

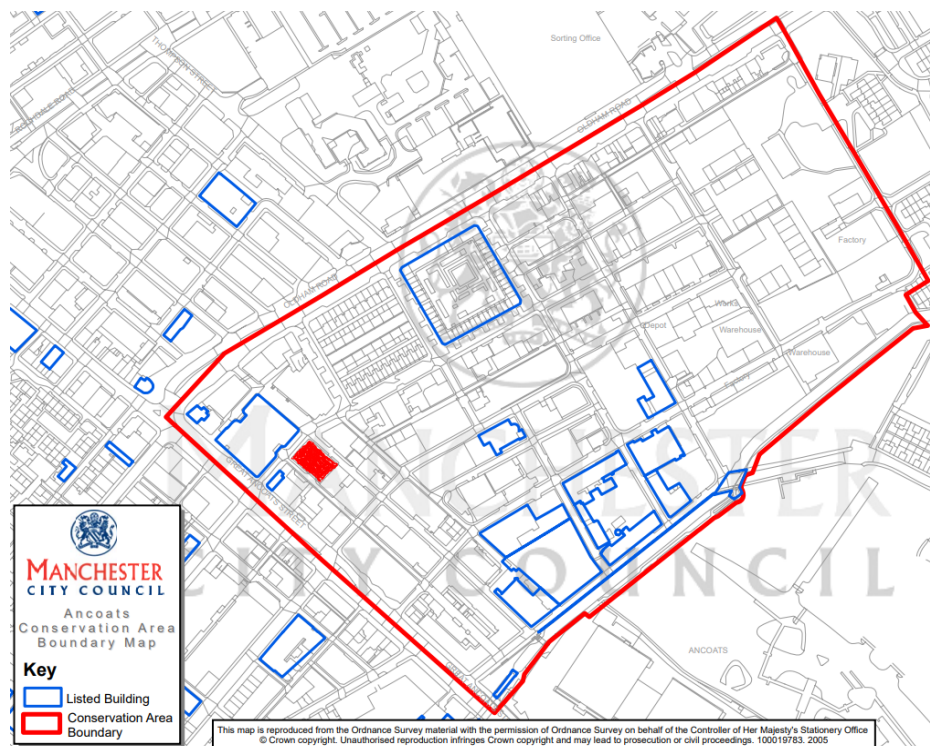
**HERITAGE STATEMENT &
DESIGN ACCESS STATEMENT
27 GUN STREET,
MANCHESTER,
M4 5DN**

Location/Conservation Overview:

The site sits in the Ancoats conservation area. The area of Ancoats lies just outside the city center, immediately to the north of Great Ancoats Street. The area of Ancoats lies just outside the city center, immediately to the north of Great Ancoats Street.

The principal buildings are large cotton spinning mills, which are situated adjacent to the Rochdale Canal and nearby housing. These juxtapositions and inter-linking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world.

Ancoats was identified as a conservation area by Manchester City Council in 1989. The map below identifies the conservation area. The building highlighted in red is the application site.



Proposal:

Our proposal is to convert an existing store cupboard within the multi storey car park to provide a coffee shop. The proposal sits at the junction of Gunn Street and George Leigh Street.



The coffee shop will occupy the area in the image above between the blue roller shutter the chamfered part of the building with a yellow and blue sign. Also the first bay adjacent to the sign which is currently infilled with a brick panel. We would be turning what is a blank facade into an active frontage. This will be achieved by glazing the blue shutter door, chamfered corner and the brick infill panel. This will create an active street frontage and articulate the corner.

As part of the proposal an area of external cafe seating is proposed along George Leigh Street, this will include awnings and planters to help soften the streetscene and enjoy The Daily Express Building Opposite

At present George Leigh Street has little to no street life, it is entirely hard landscape and lacks a human scale. The multi storey car park detracts from the area and helps enforce the transient feel of the road. The road offers key views of The National Express Building and the historic terraces further down George Leigh Street.

Great Ancoats Street is a major arterial road which runs through and around the city. Our development will help to define the entrance into the conservation area and make it feel more

like a destination with active street frontages. The development will have no negative material impact on the listed building opposite.

Heritage Asset:

The proposal site is not a heritage asset. The site is a multi storey carpark with little to no heritage value. The carpark is often subject to antisocial behavior, with homeless people sleeping in the property. The car park originally was intended for the workers of the express building, though now acts as a public pay and display car park.

Opposite the site is The Daily Express Building, Great Ancoats which is a grade II* listed building, listing number 1218285.

Formerly newspaper offices and print works. 1939, by Sir Owen Williams. Steel frame with glazed curtain walling (roof not visible). Approximately rectangular plan parallel to street, with loading bay at rear. Functional style. Six storeys, the 2 top storeys each set back, 5 structural bays, with narrow 7-storey tower at left end; black glass in continuous bands and strips, with clear glazing between, all flush and the corners rounded. High ground floor press shop with full-height clear glazing, recessed entrance next to tower at left end. Cantilevered rail over 3rd floor carried round, another over set-back top floor. Tower has 7 tiered rectangular windows, and cantilevered roof deck with railings. Later addition to rear of rear loading bay, in matching style. Early use of glazed curtain walling. Very similar to its counterpart in Fleet Street, London.



Photograph of the National Express Building in 1989

Opposite the National Express on the other side of George Leigh Street is the Derros Building which is also a grade II listed building.

The Derros Building was designed as a women's shelter and rescue home, built 1899, with C20 alterations. By Walter Richard Sharp, architect, of Manchester for the Wesleyan Methodist Church, Central Hall Mission as a gift from Mr James Scarlett. Arts and Crafts style, with Vernacular Revival detailing. Red brick, with decorative banding in buff terracotta, and with close-studded jettied gable to attic storey to front. Blind timber-framed arcading as eaves band to side elevation. Contemporary interlocking clay tile roof covering with flat-headed dormer windows, and a tall side-wall stack.

Plan narrow linear form with former coffee shop to narrow frontage to Great Ancoats Street.

Front elevation (south-west): Single bay, Three storeys and attic. Former ground floor shop frontage now blocked up, but retaining decorative tile work to stall risers and tiled canopy above. Entrance doorway to angle on left. Above, canted oriel window with steeply-pitched tiled roof and mullioned and transomed window frames with leaded lights. Single-light window to right hand side of second floor and above, jettied close-studded gable with carved bargeboards and central two- light window.

Side elevation (north-west): nine bays, three storeys and attics, with stacked mullioned and transomed windows to six bays, smaller single-light windows to two staircase bays. Some windows retain leaded lights and stained glass decorative panels. Triple storey bands between ground, first and second floor windows of buff terracotta, with decorative embellishment of window head panels. Two doorways with rectangular overlights. Seven flat headed dormer windows above eaves level.

Interior has been altered and the original plan form disrupted by the removal of some internal partitions. Two levels of cellars, formerly kitchens, with hearths and storage areas. Staircase with square balusters and moulded handrails. Some original five panel doors, and wainscott panelling to ground floor. Floors supported by ovolo-chamfered crossbeams. Two glazed tile hearths to ground floor, and remains of tiled interior to former coffee house. Upper floor partitions remain in situ.

Historically the women's shelter and rescue home was designed to provide non-institutional support for women and specifically for domestic servants, thought to be at risk, in the industrial district of Ancoats. There was both temporary and semi-permanent residential accommodation, training and recreational facilities, notably a ground floor coffee tavern, providing an alcohol-free environment for socializing. The Central Hall was a mission centre for the Wesleyan Methodist

Church, which recognised the need for a 24 hour refuge for women in addition to the permanent rescue home established by the church.



Photograph of Derros Building from Great Ancoats Street showing Express building on the other side of George Leigh Street.



Photograph showing Derros building with the car park site in the background.

Our site has two significant heritage assets in close proximity as detailed above. Our proposal will help to enhance the conservation area and will not have a negative impact on the heritage assets. The scheme will add more fenestration to the streetscene and help to create an active frontage. If anything this will help people to enjoy the views of the heritage assets either by utilizing the external sitting or from inside the premise. The host building: carpark at present detracts from the listed buildings and this proposal will help to enhance the wider conservation area.