground floor.

The warehouse was an innovative construction, built of a steel frame with concrete floors and a large lightwell which flooded the internal spaces with natural light. The fireproof construction was sophisticated for its time, even incorporating a separate fire escape stair. The warehouse departments were arranged over eight floors, including two basements. The original, early 20th century plans reveal the ground floor was designed to accommodate retail units fronting onto Stevenson Square, an unusual feature for a specialist warehouse.

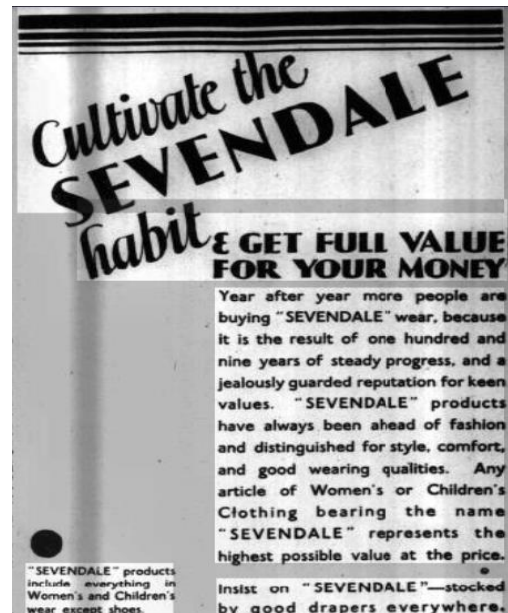


Figure 12: Newspaper extract. Sevendale House. Staffordshire Sentinel - Wednesday 16 November 1932. **Source:** British Newspaper Archive.

The upper floors were largely open-plan, complete with a regular arrangement of exposed columns and top-lit by a central lantern to maximise natural light. Mahogany counters lined the perimeter walls below the windows, used for laying out goods; although it is understood that these were removed in the 1980s. Circulation was served by a central principal staircase, a secondary service or escape staircase, a central passenger lift and two service hoists adjacent to the outer walls.

The fifth floor was used for ancillary staff facilities; WCs, a staff canteen catering for employees, complete with a purpose-built kitchen and cold pantry. A separate dining room for the directors was located to the south-east corner of the floorplate.

2.4.2 Archive Plans

Table 2: Original Archive Plans



Figure 13: 1901, Elevation to Dale Street. The principal elevation to Dale Street presents four storeys over basement. Built principally of red brick and terracotta, with polished marble and sandstone applied to the ground floor. The window treatment varies from floor to floor, with the windows to the ground floor being the largest and most open and the second-floor windows containing arched openings to every other bay. The main entrance fronted onto Dale Street, recessed behind a leaded screen of glass and accessed via a flight of stairs.



Figure 14: 1901, Elevation to Stevenson Square. The elevation to Stevenson Square presents four to five storeys, over basement. Built principally of red brick and terracotta, with polished marble and sandstone applied to the ground floor. The window treatment varies from floor to floor, with the windows to the ground floor being the largest and most open and the second-floor windows containing arched openings to every other bay. The ground floor units to Stevenson Square were fully glazed and open to the square, providing these were designed as shopfronts.



Figure 15: 1901, Elevation to Lever Street. The elevation to Lever Street presents four to five storeys, over basement. Built principally of red brick and terracotta, with polished marble and sandstone applied to the ground floor. The window treatment varies from floor to floor, with the windows to the ground floor being the largest and most open and the second-floor windows containing arched openings to every other bay.

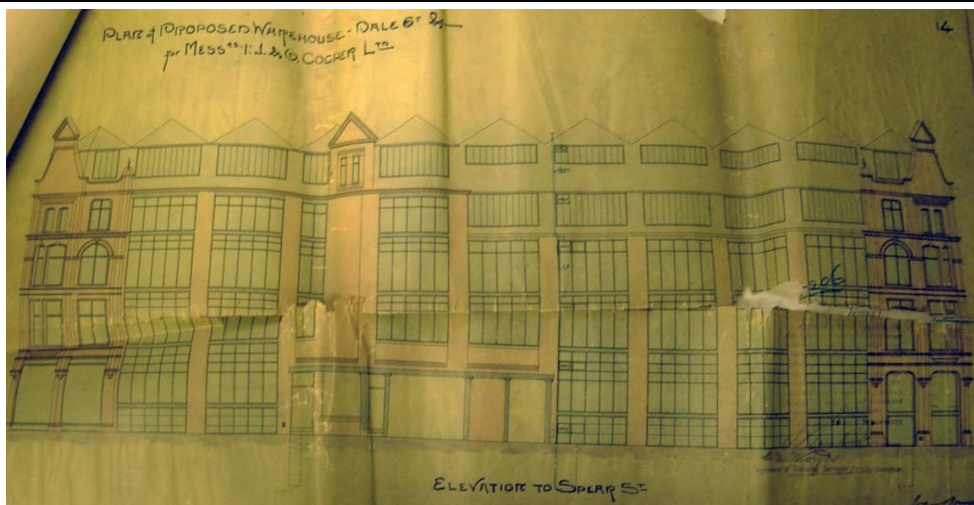


Figure 16: 1901, Elevation to Spear Street. The elevation to Spear Street differs to the other elevations, instead of terracotta facing, the walls are largely glazed and the structural frame is expressed, faced in terracotta pilasters. The hovel or loading bay is recessed on this elevation, with pairs of iron gates to the plain openings. The inner walls of the hovel are lined with white glazed brick.

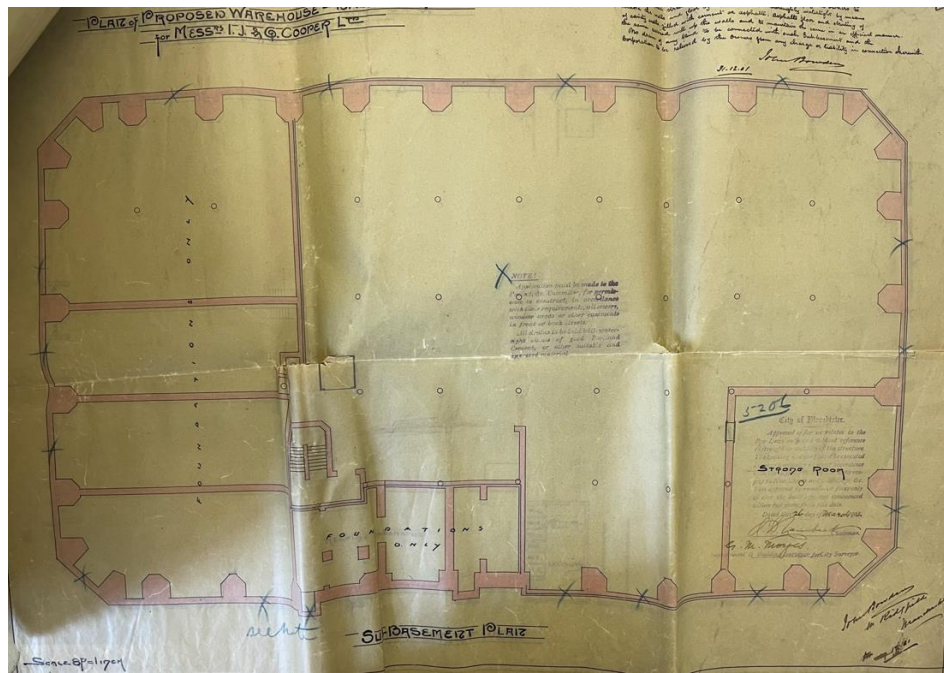


Figure 17: 1901, Sub-Basement Plan, (orientated south-east). The 1901 plan for the sub-basement illustrates the area as being principally open, supported by a symmetrical arrangement of exposed columns. Some sub-division is apparent to the east, marked as ‘foundations only’ and a strong room to the west corner. A single stair, located to the centre of the floorplate permitted access to this level.

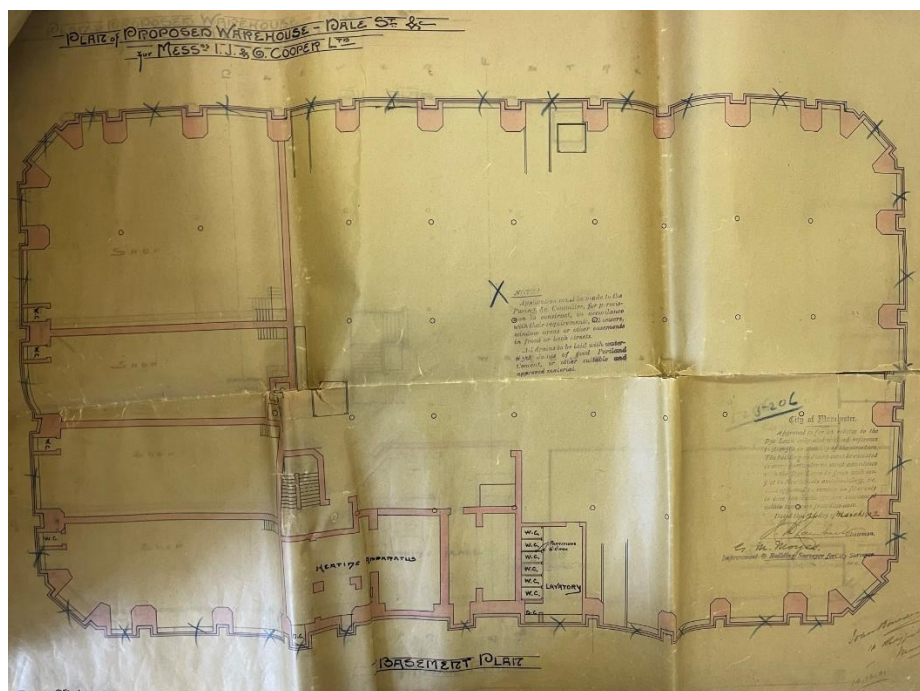


Figure 18: 1901, Basement Plan. (orientated south-east). The 1901 plan for the basement illustrates the area as being principally open, supported by a symmetrical arrangement of exposed columns. Some sub-division is apparent to the east, supporting the shops above. A single stair, located to the centre of the floorplate permitted access to this level.

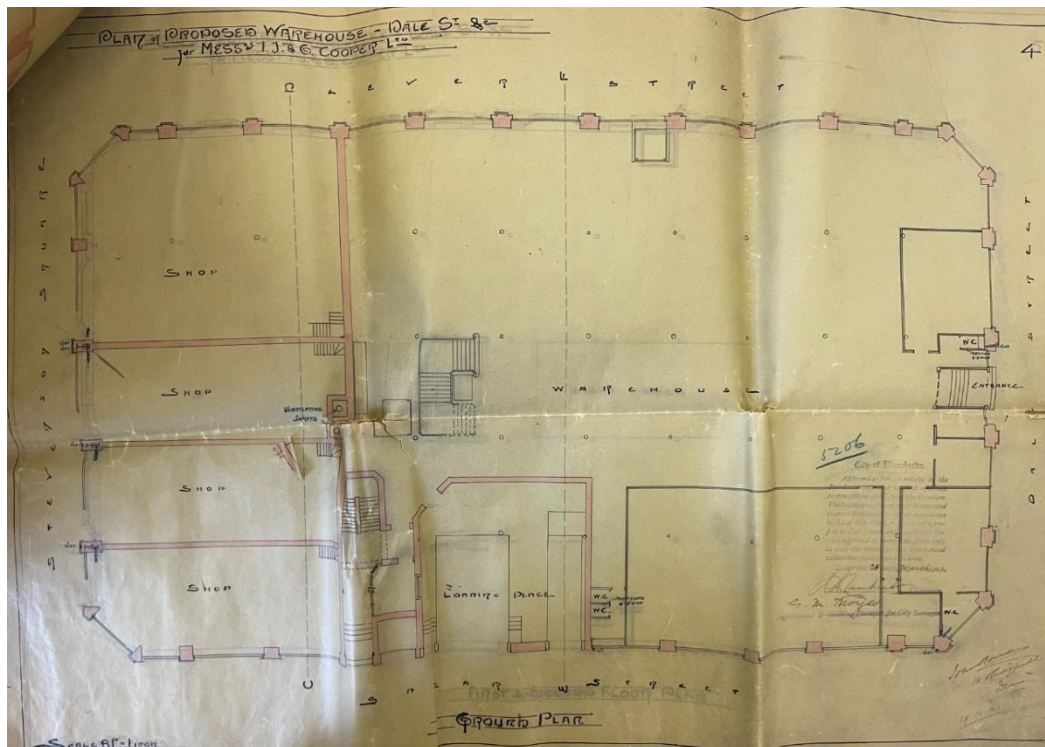


Figure 19: 1901, Ground Floor Plan. (Orientated south-east). The 1901 plan for the Ground Floor illustrates the principal entrance being from Dale Street, leading up to the floor via a flight of steps. A number of rooms were located to the left and right of the main entrance, which appear to have been separated by screens to create individual office spaces, with the wider floorplate largely open; identified on the plan as a 'warehouse'. A central stair is visible to the centre of the floorplate, this would have permitted access to all levels above. The large loading bay is illustrated on the plan, to the north-west side of the floorplate, accessed via Spear Street. A series of individual shops were located to the north-east of the floorplate, fronting onto Stevenson Square. These were largely segregated from the main warehouse.

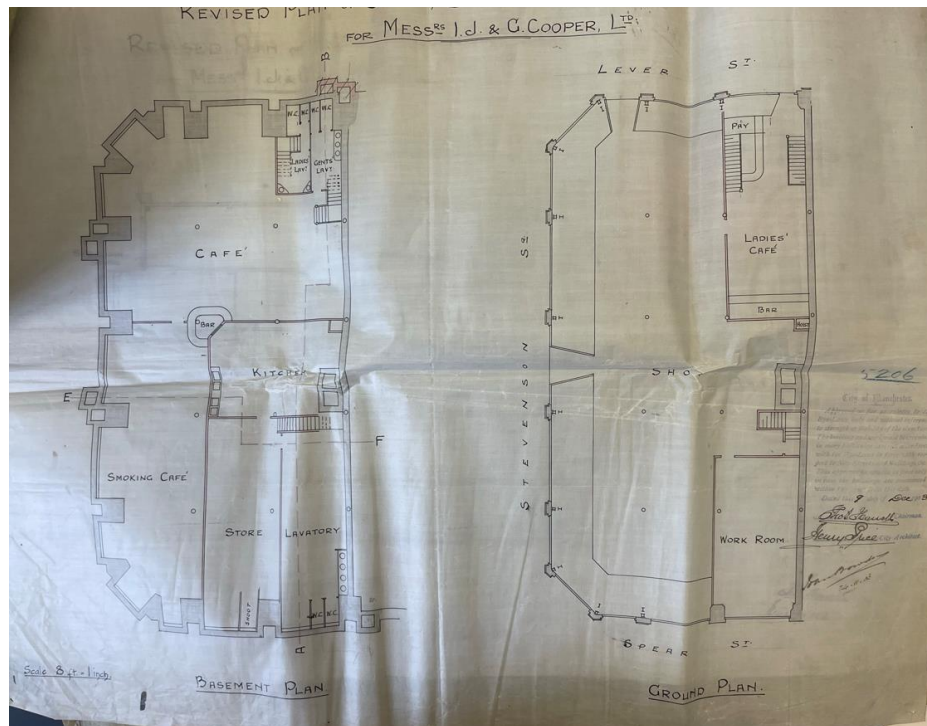


Figure 20: 1903, Revised Ground and Basement Floor Plans. In 1903, revised plans for the basement and ground floor areas were produced. The areas proposed for alterations are focussed on the north-east aspect of the floorplate, with the basement now proposed to contain a café space, smoking café, lavatory and store and the ground floor redesigned to contain one large shop, a work room and a ladies café.

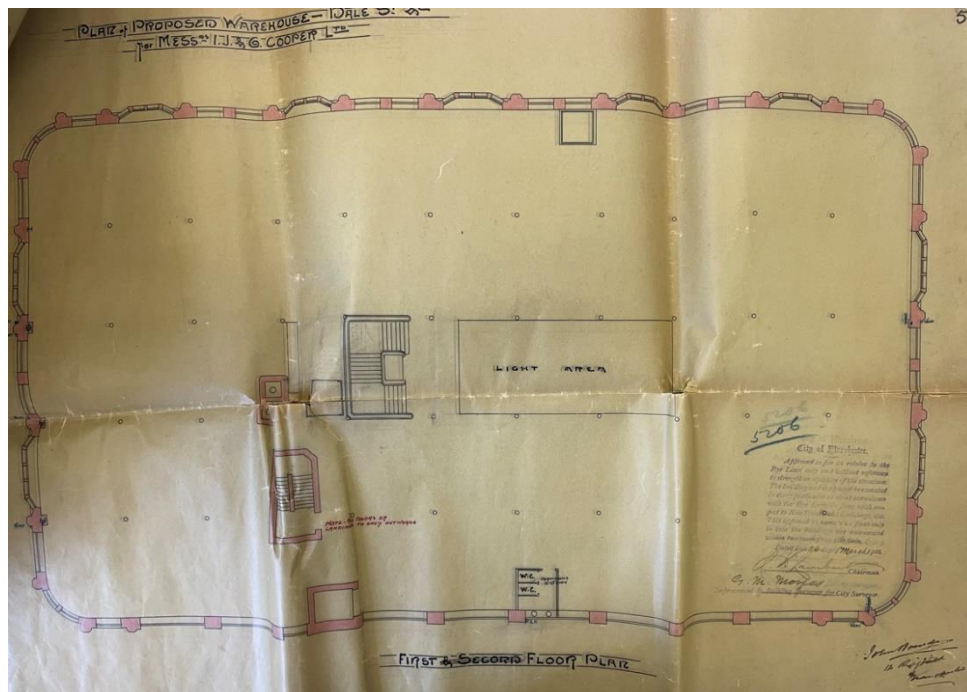


Figure 21: 1901, First Floor Plan. Original plans for the first floor of the warehouse indicates the space was designed to be open, lit by a central lightwell and accessed via two stair cores to the centre of the space. W.C.s were located to the north-east.

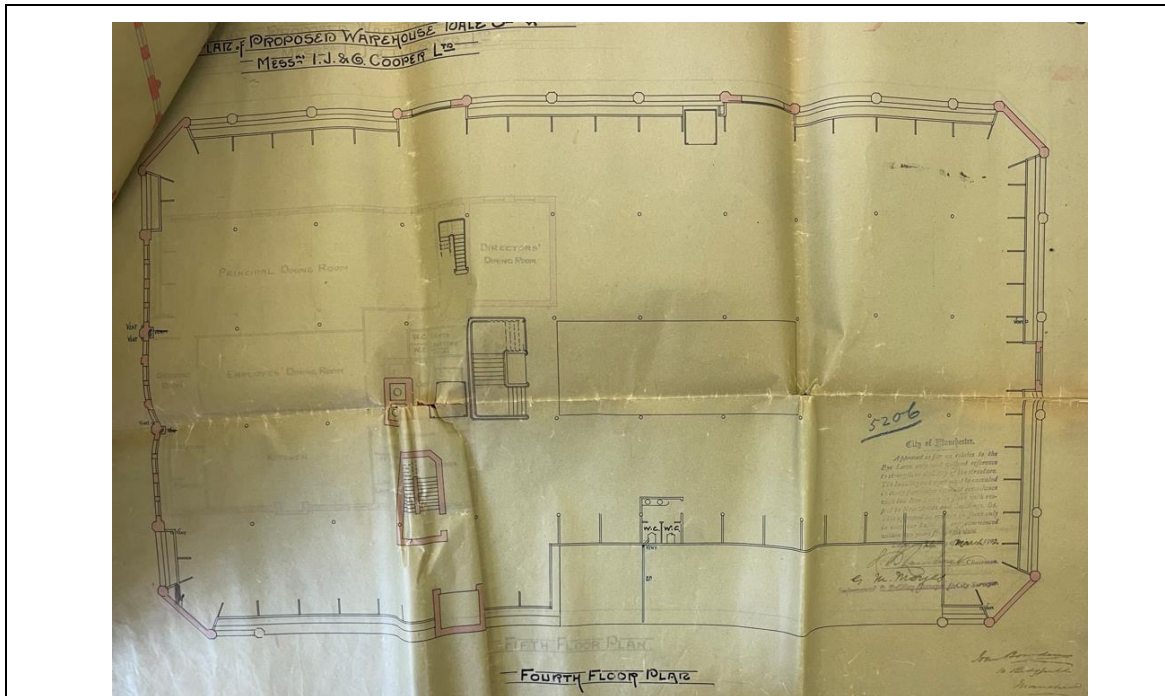


Figure 24: 1901, Fourth Floor Plan. Original plans for the fourth floor of the warehouse indicates the space was designed to be open, lit by a central lightwell and accessed via two stair cores to the centre of the space. W.Cs were located to the north-east.

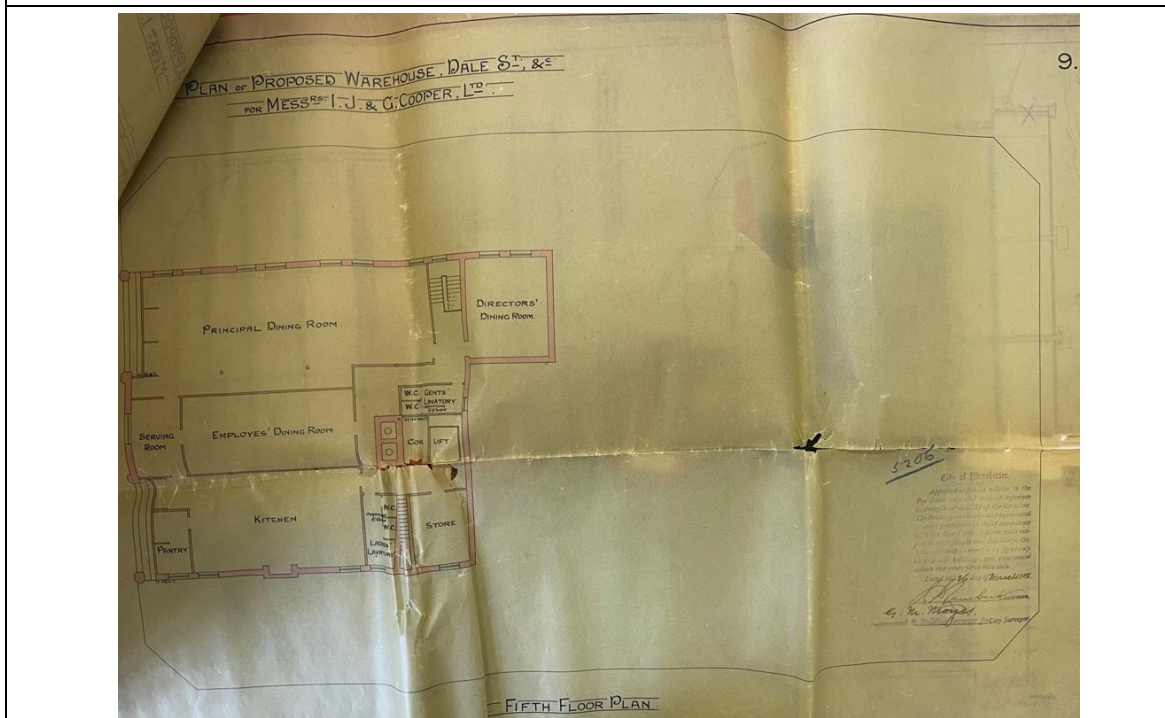


Figure 25: 1901, Fifth Floor Plan. Original plans for the fifth floor of the warehouse indicate this space was used as kitchen and dining room spaces, even containing its own serving room and pantry. The dining rooms were designed to be separated with the employees dining room segregated from the directors dining room and the principal dining room.

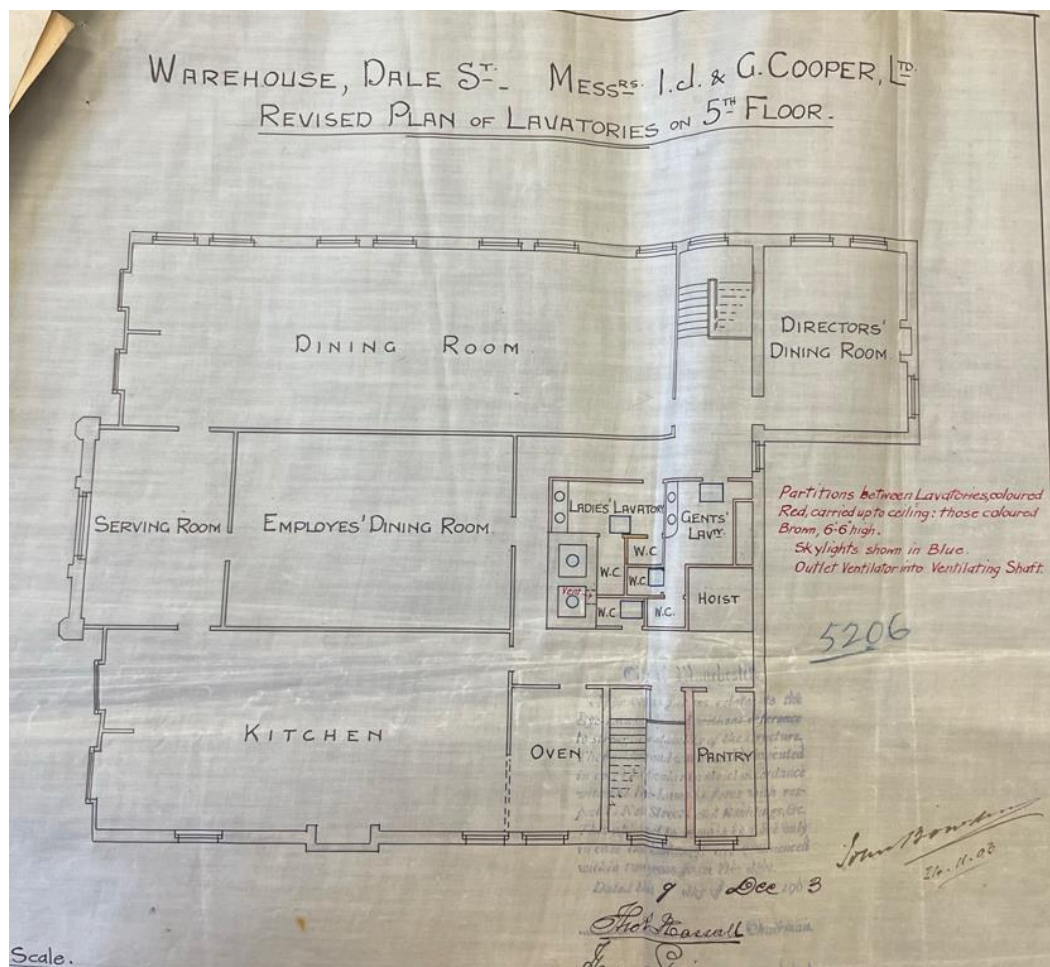


Figure 26: 1901, Fifth Floor Plan – Revised 1903. In 1903, revised plans for the fifth floor areas were produced. The plan indicates the location of the pantry was repositioned and the W.C. arrangement was altered.

2.4.3 20th century development

As illustrated in the set of original plans (**Figures 17-26, above**), the interiors of the warehouse were designed to be largely open-plan and used for the production and storage of goods. The building was used as an active warehouse until the mid-1950s (**Figure 27, below**).

The building was subsequently redeveloped in the mid-to-late 20th century to accommodate new shops and offices. As part of these extensive refurbishment works, new partitions and linings were inserted at basement, ground, first, second and third floor levels to create separate retail or business units. At an unknown date, the principal staircase was removed and a new stair inserted to the south-east corner of the building to serve the new uses (including Slater's menswear on the first floor).

The spatial character of the building was thus heavily affected by these alterations, with the internal historic fabric to the and character of most of the floors (with the exception of the 4th and 5th floors) completely stripped out, with the exception of some survival of original oak herringbone parquet floors.

I. J. & G. COOPER LTD
SEVENDALE HOUSE • MANCHESTER 1
require a man or woman as
BUYER
for Ladies' Overalls and Washing Frocks
Wholesale experience and connections in the overall trade
essential.
Excellent prospects. Salary and commission. Pension scheme.
Applications, with full details, in strictest confidence to :
THE MANAGING DIRECTOR, I. J. & G. COOPER LTD.,
Sevendale House, 7 Dale Street, Manchester 1.

Figure 27: Newspaper article extract. October 2nd 1956. The Manchester Guardian. The article indicates the building was still in use as a warehouse under I.J & G Cooper Ltd until the mid-20th century. **Source:** British Newspaper Archive.

2.4.4 21st Century Development

Sevendale house has since been subject to various phases of refurbishment to accommodate a range of uses, mainly shops and offices. The most extensive phase being undertaken c.2013-2015, during which time a number of LBC applications were consented for the refurbishment of the interiors to accommodate office units.

The original rooflight lightwell was reinstated as part of these redevelopment works, which restored and maintained the historic features which survive within the building. Today, these decorative finishes are limited to the entrance lobby to Dale Street with simple terrazzo and mosaic floors with marble skirtings. The ground floor offices and the boardroom, where higher quality finishes would be expected, have been swept away by 20th century alterations, possibly in the 1980s when the mahogany perimeter counters were

removed. The Directors' dining room on the 5th floor has some finer finishes including a lincrusta dado but the moulded chimneypiece to the fireplace was removed at an unknown date¹.

The most noticeable external alteration at ground level has been the installation of roller shutters and new shop fronts and shop entrances; however, the impact of this has been lessened by the retention of historic structural bays. Most original basement windows at pavement level have been boarded over or altered, including those on Dale Street. The glazing to some upper floor windows has been altered, but overall, the fenestration is fairly intact with some area of small-paned top-lights and leaded glass in situ on upper floors. The glazed surround to the front entrance has been altered with mirror glazing around the door.

¹ AHP 2011 Heritage Statement report.

2.5 Site Description

The following section provides a brief photographic record of the relevant areas of Sevendale House which are relevant for the current application.

Table 3: Site description	
	
	Figure 28: Spear Street elevation. This elevation contains equal bays of full height glazing, as depicted on 1901 plans. Evidence of some alteration to ground floor basement lights. Loading bay entrance is located to northern end of Spear Street.



Figure 29: Dale Street / Spear Street corner. Ground floor entrance, with roller shutter door leading into basement area / former nightclub. Entrance and windows shown to have been altered under previous Planning and LBC consent.



Figure 30: Dale Street elevation. Basement windows overcovered with film / opaque paint. Original glazing bars have been removed.



Figure 31: Basement, west corner. Modern stair inserted, leading up to street level (Dale Street / Spear Street corner). Original white glazed brick is apparent to basement walls. Original concrete floor is also exposed.



Figure 32: Basement, looking south-east across space. Original exposed columns and concrete floor. Modern bar and associated bar fittings (including M&E / lighting) have been inserted. Original white glazed brick is apparent to basement walls.

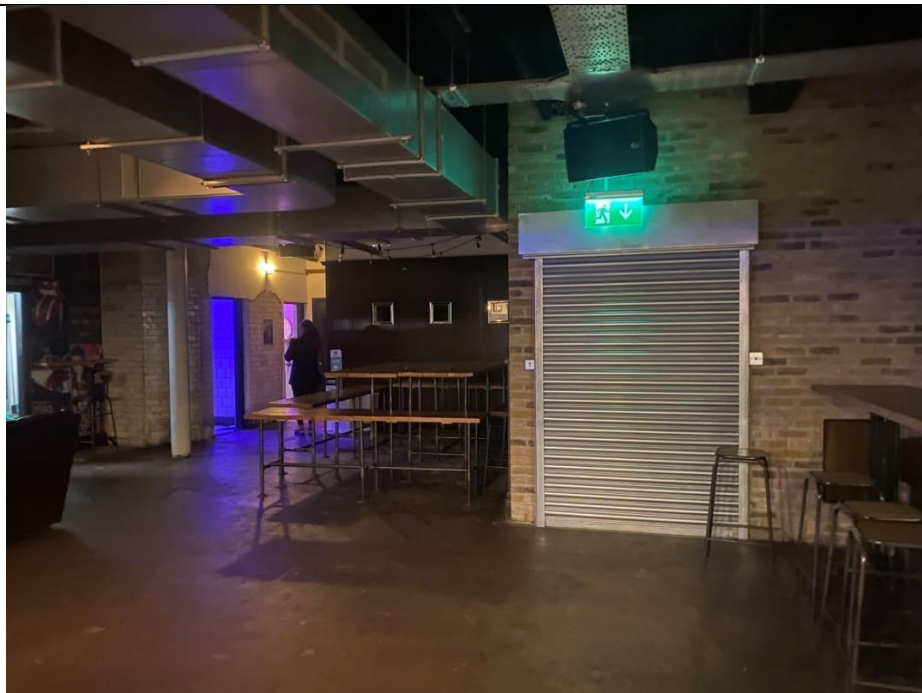


Figure 33: Basement, looking north-east across space. Non-original brick-effect stud wall, roller shutter and extensive ducting features.



Figure 34: Basement, looking north across space towards modern W.C.s. Original white glazed brick features. All W.C. fixtures and fittings are modern and of no heritage significance.



Figure 35: Main entrance, Dale Street. Original mosaic / terrazzo entrance stair. Evidence of cracking and in need of general maintenance / repair. Modern walls and glazing to entrance lobby.



Figure 36: Reception / lobby space. Modern floor tiles, glazed lift core and wrap-around balconies feature. Original column layout is discernible. The space did originally feature a central lightwell, as evidenced within the early 1900s plans.

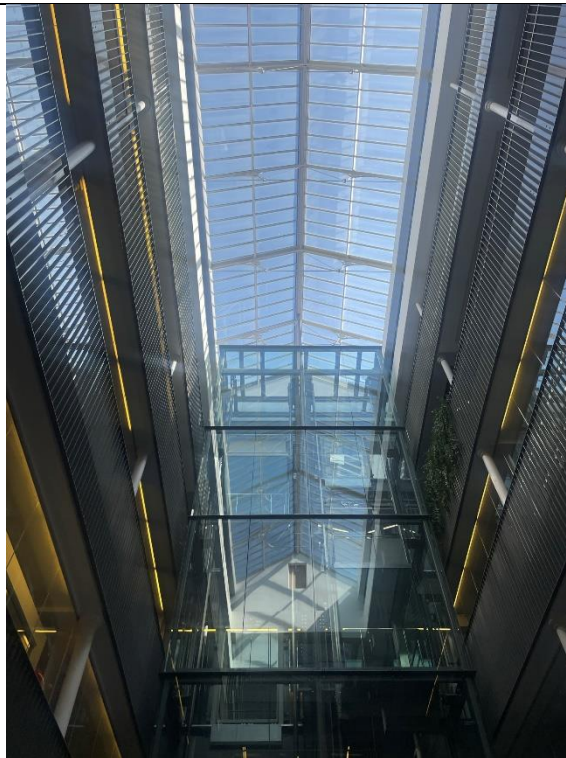


Figure 37: Reception / lobby space. Original pitched skylight. Modern glazed lift core and wrap-around balconies feature. Original column layout is discernible. The space did originally feature a central lightwell, as evidenced within the early 1900s plans.



Figure 38: Reception / lobby space. Looking south-east onto café area. Modern addition under previous LBC / Planning consent. Original columns feature throughout the space.



Figure 39: Reception / lobby space. Looking north-west. Modern wall inserted to ground floor to create a separate unit. Glazing features to levels above.

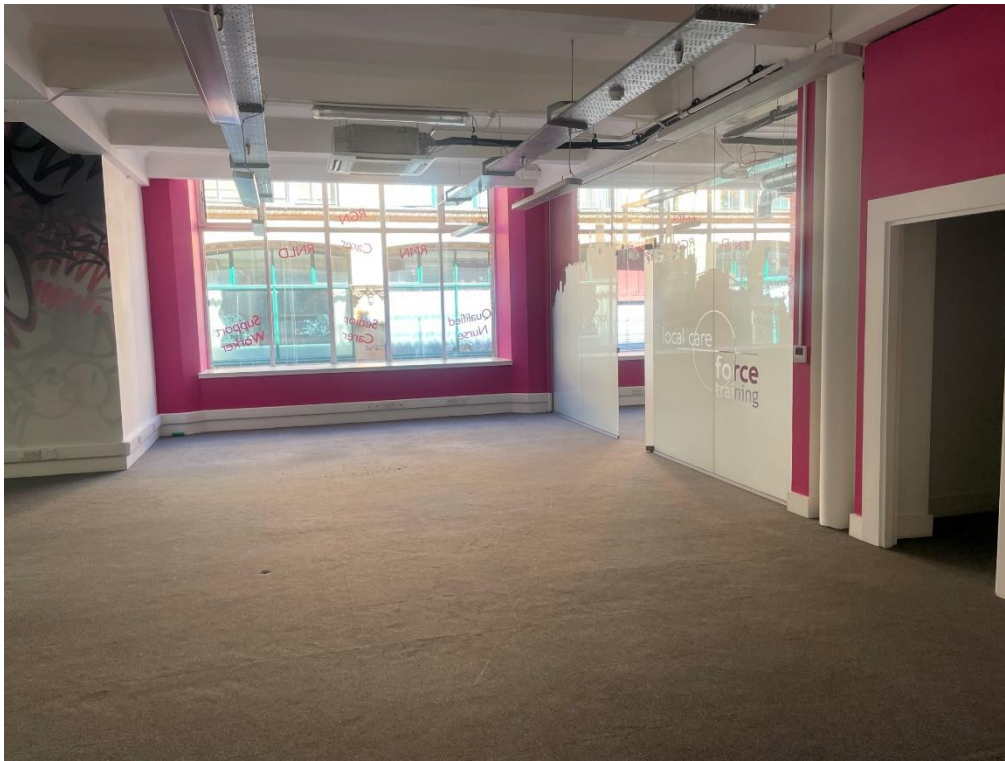


Figure 40: Ground floor unit, west corner of floorplate. Modern partitions and glazing feature throughout the space.

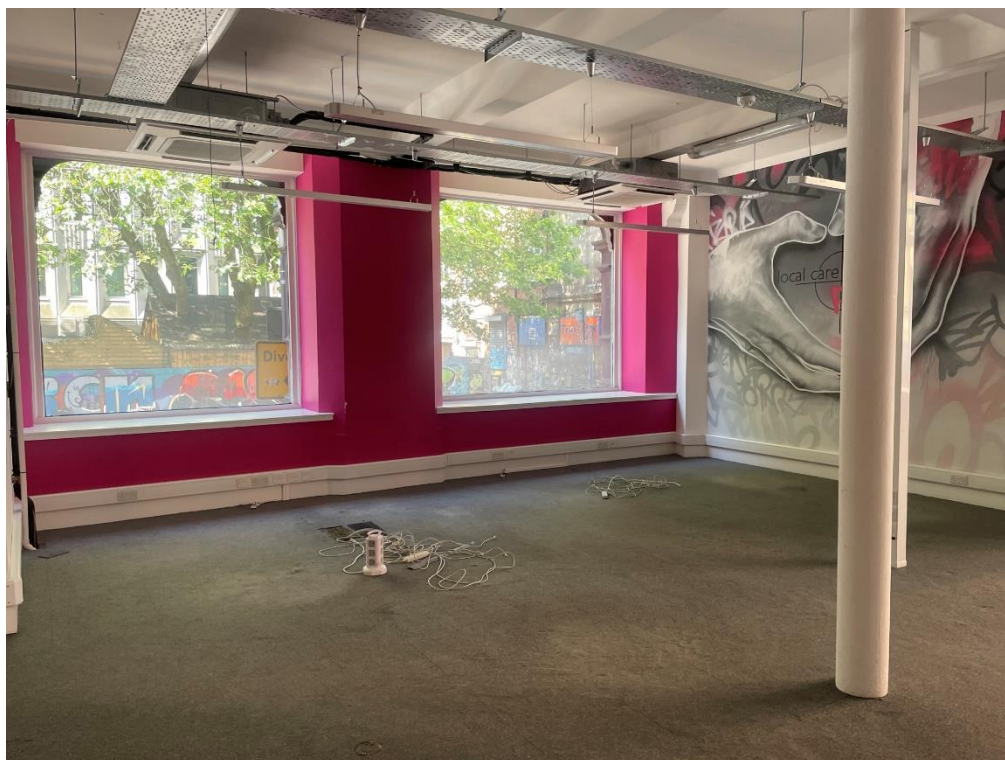


Figure 41: Ground floor unit, west corner of floorplate, looking west onto Dale Street. Modern M&E, carpets and decoration. Original ceiling and columns visible throughout the space.



Figure 42: Main stairwell. Modern stair and glazed balustrading up to third floor level. Early 20th century lift structure features to centre of main stairwell.



Figure 43: First Floor. Looking south-west across open floorplate. Original column structure, ceiling grid and windows. Modern floor tile.



Figure 44: First Floor. Looking west across open floorplate. Original column structure, ceiling grid and windows. Modern floor sample (timber effect) features. Modern M&E sample features.

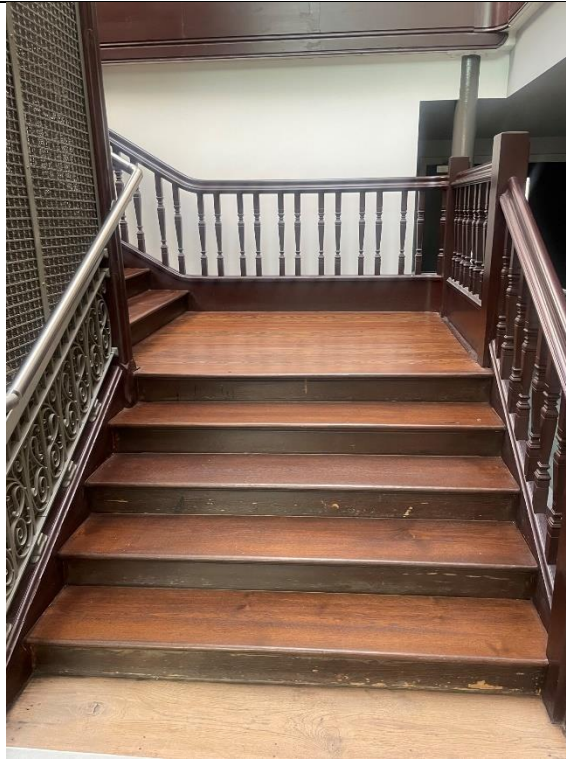


Figure 45: Main stairwell. Original timber stair features to fourth and fifth floors, with original balustrading and central lift core.



Figure 46: Third floor central access lobby. Original column structure and central lightwell. Modern fixtures and fittings to accommodate new office units.



Figure 47: Central lightwell. View looking west. Modern balustrading and glazing to form individual office units.



Figure 48: Fourth floor. Original parquet flooring. Modern glazing to create open effect office units. Replacement door.

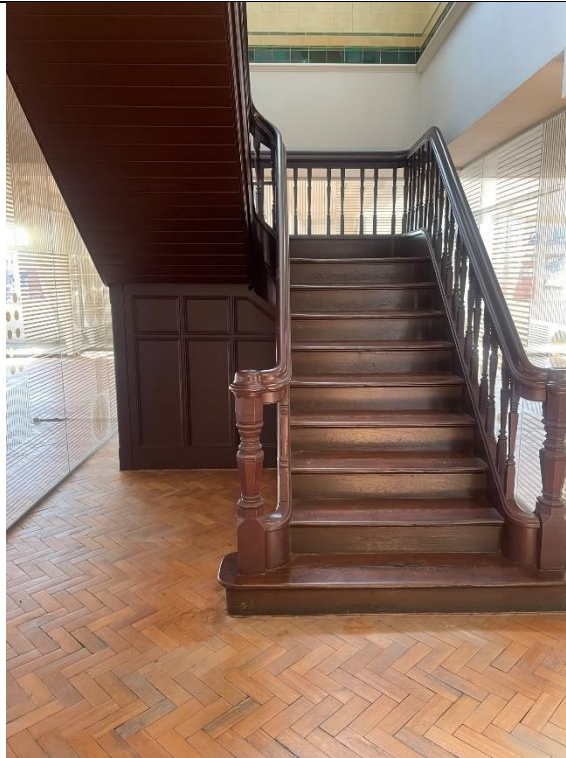


Figure 49: Fourth floor. Original timber stair leading onto fifth floor and original parquet flooring. Modern glazing to create open effect office units.



Figure 50: Fifth floor, stairwell. Original cream and green glazed tiling feature to principal areas on fifth floor.



Figure 51: Fifth floor. Example of modern alteration to fifth floor to create office unit Modern glazing, doors and bulkheads. Original parquet flooring features / exposed throughout the space.



Figure 52: Fifth floor. Example of original supporting truss, exposed within space. Modern dropped ceiling.



Figure 53: Fifth floor. Originally designed to contain kitchen areas, the use of the space is as per the original design intent. Original flooring and wall tiles. Fixtures and fittings are modern.



Figure 54: Fifth floor. Original early-20th century door leading from corridor into kitchen area. One of the few remaining original doors throughout the building.



Figure 55: Fifth floor. Evidence of damage to original parquet floor.

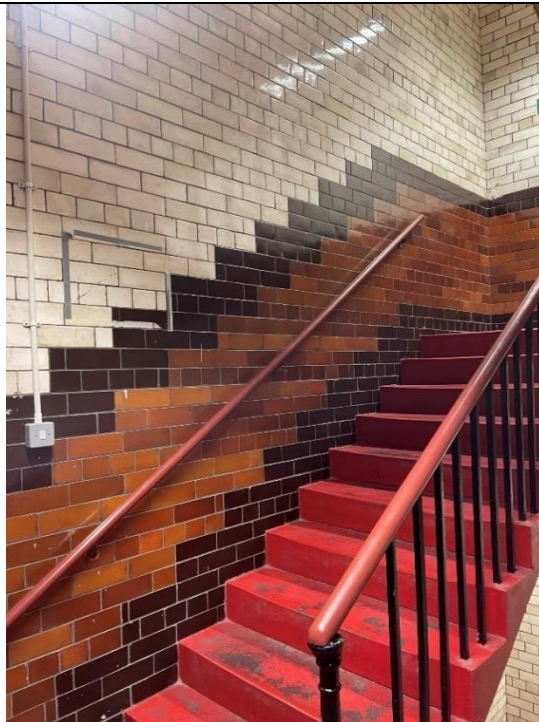


Figure 56: Original secondary stair with glazed brick (white and brown) to surrounding walls. The back-of-house stair would have been used for staff only.

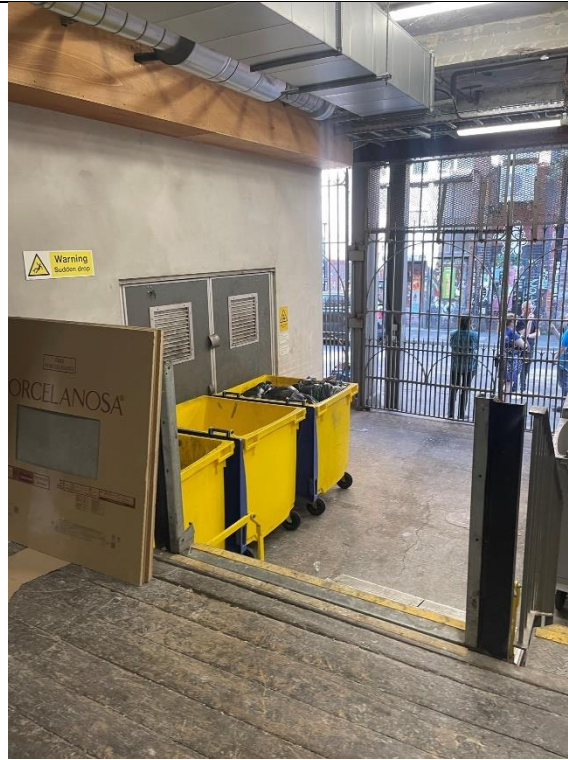


Figure 57: Original loading bay, Spear Street. Featuring original cast iron gates and timber flooring. Area is currently used as a bin store / cycle access.

3. Significance Assessment

3.1 Introduction

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site itself and of the settings of the identified heritage assets which could be affected by the form of the proposed development on the Site.

The assessment of significance accords with the requirements of the NPPF and uses English Heritage's methodology outlined in its 2019 document, *"Statements of Heritage Significance"*. Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment.

Consequently, the significance of an identified heritage asset is determined by an analysis of the following:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.2 The Site (Sevendale House)

Sevendale House was constructed in c1903 as a warehouse for I.J. & G. Cooper Ltd, designed by Manchester architect John Bowden. The former warehouse is a Grade II listed building and is located within the Stevenson Square Conservation Area. Whilst there have been extensive internal and external alterations made to the listed building, it still retains a fair degree of significant historic fabric and is considered to make a positive contribution to the character and appearance of the conservation area.

The building yields **medium historic interest** through its associations with local firm 'I. J & G Cooper Ltd' who occupied the site from its conception up until the mid-20th century. The inscription of the firm is emblazoned on each corner parapet. The building also yields historic interest as part of the warehouse aesthetic,

particular in the Northern Quarter area – which was particularly significant in the economic and social development of Manchester.

Sevendale House yields **high architectural and aesthetic interest** through the retention of original features which allow for the building to be appreciated as an early 20th century warehouse. The original terracotta and red brick elevations are striking in both character and design, the appearance is further enhanced by the retention of original leaded windows to the upper floors. The retention of the original loading bay to Spear Street allows for the building to be understood as a former warehouse. The external alterations to the basement lights and shopfronts onto Stevenson Square and Lever Street do however detract from the original aesthetic.

Elements and features of **high significance**, include:

- Iron and steel frame, with some of this clearly exposed to the upper storeys and along the Spear Street elevation.
- Original elevations: featuring terracotta, red brick and polished granite.
- Original windows
- Original cast iron column arrangement
- Exposed glazed brick to basement area and secondary stairwell
- Original glazed tiles to fifth floor
- Original parquet flooring
- Original timber stair to fourth and fifth floors
- Original secondary stair
-

Elements and features of **no heritage significance** include:

- Modern alterations: including extensive refurbishment across all floors, with some greater retention of historic fabric to 5th floor
- Modern alterations to exterior: roller shutters, new doors and modern glazed entrance.
- Modern floor tiles / carpets
- Lightweight mid-height partitions and glazing around central lightwell
- Lighting, ducting and M&E
- WCs, kitchenettes and services.

4. Heritage Impact Assessment

4.1 Introduction

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive *'heritage benefits'*, by avoiding or minimising 'harm' to the: fabric, character, and experience of the designated heritage asset.

The required tests as outlined in NPPF (2021) paragraphs 196 and 199, require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

4.2 Assessment Methodology

This assessment of the potential heritage impact principally concerns the impact on the fabric, character and appearance on the Grade II listed Sevendale House. The significance of which has been established within the preceding section of this report, to inform the scale of impact and the effect of change.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

4.3 The Proposals

The current proposals centre around a light touch refurbishment to the internal spaces of Sevendale House. No external alterations are proposed. **The following impact assessment is based on tender drawings issued by OBI on 19th September 2023.**

Whilst it will be evident that some aspects of the proposals relate to modern fabric and would not require LBC in isolation, they have been identified and captured within the summary table below (provided by OBI) to consolidate the range of works within the current application.

Table 4: Summary of proposed works – OBI	
Area	Summary of works
Basement	• Removal of existing tenant partitioning. • Creation of new cycle store with a small shower / WC block. • Creation of new gym studio for private classes only. • Creation of new break out / event spaces for the building tenants.

	• New wellbeing area. • New finishes throughout.
Ground Floor	• Removal of existing tiled floor. • Relocation of reception desk to more prominent area. • Creation of new business lounge for tenants to use as bookable meeting space. • WC block to be retained. • Addition of new staircase to link the abasement and GFL improving the access as per D&A Statement.
First Floor	• Splitting of existing suite to create 4No. smaller suits • Each unit would be its own self contained office fitted out fully with furniture, tea points and print hubs. • Alterations to rafts as per the mock up but excluding the mesh ceiling due to maintenance issues with AC.
Second Floor	• Limited to the lift lobby works only.
Third Floor	• CAT A refurbishment. • Suite already stripped out. • New floor finishes. • Alterations to rafts as per the mock up • Redecoration throughout.
Fourth Floor	• Redecoration throughout. • Replacement of LED lights. • Repairs to timber floor. • Alterations to rafts as per the mock up
Fifth Floor	• CAT B refurbishment to deliver fitted suites. • Minor alterations to existing plasterboard partitions to provide improved access to the shared tea point and meeting spaces. • Timber floors to be repaired. • Redecoration throughout. • Alterations to rafts as per the mock up • Majority of this area will be retained as existing due to the heritage significance to these areas (tiled walls, timber floors etc). • WCs no works proposed. • Demolition of section of original wall • Opening up of non-original wall and new door
Lift Lobbies / Corridors around Atrium	• Replace existing white suspended ceiling tiles with new black mesh ceiling tiles. • Replace all flooring with tiles. • New wall finishes (timber beading applied to existing plasterboard walls). • New wall / ceiling lights. • Redecoration.
General	• All lighting will be replaced for modern LEDs. • All existing mechanical equipment is being retained with little to no modifications required other than new controls.

- | | |
|--|---|
| | <ul style="list-style-type: none"> • Replace all modern flooring with new tiles. • Varnish existing staircase. • New signage throughout. • All timber doors to be vinyl wrapped as per mock up. • Existing glazing to have crittal effect banding installed. • New planting scheme to Atrium. |
|--|---|

4.4 Heritage Impact Assessment – discussion

Basement works

- The basement area in question was last used as a bar, which has since become vacant. The basement area contains some original, exposed white brick walls and columns (all to be retained and left exposed). The ceiling and floor are also original and thus of high heritage significance. Some of the floor is proposed to be overcovered in engineered oak / whitewash oak as part of the renovation works to the basement (overlaid on original concrete). Incurring some **negligible adverse visual impact**, offset by the fact this is a reversible alteration.
- The basement contains a number of modern additions such as a stair leading from the street, lightweight partitions, bar fixtures and fittings and W.C.s. The current proposals for the basement seek to strip out modern, non-significant fabric and create a new bike storage area. The removal of modern, non-significant stud-walls will open up the space and thus incur one instance of **minor beneficial impact**.
- As part of the proposals, a new staircase is to be located to the north aspect of the space. The proposed basement stair will permit access to the ground floor, resulting in some removal of a section of the original concrete floor. This will incur one instance of **minor adverse direct impact**. It is understood that the location / need for the stair in this particular location is necessary to avoid security risks whilst also ensuing a usable space for the cycle storage and exist strategy. The current loading bay provision poses a number of issues for staff, with Spear Street being a back-alley which is prone to anti-social behaviour.

Ground Floor works

- The proposals for the ground floor seek to lightly refurbish the existing lobby / GF units to a contemporary standard. As part of these refurbishment works, the modern floor tiles are proposed to be replaced with new tiling (refer to detailed drawings by OBI).
- In order to enhance the sense of arrival within the building, the proposals also seek to remove the wall to the north-west aspect of the space, opening up the lobby into a new business lounge for tenants. The removal of this modern wall will incur a **minor beneficial impact**. This space was historically divided by glazed screens which have since been lost; the opening up of this area will evoke the originally intended visibility into this area of the building and enhance usability of the ground floor.

First Floor works

- The First Floor of the listed building has been altered to accommodate office units. The current proposals seek to introduce further light subdivision to the floorplate to promote greater letting

potential. Original columns on this floor are proposed to be retained and expressed within the spaces. The proposed fixing of new partitions into existing, historic fabric is to be confirmed. Repair will be required like-for-like and use appropriate materials. The proposed stud wall which runs up to the central mullion (east aspect of floorplate) is not suitably placed and its removal would incur one instance of **minor adverse impact**.

- New lighting and flooring proposed is in keeping with modern character of the 1st floor space and in keeping with previous consents. **Neutral impact**.
- Whilst the sub-division will further detract from the intended openness of the floorplate, incurring moderate change, the proposals for the first floor are considered to be in keeping with the existing, contemporary character and use of the space. On balance, therefore, the impact is **minor adverse**.

Second Floor works

- The proposed works to the second floor are contained around the lift core area and relate to modern fabric only. The drawings show some removal of modern ceiling tiles and new modern lighting and paint finishes. Incurring a **neutral impact**.

Third Floor works

- The proposed works to the third floor align with the CAT A refurbishment. The suite has already been stripped of modern fabric in accordance with the soft strip strategy (OBI). Existing tiles are proposed to remain.
- The proposed fire door and demolition of stud walls relate to modern fabric only. The proposed new floor finishes and lighting will not incur any direct impact or loss of historic fabric in the areas proposed, incurring a **neutral impact overall**.

Fourth floor works

- The proposed works to the fourth floor are limited to general refurbishment of lighting and modern flooring around the atrium. These upgrades relate to modern fabric only and will incur a **neutral impact** on the listed building.
- The proposals seek to repair the original, wood block floor where it survives. This would incur a **moderate beneficial impact** on the fabric and character of the listed building.

Fifth floor works

- The fifth floor retains the most extensive degree of historic fabric and character, derived from the original woodblock floors, tiles, doors and original layout. The proposals seek to create usable office spaces to this floor, introducing some new plasterboard partitions to provide improved access to the shared tea point and meeting spaces. The proposed meeting room / office areas are generally open and sensitive to the original layout.
- There is one instance of **minor-to-moderate adverse direct impact** deriving from the proposed demolition of the original section of wall to the northern aspect of the floorplate (refer to demolition plans and the DAS by OBI for details).
- The proposals seek to repair the original, wood block floor where it survives and retain the existing red tile in the kitchen areas. This would incur one instance of **moderate beneficial impact**.

4.5 Conclusions

The proposals seek Listed Building Consent and Planning Permission for the refurbishment of Sevendale House, which is a Grade II listed building.

The significance appraisal concluded that there is a high capacity for change within the most altered internal areas of the building, principally to the ground, first, second and third floors, which have been heavily altered to accommodate new office units. Most of the proposed works relate to general refurbishment of existing, modern fabric such as ceiling tiles, flooring and lighting.

The proposals for the basement seek a change of use from a bar into a gym / cycle store area. The works to the basement involve demolition of non-original walls and some new, lightweight partitions. The proposed stair will incur some loss of original fabric, incurring a minor adverse impact on the fabric and character of the listed building. Further details are provided in the DAS by OBI.

The Heritage Impact Assessment has demonstrated that the proposed internal refurbishment of the Sevendale House will result in a range of beneficial, neutral and adverse impacts upon the Listed Building, incurring a total of:

- **two instances of moderate beneficial impact from the repair works to the woodblock floor;**
- **two instances of minor beneficial impact;**
- **four of neutral impact;**
- **one of negligible adverse impact;**
- **three of minor adverse impact; and**
- **one of minor-to-moderate adverse.**

The removal of a small section of original wall to the fifth floor will incur the greatest impact on the fabric and character on the fifth-floor space. Please refer to the DAS (OBI) for further information.

Overall, it is considered that whilst there are some instances of *'less than substantial harm'* (at the low-to-mid-level of the scale), the proposals also include a number of tangible benefits which must be considered within the Planning balance. In accordance with Para.202 of the NPPF (2021), it is for the Local Planning Authority to consider whether the benefits, inclusive of public benefits of the proposals, outweigh the identified level of harm.

Appendices

Appendix I: Listing Description

SEVENDALE HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1200847

Date first listed: 06-Jun-1994

List Entry Name: SEVENDALE HOUSE

Statutory Address: SEVENDALE HOUSE, DALE STREET

Details

MANCHESTER

SJ8498SE DALE STREET 698-1/29/96 (North East side) Sevendale House

GV II

Large general warehouse; now mostly wholesalers' premises. Dated 1903 on doorway; for I.J. & C. Cooper Ltd, general warehousemen. Steel frame with concrete floors, in cladding of polished red granite, red sandstone (now grime-blackened) and blood-red brick and terracotta; green slate roof. Long rectangular plan filling plot bounded by Dale Street, Spear Street, Lever Street and Stevenson Square, with offices at both ends and warehousing (etc) between them. Jacobean style. The Dale Street facade, of 4 storeys with basement and attic, is a symmetrical composition of 5 wide bays with splayed corners, pilasters at ground floor continued as semi-octagonal shafts terminating in domed finials, a frieze with raised lettering "I.J. & C. COOPER LTD", and a parapet with shaped gables in the centre and over each corner (the latter similarly lettered). The ground floor has a very large round-headed central doorway with elaborately decorated surround including a keystone cartouche with raised date "1903" (opening now filled by mirrored screen with small door in centre), "SEVENDALE HOUSE" in late C20 lettering attached to the frieze above, coupled plate-glass windows in the inner bays and large single plate-glass windows in the outer bays. The 1st and 2nd floors have (inter alia) coupled windows in the centre, 2-storey canted 5-light oriels in the inner bays, large single-light windows in the outer bays (all at 2nd floor - except the oriels - with keyed elliptical-arched heads), 2-storey segmental oriels at the corners with coupled windows, and a moulded cornice carried round; the 3rd floor has an almost continuous series of small single-light windows; and the upper lights of most of these windows have Art Nouveau leaded glazing, or small panes. The roof has flat-roofed dormers. The south side (to Lever Street) is 11 bays in similar style, with 2-storey canted oriels in alternate bays, pairs of square-headed windows at 3rd floor and pairs of dormers above (late C20 entrances inserted in the centre and at each end); the rear facade (to Stevenson Square) is similar to the front but without the doorway. The north side (to Spear Street) is mostly curtain walling of steel-framed glazing, and has inter alia a 3-bay loading entrance with cast-iron piers and wrought-iron beam, and a gabled dormer above this.

Listing NGR: SJ8453598430

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table A: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of an identified heritage asset, or the setting of the heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor,	Negligible perceptible change to the character of an identified heritage

<i>change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	original fabric component, but avoids diminishing its character and its special architectural or historic interest.	asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting

<i>character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	enhancement of the site's character.	in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.