

**Redfern
Building**

**NOMA
Manchester**

Heritage Statement: Significance & Impact

Prepared by



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Prepared for

NOMA (GP) Ltd

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Redfern Building, NOMA, Manchester - Heritage Statement: Significance & Impact

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1. INTRODUCTION

1.1 Purpose

This Heritage Statement and Impact Assessment has been prepared in support of the proposed refurbishment and re-use of the Grade II listed Redfern Building, part of the NOMA project to regenerate the historic estate of the Co-operative Group (the Co-op) and the surrounding areas of land to the north of Manchester City Centre. The present proposals for the Redfern Building comprise an office-led refurbishment scheme with ground floor retail use.

As the Redfern Building is listed and the proposals affect the special architectural interest of the building, Listed Building Consent is required, and this must be accompanied by a proportionate level of information in relation to the history, development and significance of the listed building and an explanation of the impact, if any, which the proposed works would have upon that significance.

This Heritage Statement therefore, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 189, to describe the significance of the heritage assets affected, and the consequent potential impact of the current proposals.

The Heritage Statement has been prepared by Stephen Levrant Heritage Architecture Ltd, commissioned by NOMA (GP) Ltd.

1.2 Research Methodology

This report is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, site survey, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports, journal articles and plans. Appropriate, verified online sources were also used such as the National Heritage List and the websites of Manchester City Council and the University of Manchester Special Collections.

Surveys of the site and surrounding areas were conducted in June 2018 by visual inspection.

1.3 Structure of the report

Following this introductory section the report is structured as follows:

Section 2 outlines the heritage planning policy context for the application;

Section 3 provides a description of the building's location and statutory designations;

Section 4 analyses the historic development of the site;

Section 5 describes the existing building;

Section 6 assesses the heritage significance of the building;

Section 7 assesses the impact of the proposed scheme;

Section 8 assesses the proposals in relation to the relevant planning policies;

Section 9 provides a summary and conclusion; and

Sections 10-13 provide the appendices, comprising the list description for the building, the 1937 Architect and Building News article, the 1935 proposed drawings and the 1938 as built drawings.

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

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2. POLICY CONTEXT

2.1 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building and the potential impact of the works on its fabric and setting to accompany applications for works where such authorisation is required. This document attempts to provide such analysis.

2.2 National Planning Policy Framework (NPPF) (2012 and as amended 2018)

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice and guide the implementation of the primary legislation. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 8).

It will be clear that the proposals for the Redfern Building focus on providing a sustainable use for the listed building by means of carrying out limited alterations and comprehensive conservation led refurbishment and, therefore, this report aims to demonstrate that it accords with the definition of sustainable development.

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (NPPF paragraph 185). The current proposals seek to address this policy requirement by demonstrating that the proposals aim to conserve the significance of the remaining historic building fabric as part of the proposed scheme, and exposing/enhancing historic features where possible.

The NPPF stresses that "great weight" should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the need to avoid "substantial harm" in terms of: demolition, alteration, or the compromise of its setting unless that harm is clearly justified. There is no definition for substantial harm in the current legislation resulting in considerable misinterpretation of the term.

However, it is clear from case law since the first 2012 issue of the NPPF that substantial harm should be interpreted as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting. The 2018 reissue of the NPPF also emphasises, in addition, that the duty to apply "great weight" to the importance of heritage assets in the

exercise of planning functions applies regardless of the level of harm which may be incurred, be that “substantial harm” or otherwise.

It will be clear that proposals affecting a heritage asset, in this case a listed building, will have some impact on its fabric, and that it could be either beneficial or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance.

Consequently, the proposed conservation refurbishment and minor alteration works are required to be justified by clear and convincing evidence of the impact.

2.3 National Planning Practice Guidance (2014 and as amended)

The National Planning Practice Guidance is a continuously amended online document provided by the Government in order to assist with the interpretation and the implementation of the NPPF. Paragraphs 08 and 09 of the section on Conserving and Enhancing the Historic Environment are of particular relevance here as they set out the requirement for an understanding of the significance of designated heritage assets within the context of applications for planning permission and listed building consent. Paragraph 19 emphasises the need for this understanding to inform the scope of and approach to proposals for change and this approach has been followed in this instance with close collaboration between the architect and heritage consultant.

2.4 Manchester City Council Core Strategy, 2012

It will be clear that relevant, local heritage planning policy maintains the same focus as the NPPF and NPPG. The City Council’s heritage policies focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*. This sentiment is reinforced by the requirement that *“historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals”* (paragraph 12.21, Policy EN3). This evidently also requires proposals which affect heritage assets to be sensitive to the inherent values of the heritage asset and to provide clarity of evidence, in order to justify any impact.

2.5 Historic England’s Good Practice Advice Notes

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) was utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG. Good Practice Advice Note 3 (The Setting of Heritage Assets, as amended December 2017) was also consulted.

3. THE SITE

3.1 Location and Statutory Designations

The Subject Site (outlined red below) is located in Manchester City Centre a short distance from Victoria Station which lies to the north-west across Corporation Street. The site itself occupies half of the block formed by Mayes Street, Redfern Street, Dantzic Street and Hanover Street. Redfern Street has latterly been pedestrianised and re-named as Sadlers Yard.

The second half of the block, to the south of the Redfern Building, is occupied by Holyoake House. The site forms part of the area covered by the NOMA Strategic Regeneration Framework. This comprises the former Cooperative buildings located on the northern edge of Manchester City Centre including a number of Grade II listed buildings as described below.

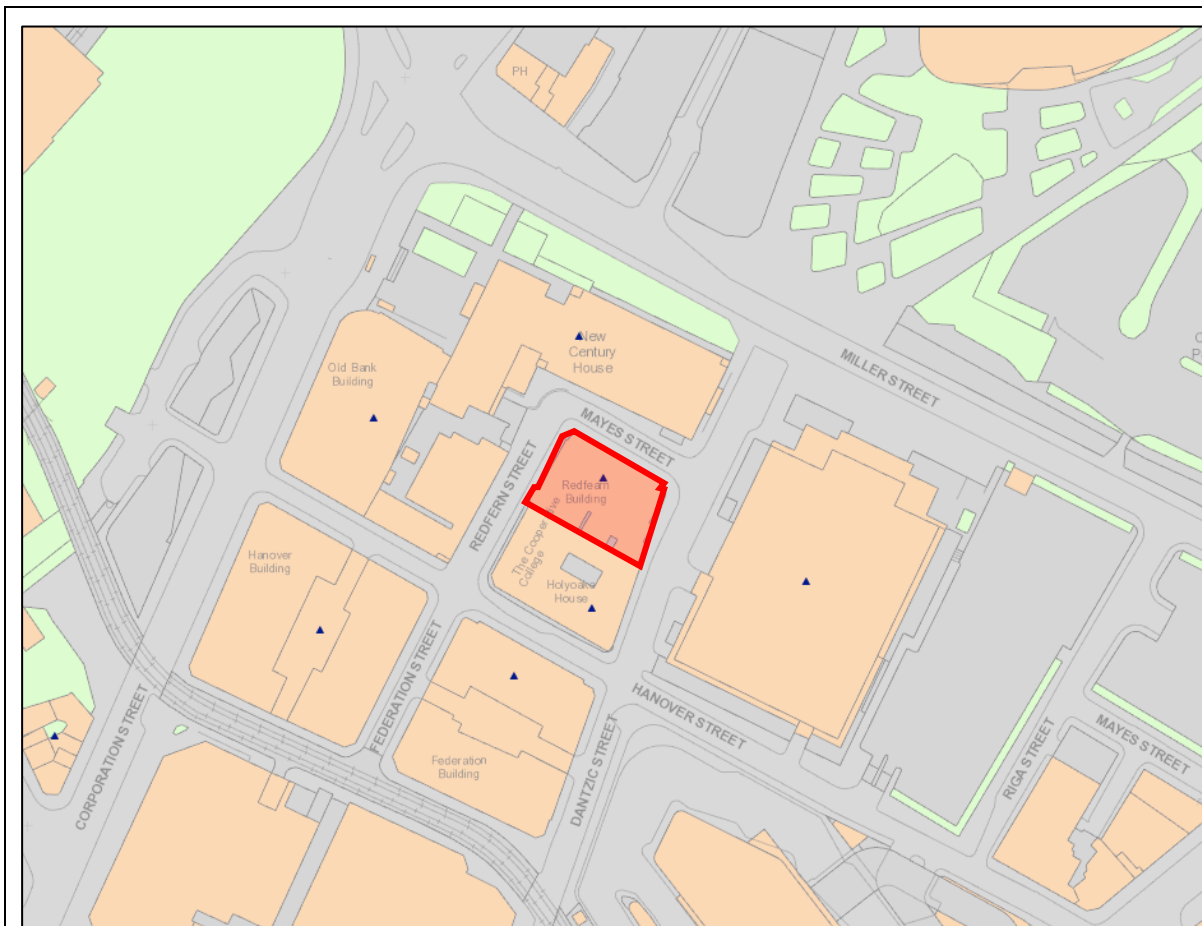


Figure 2 – Map extract from the National Heritage List showing the location of the Subject Site within Manchester City Centre, shaded red. Listed buildings are identified with blue triangles and are labelled with the exceptions of the Dantzic Building (adjoining the Federation Building) and the CIS Tower (between Miller Street, Hanover Street and Dantzic Street). (Historic England / Ordnance Survey).

3.2 Listed Buildings and Conservation Areas

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest: Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest. The Redfern Building is listed at Grade II in recognition of its historic and architectural interest. The full listing description is appended to this report for information.

Within the area covered by the NOMA Strategic Regeneration Framework, and the immediate environs of the Redfern Building, there are several further listed buildings which have a historical relationship with the Cooperative Movement. These are all listed at Grade II and can be identified within the map extract in Figure 2 above. They include the Hanover Building and E Block (1907 and 1903 respectively), the Holyoake Building (1911), Old Bank building (1928), Dantzic Building (1937), New Century House and Hall (1959-1963), and finally the CIS (Cooperative Insurance) Tower of 1959-1962.

This assemblage of Grade II listed buildings surrounding the Redfern Building forms a striking group of structures which illustrate the evolution of the Cooperative's in-house architecture department from Edwardian Baroque (Hannover House) through Beaux-Arts Classical Revival (Old Bank) to Art Deco (Dantzic Building) to the International Style of New Century House and the CIS Tower which were co-designed with Gordon Tait of the renowned architectural firm of Burnet, Tait and Partners. The Redfern Building forms a key part of this grouping and the evolution in style which it represents, as its construction marked the transition of the CWS in this part of Manchester from warehousing to modern office provision.

The Redfern Building does not fall within a conservation area. The Shudehill Conservation Area, a short distance to the south-east, is not considered to be potentially affected by the proposals and has therefore been scoped out of the present report.

4. HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the heritage significance of Redfern Building in its own right it is first necessary to understand the contextual development of the surrounding area and in particular its role in the evolution of the Cooperative movement within Manchester, the former buildings of which dominate the area in which the Redfern Building is located, and amongst which the Redfern Building is an exemplar.

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 this distinctive part of Manchester City Centre and its place within the development of the Cooperative movement.

4.2 The Cooperative Wholesale Society

The area surrounding the Redfern Building became synonymous with the development of the Cooperative Wholesale Society in the later 19th and early 20th centuries. The Co-operative Wholesale Society originated in 1863 and established its headquarters in Manchester. The society was born out of the founding Rochdale Pioneers Principles of 1844, which formed the beginning principles and code for a co-operative movement in England. Although many other co-operative organisations have been founded since 1844 throughout the world, the English Co-operative Wholesale Society or 'CWS' was the biggest success and the term 'Co-op' became entirely associated with this one particular organisation.

4.3 The Redfern Building

The Redfern Building is significant as a remarkable example of Dutch Modernism in Manchester. It demonstrates the CWS's commitment to well-crafted architecture as a means to express forward thinking principles and to provide high quality facilities for their staff, members and for the wider public. Furthermore, this design reflects the evolution of the architecture department's work into a Modernist vein under the direction of W.A. Johnson whilst marking an important change from warehouse-based development to central office functions.

The Redfern Building was designed by W.A. Johnson FRIBA of the CWS Architect's Department, assisted by J.W. Cropper LRIBA to house the CWS Health Insurance and invoice department, also providing additional office space for the Co-operative Union Ltd. The building was completed in 1937.

The Redfern Building reflects the evolution of the work of W. A. Johnson and of the CWS architecture department towards a modernist expression, of which this building is one of the earliest and finest exemplars within the architectural oeuvre of the Co-operative Movement remaining today. The design is clearly influenced by the Dutch architecture of the period, reflected in the careful geometric treatment of the brickwork pattern and colour, through the play of textures, lines and volumes.

On completion, the building would have provided a very high standard of office accommodation for the time, as evidenced in the historic photographs in Table 2 below.

4.4 Design evolution

It is known that the building was designed to house the CWS Health Insurance offices and the invoice department although the early 1935 designs reflect the CWS's intention of using the building to accommodate uses (and particularly storage) related to the CWS fish and egg department.

The building was designed and built between 1935 and 1937 by the CWS architecture department under the Chief Architect W.A Johnson FRIBA with the assistance of J.W. Cropper LRIBA. The architecture is directly inspired by exemplars of Dutch brick Modernism Jan Wils and W.M. Dudok, clearly seen in the use of brick as a highly plastic decorative element.

There were a number of recent precedents for the use of this style in England. By the time of the construction of the Redfern Building, a much larger CWS building on Prescott Street, East London (1930 – 1933) had been built by L.G. Ekins in a similar style albeit more influenced by Art Deco. Johnson and Cropper's immediate precedent for the Redfern Building, meanwhile, was the Co-operative store on Eastbank Street in Southport of 1934.

Nearby on Dantzic Street, at the corner of Hanover Street, is the slightly later Dantzic Building of 1939, also designed by W.A Johnson. Although similar in appearance and style to the Redfern Building, the latter is much superior in the subtle treatment of finishes and bolder volumetric play. Whilst apparently similar in appearance, the two buildings therefore differ architecturally, and crucially the Redfern Building was constructed as office accommodation rather than warehousing.

The most distinguished features of the Redfern Building are the strip windows (originally executed in steel by Henry Hope and Sons Ltd.) and the buff blue engineering brick plinth, handsomely enhanced by (originally) recessed mortar joints and geometric decorative designs which sweep through long horizontals terminating in rounded corners.

The reconstructed Portland stone mullions provide a vertical counterpoint and a strong contrast with the slim, dark window frames, many of which have now been replaced with timber casements and repainted in a light cream colour.

The original designs (1935 bye-law drawings, Appendix 3) showed the main entrance on Redfern Street with access to one passenger lift off the stair, but the final building was constructed with two passenger lifts. The adjacent loading dock was also not constructed, instead a service hoist faced the service entrance on Dantzic Street.

The building was first conceived as a fish and egg storage and testing facility but the use was changed to become the Health Insurance (benefits) office for the CWS according to the as-built drawings (Appendix 4). The open

offices appear to have been furnished with new steel tables and lockers, neither of which survive. The rounded corner of the building accommodated a private office at ground floor level subdivided from the main office floor with partially glazed timber screens, as shown on the Bye-Law drawings.

Timber screens within the building were of American oak with a double layer of “Plymax” on boarding at lower level with glazed sections above. All columns and exposed concrete encasements around the steel structures were also clad in “Plymax” allowing for subsequent decoration. The floor consisted of “Truscon” concrete on which was set a screed and cork carpet flooring. The walls were in painted plaster and the ceilings consisted of 5/8” thick painted fibrous plaster boards.

Typically for the Co-operative estate, the latest available technology was used and in this instance the heating pipes were embedded in the concrete ceilings whilst rooms were serviced with heating panels provided by Richard Crittall Ltd. A vacuum cleaning plant and pneumatic tube transport system (reference historic photograph below) were furnished by the Cart Cash Carrier Co.

It is likely that the drawings published in the Architecture and Building News of 24th September 1937 best depict what was originally constructed. According to this article the basement, ground, first and second floors housed the CWS Health Insurance branch. The Hollerith section of the accountant’s department occupied the fourth floor, and the fifth floor accommodated the empty card box store within a smaller footprint filled with storage racks.

The third floor accommodated the invoice department, containing a number of private offices typically compartmented with the aid of low height timber screens. This floor housed the lift gear chamber, ladies’ and gentlemen’s lavatories, and cloakrooms together with the stairs leading to the ground floor on Dantzic Street and a set of stairs leading to the top roof terrace.

The flat roofs were finished with two ¾” asphalt sheets onto heave felt over two-ply pure bitumen felt draining into hoppers. The roof was turned 2” up into the adjacent parapet walls. The building foundations and basement were constructed in reinforced concrete.

4.5 Alterations and development

The most interesting and significant external features of the building remain, whilst the early partitions, light fixtures, furniture and fittings have been lost over time. The shell of the building is very much in its original form. Whilst the original balustrade and polished brass handrails within the stairwells are present on all floors, one of the two original passenger lifts is now blocked up whilst the second is out of use with the lift car mothballed at basement level.

The principal changes to the building have included the removal of all glazed screens and low partitions, the addition of new partitions in 2003, the installation of new raised floors and ramps within the first and third floors, the creation of a new external door to act as a fire exit and the replacement of the steel casement

windows with thicker timber framed alternatives in most areas excepting the curved sections, both staircases and the kitchen / WC areas where the originals have been retained.

4.6 The Setting

The construction of the Redfern Building had a considerable impact upon the setting of the existing Co-operative buildings at the time of completion as it continued the replacement of smaller plots and narrower streets such as Timber Street. The Redfern Building was a striking Modernist addition to a previously Baroque and Beaux-Arts Classical set of buildings, maintaining consistency with the height, mass, scale and layout of the earlier warehouse / showroom buildings despite its purpose as office space. When the building was completed it was almost at the centre of the Co-operative complex which had since the turn of the century consolidated its activities as far north as the former CIS Ltd (Parker's Hotel) north of Miller Street.

The Redfern Building witnessed great change to its setting over the following 70 years. It appears to have survived the Manchester Blitz unscathed, despite considerable destruction to the upper floors of the neighbouring Holyoake building and to the Hanover Building on Corporation Street. During the 1960s high rise buildings, notably New Century House and the CIS Tower, greatly altered the setting of the Redfern Building to the north-east and north-west. The wider area, particularly around the minor industrial sites north of Miller Street, was simultaneously entering a major period of decline. This phase was marked by the creation of open surface car parks on redundant sites, a trend which accelerated during the 1980s and is only now being reversed.

The setting of the Redfern Building has changed again following the departure of the Co-operative's central office functions to 1 Angel Square, a short distance to the north of the site, in 2013. This prompted the refurbishment of the former Co-operative office buildings, including the Redfern Building. In particular, the associated landscaping scheme has altered the setting of the Redfern Building by lowering the ground level on Mayes and Redfern Streets to allow the construction of a new public square, Sadler's Yard, between the refurbished buildings. This has exposed the previously concealed basement level of the Redfern Building and increased the prominence of the main entrance area.

4.7 Historic maps

In order to understand how the site of the Redfern Building has evolved, its use and that of the surrounding area by the Cooperative movement and how the area immediately surrounding it has developed, 19th and 20th century historic town plans and Ordnance Survey maps are interrogated in the below Table 1.

Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of the development of buildings and features that remain today.

Table 1 – Historic Maps



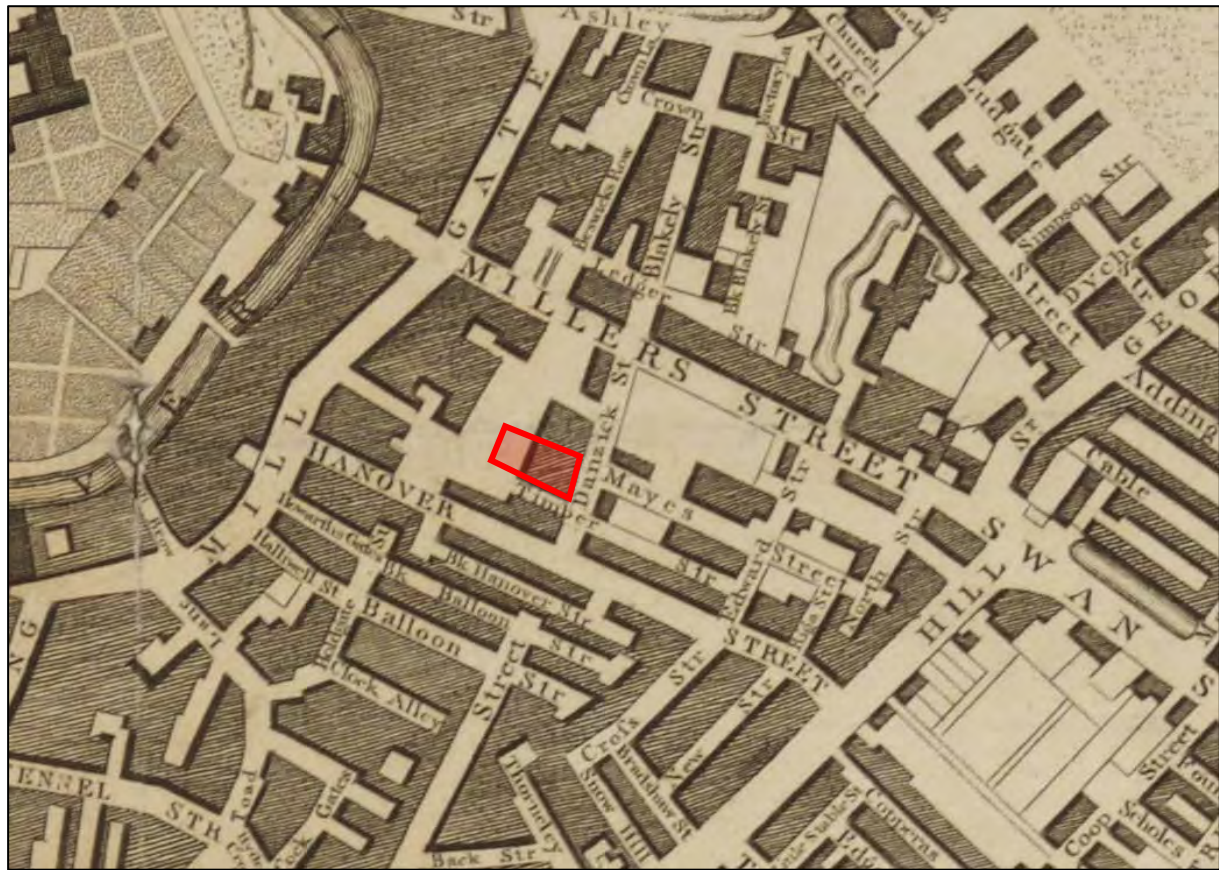
1807 – Roper’s Map of Manchester and Salford. This early map of Manchester and Salford shows the site of the Redfern Building remained as open ground in 1807 albeit surrounded by the rapidly expanding town of Manchester. Miller Street, Hanover Street, Withy Grove and Shudehill are all clearly visible however most other streets in the vicinity have been subsequently lost. The site itself at this time formed a piece of open ground a short distance to the south-west of the Alms Houses on Miller Street (then known as Millers Street). The approximate location of the site is highlighted in red. (University of Manchester Special Collections).

Table 1 – Historic Maps



1811 – Pigot's Plan of Manchester and Salford. This map produced just four years after Roper's Map shows rapid development on and around the site. Mayes Street is now in existence and several minor streets, now lost, have been developed. The approximate location of the site is highlighted in red. Note that the map is not orientated according to compass points. (University of Manchester Special Collections).

Table 1 – Historic Maps



1813 – Pigot’s Plan of Manchester and Salford. This slightly later map by Pigot shows the site clearly for the first time, and indicates that by this time there was a building on the site, which formerly truncated Mayes Street. Dantzick Street (named “Danzick Street” here) is shown for the first time. Timber Street, now lost, is also visible adjoining the site. The site is outlined in red. (University of Manchester Special Collections).

Table 1 – Historic Maps



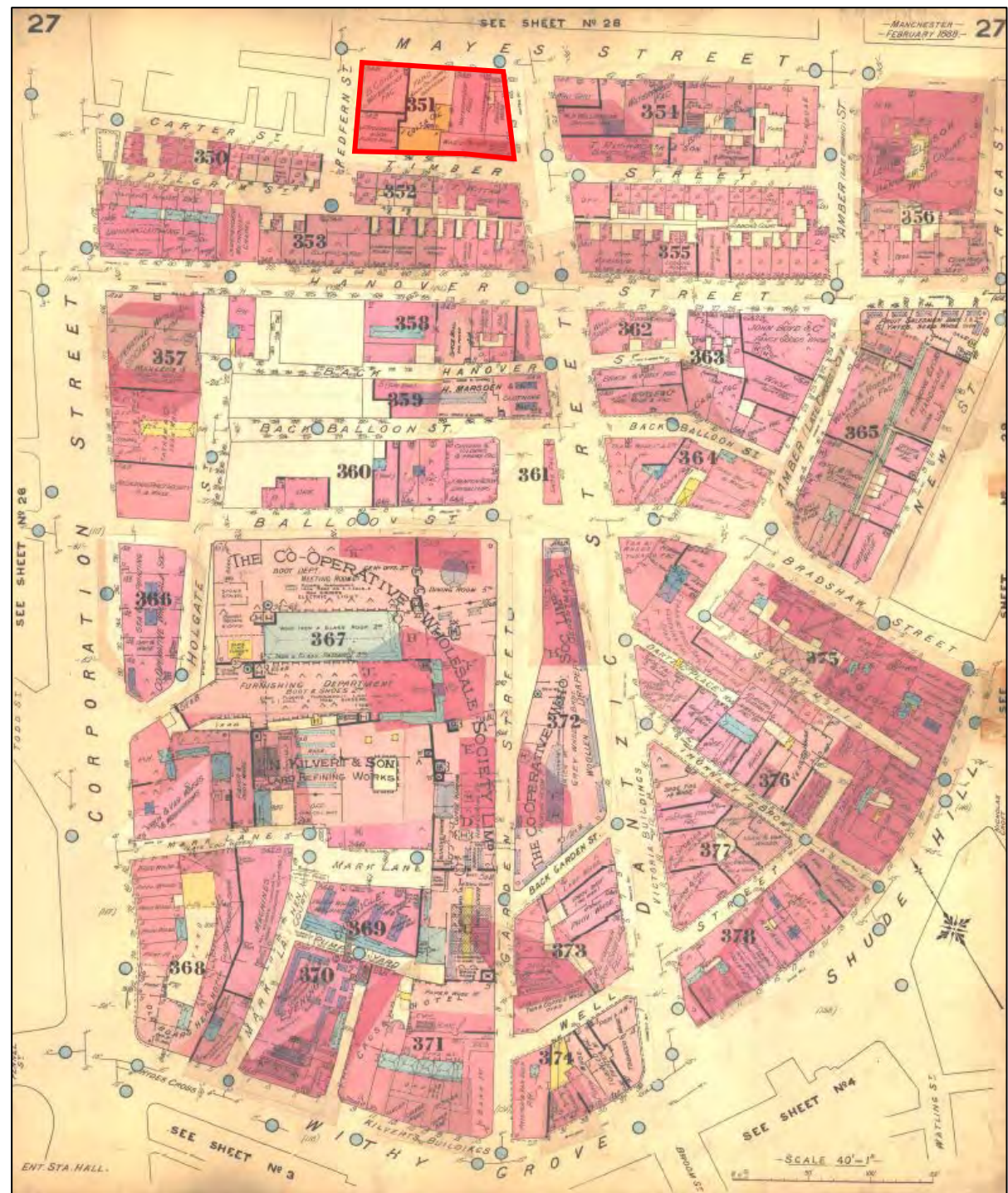
1819 – Pigot’s Map of Manchester and Salford. This plan by Pigot shows the site in a recognisable form. The building identified in the 1811 edition has been removed and replaced with a series of smaller structures. Whilst Timber Street still remains, Mayes Street now extends beyond Dantzic Street (still referred to as “Danzyck Street” in this edition) to the north-west, enclosing the site in approximately its present form. The outline of Redfern Street exists however it is not yet named as such. The site is outlined in red. (University of Manchester Special Collections).

Table 1 – Historic Maps



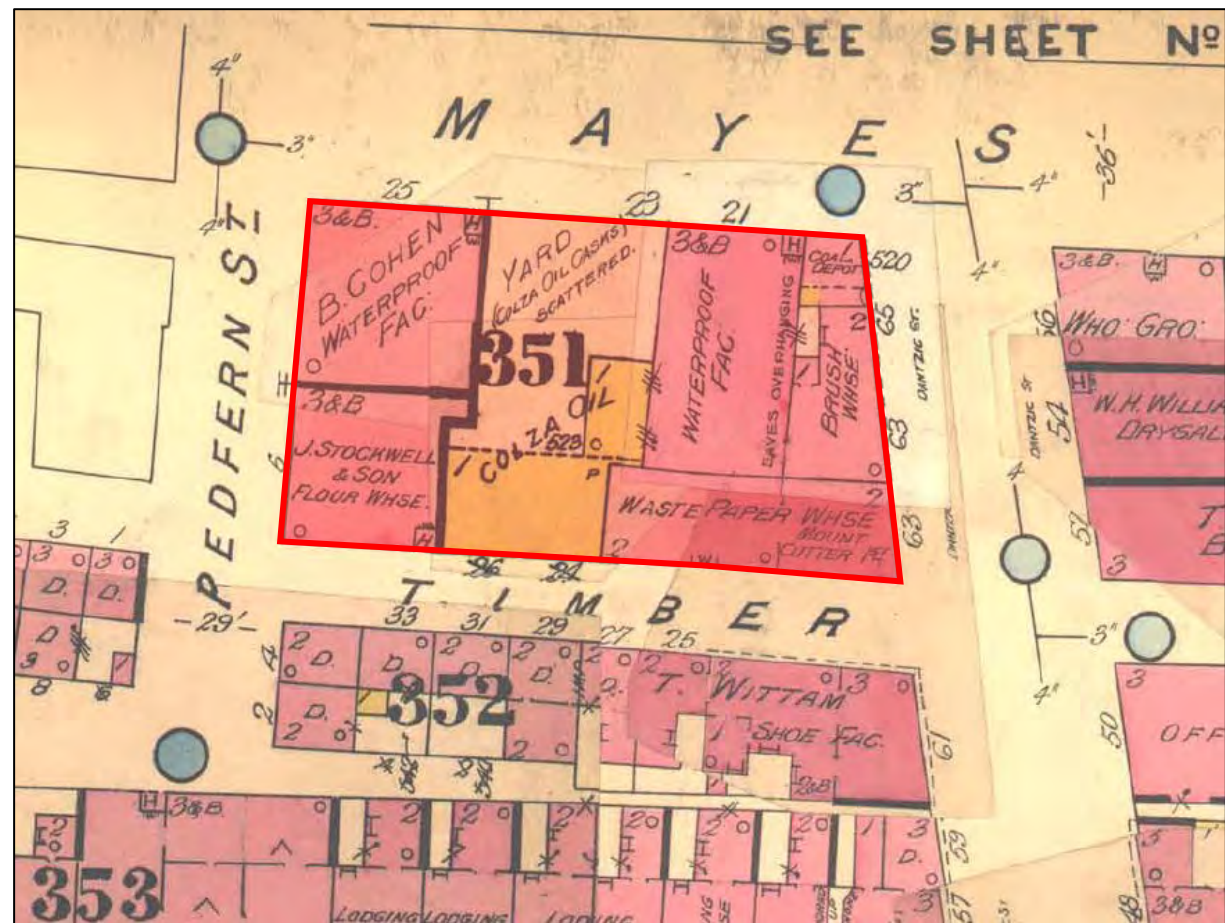
1829 – Pigot’s Map of Manchester and Salford. This later map by Pigot shows continued development on and around the site. For the first time, Redfern Street is labelled as such, and Dantzic Street is labelled according to the modern spelling. The site is outlined in red. (University of Manchester Special Collections).

Table 1 – Historic Maps



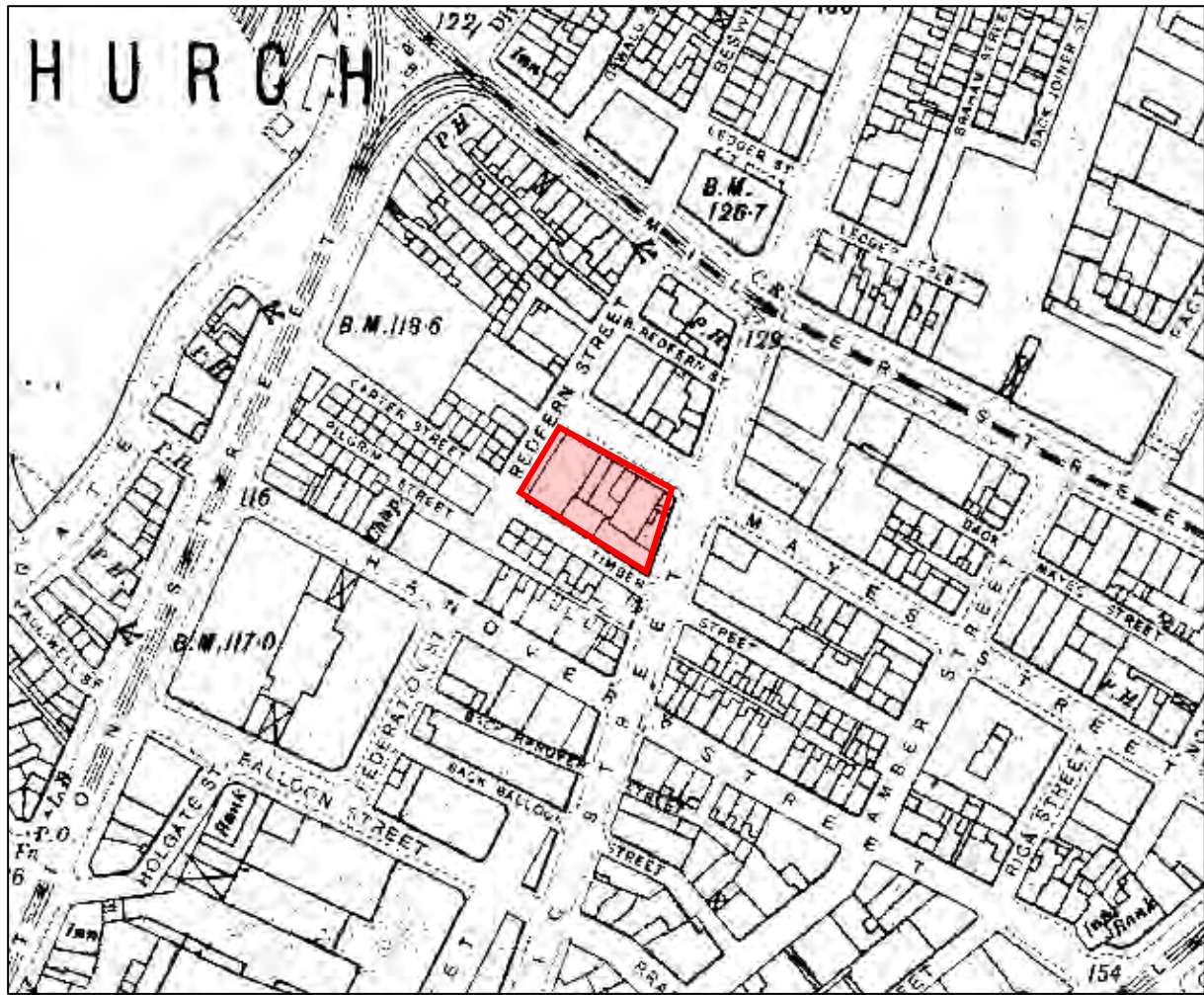
c. 1888 – Goad's Fire Insurance Plan (whole sheet). This very detailed plan of 1888 (with later amendments) shows the site of the Redfern Building and the surrounding areas fully developed and in extensive detail. The Cooperative Wholesale Society can be seen to occupy a series of buildings to the south-west of Balloon Street and north-west of Dantzig Street, somewhat to the south of the area dominated by the surviving Co-op estate. Note that the map is not orientated according to compass points. The site is outlined in red. (Goad Maps).

Table 1 – Historic Maps



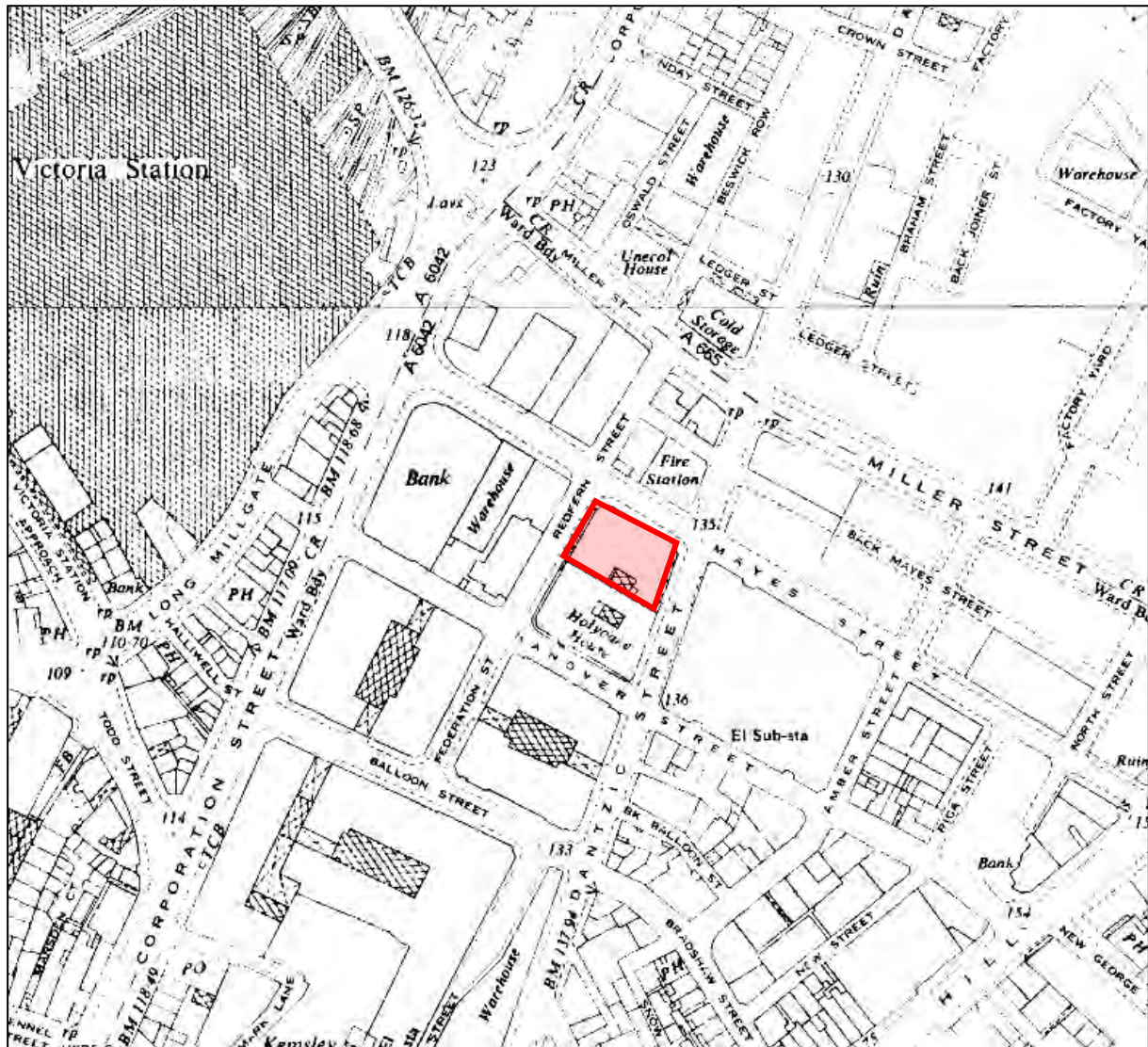
c. 1888 – Goad's Fire Insurance Plan (detail). Goad's plan provides an unparalleled level of detail as to the uses of the site during the late 19th century, before the Cooperative Wholesale Society owned the land. The future site of the Redfern Building was occupied at this time by a wide range of industrial and warehousing units in a series of separate buildings constructed in close proximity to each other. These included a waterproof factory, oil yard, brush warehouse, flour warehouse and waste paper warehouse. Note that the map is not orientated according to compass points. The site is outlined in red. (Goad Maps).

Table 1 – Historic Maps



1908 – Ordnance Survey. Whilst the site remains unchanged in this early Ordnance Survey map, to the south-west the Cooperative Wholesale Society’s expansion into the area can be seen with the construction of the Hanover Building and E Block (constructed as the “New Drapery Warehouse”) within the block formed by Federation Street, Hanover Street, Balloon Street and Corporation Street. Several smaller streets which have since been lost, including Timber Street, Pilgrim Street and Back Redfern Street, may still be seen at this date. The site is outlined in red. (Ordnance Survey).

Table 1 – Historic Maps



1954 – Ordnance Survey. This post-war Ordnance Survey map shows the Redfern Building for the first time. The lightwell to the rear of the building is also shown in a hatched pattern. Most of the nearby smaller streets have now been lost and the expansion of the Cooperative Wholesale Society to the north and east has gathered pace with the construction of the Cooperative Bank and Holyoake House (both named on the map) and the buildings now known as the Dantzig and Federation buildings, within the block formed by Dantzig Street, Hanover Street, Federation Street and Balloon Street. The site is outlined in red. (Ordnance Survey).

Table 2 – Historic Photographs



1937: The Redfern building, as completed, from Dantzic Street. The structure appears largely unchanged from its appearance in 2018, however the original windows with dark painted frames can be clearly seen. (The Architect and Building News).

Table 2 – Historic Photographs



1937: A second view of the Redfern Building at completion, from the corner of Mayes Street and Redfern Street. Note the historic sloping ground level which has subsequently been removed by the completion of Sadlers Yard. (The Architect and Building News).

Table 2 – Historic Photographs



1937: External detail of the completed Redfern Building showing the entrance onto Mayes Street. The curved glazing sections, cantilevered concrete roof and double entrance doors all remain, albeit the entrance doors have since been moved into the entrance area to create a recessed sheltered opening. (The Architect and Building News).



1937: Internal detail of the Redfern Building showing the invoicing department on the third floor. Each desk was provided with a comptometer, an early form of key driven mechanical calculator. The tubes of the internal postal system can also be seen in the top right-hand side of the image. (The Architect and Building News).

Table 2 – Historic Photographs



c. 1960s: This view along Redfern Street is predominately occupied by New Century House and New Century Hall, however the corner of the Redfern Building and its curved glazing can be seen at the extreme left-hand side of the image. (Manchester City Archives).

Table 2 – Historic Photographs



c. 1960s: This contemporary view of the Redfern Building from Dantzic Street shows limited change has occurred to the building since its completion in 1937. The window frames have been painted white and an extract fan fitted. (Manchester City Archives).

Table 2 – Historic Photographs



c. 1960s: This view along Dantzic Street shows the curved window sections of the Redfern Building to the Dantzic Street elevation, with the Holyoake and Dantzic Buildings visible to the rear. (Manchester City Archives).

Table 2 – Historic Photographs



c. 1960s: This final view along Redfern Street towards New Century House shows part of the Redfern Building in the foreground to the left-hand side. (Manchester City Archives).

5. THE BUILDING

5.1 Introduction

The building consists of basement, ground and five storeys above with a projecting tower at roof level. It was constructed using a steel frame structure with concrete slabs and brick infill. The exterior is faced with buff coloured bricks across the principal elevation whilst the base of the building is in a dark blue engineering brick. The horizontality of the composition is emphasised both by the strip window disposition of the metal casements and by the recessed mortar joints within the narrow coursed brickwork. The window cills and all mullions from the first floor upwards are of reconstructed stone with a painted-on Portland stone colouring.

5.2 East elevation

The eastern elevation of the Redfern Building is the principal and most decorative façade, addressing Dantzic Street (Figures 3 and 4). The elevation is dominated by the four sections of horizontal strip windows to the first, second, third and fourth floors, and by the two curved sections of glass and brickwork punctuating the façade at all levels to the north of the stair tower and at the corner of Dantzic and Mayes Streets. These features provide a striking horizontal and vertical emphasis to the building.

Each glazed section is divided in to 12 equally sized rectangular fixed lights and divided from the adjacent section with a vertical mullion of reconstituted Portland stone. Surrounding each strip of six sections is a narrow reveal of the same reconstituted material. At ground level the composition is varied by the replacement of the mullions with substantial piers faced in brick and set on an engineering brick plinth, giving this level a more sturdy appearance somewhat in the classical tradition of the rusticated ground floor.

To the south the composition is anchored by the presence of the substantial secondary stair tower which is in somewhat more conventional Art Deco style with layers of recessed brickwork and substantial fixed light metal framed windows with side lights illuminating the staircase. Behind this lies the roof tower, also of brick but substantially glazed, which can only be seen in part from street level. At the base of the stair tower is the sole entrance serving this elevation, a pair of original timber double doors, and a number of narrow slit windows set within a mass of brickwork. To the north of the tower a low brick wall with reconstituted Portland stone capping and painted steel railings run at an oblique angle up to the north-east corner of the building, enclosing a small lightwell (Figure 5).

At the north end of the façade, adjacent to the corner of Mayes Street, the letters “CWS” are set out vertically in reconstituted stone at fifth floor level beneath three slim bands of the same material which stretch round to the north elevation (Figure 6).

5.3 North elevation

The north elevation is somewhat plainer, generally following the pattern established by the east elevation. The horizontal banded fenestration of the east elevation is maintained, meeting the west elevation with a curved corner section. At fourth floor level, the façade is stepped back behind a brick parapet. At the far eastern corner there is a position for a flagpole, now removed, and linked to the letters “CWS” on the eastern façade by three slim reconstituted stone bands as noted above (Figures 7 and 8). At ground floor level, the windows of the penultimate bay towards Dantzic Street have been replaced with a fire exit door. At the eastern corner between Mayes and Dantzic Streets the banded fenestration and intervening brick courses are terminated with a short reveal faced in reconstituted stone and brickwork respectively.

5.4 West elevation

The west elevation follows the pattern of the north elevation with a rounded junction, including curved glass sections, at its northern corner adjoining Mayes Street. The fourth floor is also stepped back behind a parapet as before, and the glazed sections returned to the façade, according to the same pattern. At the southern end of the façade the principal staircase (Core A) is illuminated by a series of plain horizontal fixed light windows with side bars (Figure 8).

Above this, at fifth floor level, the small office space on this floor is set back behind a further parapet and terrace. There are a series of four horizontal glazed sections each divided into four fixed light windows above a protruding buff brick cill and separated by substantial offset piers faced in a dark brick. The piers are further emphasised by single offset brick sections running vertically above each for some 15 additional courses.

The lower ground level on Redfern Street (now Sadlers Yard) partially exposes the basement to this elevation and consequently allows partial glazing of the form seen in the ground floor elsewhere, although here the surrounding facings are in blue engineering brick. Nearby, beneath the principal stair at the south end of the elevation is the main entrance to the building, composed of a curved glazed timber screen with partially glazed timber doors and a marble threshold. This survives intact albeit with recent signage additions and the doors having been moved inwards to create a sheltered recess or porch. This area also demonstrates the complex use of brickwork pattern within the plinth (Figures 9, 10, 11 & 12).

5.5 South elevation

The south elevation of the Redfern Building is substantially hidden by the adjacent, pre-existing Holyoake Building with which it shares a small lightwell, and it is therefore unlikely to have been designed to be seen. The elevations of the lightwell can however be seen from the roof of the Redfern Building (Figure 13). This presents a more restrained façade than the publicly visible elevations, with buff brick facings laid in Flemish bond. A series of four projecting vertical brick courses protrude from the elevation adding a degree of verticality and an

acknowledgement of the Art Deco style. These features protrude slightly above parapet level where they are capped with a blue engineering brick as seen elsewhere.

5.6 Roof level and lift overrun tower

Considerable historic interest remains externally at roof level, most notably in the brick tower and glazed access lobby which protrude two stories and one storey respectively above the principal roof coverings. The roof itself serving the fifth floor is flat with replacement felt coverings surmounted by a web of concrete beams. The latter is thought likely to be a later addition, perhaps intended to support air conditioning plant. Elsewhere original parapets survive, of buff brick laid in Flemish bond with concrete copings as seen elsewhere (Figure 14).

The tower itself, providing a lift over-run enclosure, is faced in very narrow buff bricks laid in Flemish bond with recessed mortar joints in the manner seen on the principal façade. There is a set of three plain square steel framed single casement window openings to both the east and west elevations of the tower, framed in blue engineering brick recessed behind the buff brick façade. The facing brickwork walls are capped in a blue engineering brick with rounded corners as seen elsewhere. The whole is surmounted by a recessed reconstituted Portland stone plinth (Figure 15).

The access lobby to the roof is fully glazed on three sides (the fourth giving access to the lift mechanism) with vertical fixed light steel glazed sections along with a glazed steel framed access door to the western elevation. The glazed sections are terminated with a reconstituted Portland stone cill and a single section roof slab with rounded corners, in the same material. Access is gained to the glazed lobby from the fifth floor below by a steel spiral access staircase which is contemporary with the original build (Figure 16).

5.7 The interior

In the interior, the concrete beam casings and stanchions were finished with “Plymax” (a thin sheet of duralumin bonded to a thicker sheet of plywood) and painted. The remainder of the internal walls were generally plastered and painted. The floors were finished with cork carpet linoleum and the ceiling consisted of fibrous plaster slabs. Interior screens were executed in American oak. The heating pipes were embedded in the concrete ceilings.

In general the floor plan at each level is open with a large office space within the northern core of the building lit by the extensive horizontal glazing described above whilst the ancillary facilities including kitchen areas and lavatories are clustered around the south lightwell and stair towers. This pattern is replicated throughout the first to fourth floors, the exceptions being the basement and fifth floors, which contain smaller spaces which were not designed primarily for office use.

The internal spaces have been heavily altered with the removal of all original internal partitions and office fixtures and their replacement with modern lightweight office partitions, fixtures and fittings. This pattern is replicated across the kitchen and lavatory areas which have all been entirely refitted in the relatively recent past.

Where considerable historic interest does remain, however, is in the two stairwells where balustrades and fenestration, along with some original joinery doors, remain intact with only minor changes.

5.8 Basement

The basement areas of the Redfern Building have been extensively subdivided into a network of small offices and store rooms with entirely modern suspended ceilings, floor coverings and other features. Generally very little survives of historic interest. An exception to this, however, is the original timber door to the plant room which also retains its original ironmongery. The door is of typical 1930s form with three recessed panels set above each other, the uppermost of which is glazed (Figures 17 & 18).

5.9 Ground floor

The principal feature of historic interest within the ground floor is the original entrance hall which retains curved masonry wall sections corresponding with the curved glazed joinery screen visible externally to the west elevation (Figure 19). Excepting this the ground floor sets the pattern for those above with a large open former office along with ancillary kitchen and lavatory facilities in which no features of historic interest have been retained.

Setting this aside the essential form and layout of the open plan office interior, the locations of the ancillary facilities along with the locations of the structural columns and the natural lighting from strip windows, remain unchanged (Figures 20 & 21). The principal alteration affecting the wider form of the building is the double fire exit doors leading to Mayes Street which whilst likely to be of 1990s date have been designed substantially in line with the original internal doors. Nevertheless, the intervention has been poorly executed to the extent that the doors do not match the opening in terms of size and the remainder of the window opening has been crudely blocked up.

5.10 First - fourth floors

The interior of the first, second, third and fourth floors follow the pattern set by the ground floor with a large open former office along with ancillary kitchen and lavatory facilities in which no features of historic interest have been retained excepting the original metal framed casement windows (Figure 22). As in respect of the ground floor, the essential form and layout of the open plan office interior, the locations of the ancillary facilities along with the locations of the structural columns and the natural lighting from strip windows, remain unchanged in terms of form but retain very little, if any, historic fixtures and finishes (Figures 23, 24, 25, & 26).

5.11 Fifth floor

At fifth floor level, the floor plate reduces in size and the supporting concrete columns change in profile, widening to meet the ceiling above. The principal historic interest, however, lies in the area around the base of

the lift overrun tower at the west end of the floor plate. Here there is a large quantity of fixed light metal framed glazing, with a single opening casement section, illuminating the spiral access stair which gives access to the tower and the roof level areas (Figure 27). Nearby at the entrance to the secondary fire exit stair there is a pair of timber double doors giving access to the external roof areas above the fourth floor and dating to the original build (Figure 28). A corrugated steel door to the adjacent goods lift dates to the c. 1960s (Figure 29).

At the corresponding location at the east end of the floor plate, there is an ancillary area above the two passenger lift shafts. In this area the concrete floor slab construction may be seen above, and original timber and partially glazed timber doors survive giving access both back to the open plan office areas and to the external terrace forming part of the roof of the fourth floor, respectively (Figures 30, 31 & 32). In other respects the interior of the fifth floor remains very much comparable with the lower floors, albeit on a smaller floor plan, and of little historic interest (Figure 33).

5.12 Principal west staircase (Core A)

The principal staircase running from the ground to fourth floors at the southern corner of the west elevation is the second area where significant features of historic interest have survived internally within the building. Of particular note are the elegant painted steel balustrades with decorative motifs typical of the period and brass handrail sections (Figures 38 & 39).

Also contemporary with the original build are the grouped sets of side opening casement windows with side bars, although these have been supplemented with later secondary glazing (Photographs 40 & 41). The two adjacent passenger lifts serving the same floors, whilst retaining their original positions, have been removed with one replaced another blocked up, although the lift car of the latter survives. Nearby, within the office floorplate, the building was served with a “dumb waiter” service lift which remains in situ.

5.13 Secondary east staircase (Core B)

Given direct access from the fifth floor and progressing down through the stair tower to the fire escape doors onto Dantzic Street and finally to basement level, the secondary staircase is one of the few internal areas of the Redfern Building where its original character can still be discerned. The staircase is functional in nature, with plain concrete floors and painted concrete soffits and walls. The original continuous timber handrail survives, offset from the central painted concrete wall and balustrade with slim steel balusters.

The original timber double doors survive at ground floor level, these have overpainted windows within the uppermost panels and have been modified with additional ironmongery to provide suitable fire exit doors. Each door has three equally sized recessed timber panels. Nearby at ground floor level there are three original steel framed fixed light vertical slit windows lighting the stairwell. The windows are each deeply recessed within the wall with steeply sloping cills and soffits and curved masonry reveals. Elsewhere, to the higher level floors, much larger fixed light windows with sidebars also survive, albeit with timber secondary glazing of later date. These

are of a form typical of the period and often seen in larger commercial buildings of the 1930s (Figures 34, 35, 36 & 37).

5.14 Contemporary photographs

Figure 3 onwards below provide photographs of the building prior to the application. These date to before the commencement of the separately consented soft strip works package. Where appropriate the photograph captions comment upon the significance of the features identified and this has informed the following significance assessment carried out in the following Section 6.



Figure 3: Principal east elevation facing Dantzic Street, 27.11.2015. The ancillary stair tower dominates the left (south) side of the composition, with recessed brickwork and large metal framed windows with side bars typical of the period. (High Significance)



Figure 4: Principal east elevation facing Dantzic Street, 27.11.2015. This view shows the surviving original curved glazing and the more robust brick pilasters dividing the glazing sections at ground floor level, with reconstituted Portland stone pilasters. (High Significance) Later ventilation bricks can also be seen.



Figure 5: Retaining wall and railings to Dantzic street elevation, 27.11.2015. Below is a lightwell serving the basement areas. Recessed window reveals of buff blue engineering brick are also prominent here around the curved glass, a motif which appears throughout the building. (High Significance)



Figure 6: Oblique view of principal east elevation, with part of north elevation to Mayes Street, 27.11.2015. The Holyoake Building is visible to the south, and part of New Century Hall to the north. This view shows the cumulative visual effect of the two sections of curved glass on the principal elevation, and the lettering "CWS" along with the associated flagpole and decorative sections in reconstituted Portland Stone. (High Significance)



Figure 7: North and west elevations from Sadler's Yard, 27.11.2015. The two elevations are joined by an elegant section of original curved glazing terminated with brickwork and reconstituted Portland stone returns. (High Significance)



Figure 8: West elevation from Sadler's Yard, 27.11.2015. The CIS Tower may be seen in the background. The newly completed Sadler's Yard landscaping scheme has set the elevation considerably higher above ground level. (High Significance)



Figure 9: Main entrance doors with original timber and curved glazing screen, and concrete roof above. (High Significance) Recent signage can also be seen.



Figure 10: Main entrance doors showing original brass door handles. (High Significance)



Figure 11: Main entrance doors showing original routed joinery detail.



Figure 12: Capital of column adjacent to principal entrance formed of blue engineering brick with buff brick capping above.



Figure 13: South elevation lightwell adjoining the Holyoake building. The CWS New Drapery Warehouse or E Block can be seen in the background, to the south-west of the site. The façade of the south elevation of the Redfern Building, although not designed to be seen, is marked by elegant recessed brickwork and original metal framed casement windows. (High Significance)



Figure 14: Fifth floor roof level with original brick parapets (High Significance) and later felt roof coverings and concrete web structure (Low Significance)



Figure 15: Brick lift overrun tower and glazed access lobby at roof level.



Figure 16: Painted steel spiral access stair to lift overrun tower and glazed access lobby.



Figure 17: Original plant room door to basement, of typical 1930s form with three panels, the uppermost glazed. (Considerable Significance)



Figure 18: Plant room door with original brass door handle of typical 1930s form. (Considerable Significance)



Figure 19: Ground floor entrance lobby with curved wall sections matching curved external glazed joinery screen.



Figure 20: Typical view of ground floor interior (Disposition of windows, columns and open plan space dating to original build and of Considerable Significance, but all partitions, fixtures and finishes of Low Significance)



Figure 21: Typical view of ground floor interior. (Disposition of windows, columns and open plan space dating to original build and of Considerable Significance, but all partitions, fixtures and finishes of Low Significance)



Figure 22: Typical original metal framed opening casement window to lavatories. (Considerable Significance)



Figure 23: Typical view of first floor interior. (Disposition of windows, columns and open plan space dating to original build and of Considerable Significance , but all partitions, fixtures and finishes of Low Significance)



Figure 24: Typical view of second floor interior. (Disposition of windows, columns and open plan space dating to original build and of Considerable Significance, but all partitions, fixtures and finishes of Low Significance)



Figure 25: Typical view of third floor interior. (Disposition of windows, columns and open plan space dating to original build and of Considerable Significance, but all partitions, fixtures and finishes of Low Significance)



Figure 26: Typical view of fourth floor interior. (Disposition of windows, columns and open plan space dating to original build and of Considerable Significance, but all partitions, fixtures and finishes of Low Significance)



Figure 27: Steel framed glazing sections to fifth floor beneath lift overrun tower. (High Significance)



Figure 28: Timber double doors to fifth floor external roof area. (Considerable Significance)

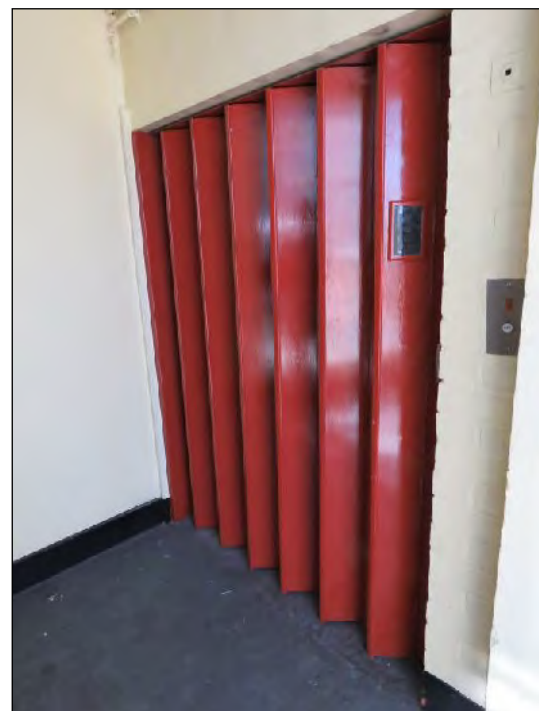


Figure 29: Corrugated steel door to goods lift at fifth floor level. (Considerable Significance)



Figure 30: Concrete beam and block structure visible above passenger lift overrun to fifth floor, revealing structure of original build. (Considerable Significance)



Figure 31: Timber door and frame to ancillary areas above passenger lift at fifth floor level. (Considerable Significance)



Figure 32: Partially glazed timber door at fifth floor level giving access to roof terrace areas. (High Significance)



Figure 33: Typical view of fifth floor interior, note the widened columns. (Disposition of windows, columns and open plan space dating to original build and of Considerable Significance, but all partitions, fixtures and finishes of Low Significance)



Figure 34: Secondary staircase (Core B) balustrade of timber with elegant steel fixings and brass caps on balustrade above. (High Significance)



Figure 35: Secondary staircase (Core B) timber exit doors to Dantzic Street of typical 1930s form with recessed panels. (High Significance)



Figure 36: Secondary staircase (Core B) vertical slit windows deeply recessed into masonry wall thickness. (High Significance)



Figure 37: Secondary staircase (Core B) typical metal framed upper level window with side bars and later secondary glazing. (High Significance)

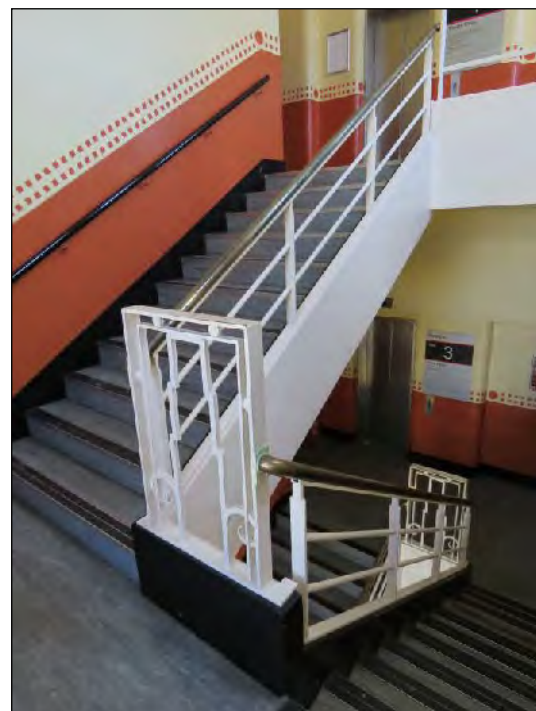


Figure 38: Principal staircase (Core A) typical section with decorative panels, steel balustrade and brass handrail sections. (High Significance)



Figure 39: Principal staircase (Core A) decorative balustrade section. (High Significance)



Figure 40: Principal staircase (Core A) side opening metal framed casement windows and later secondary glazing. (High Significance).

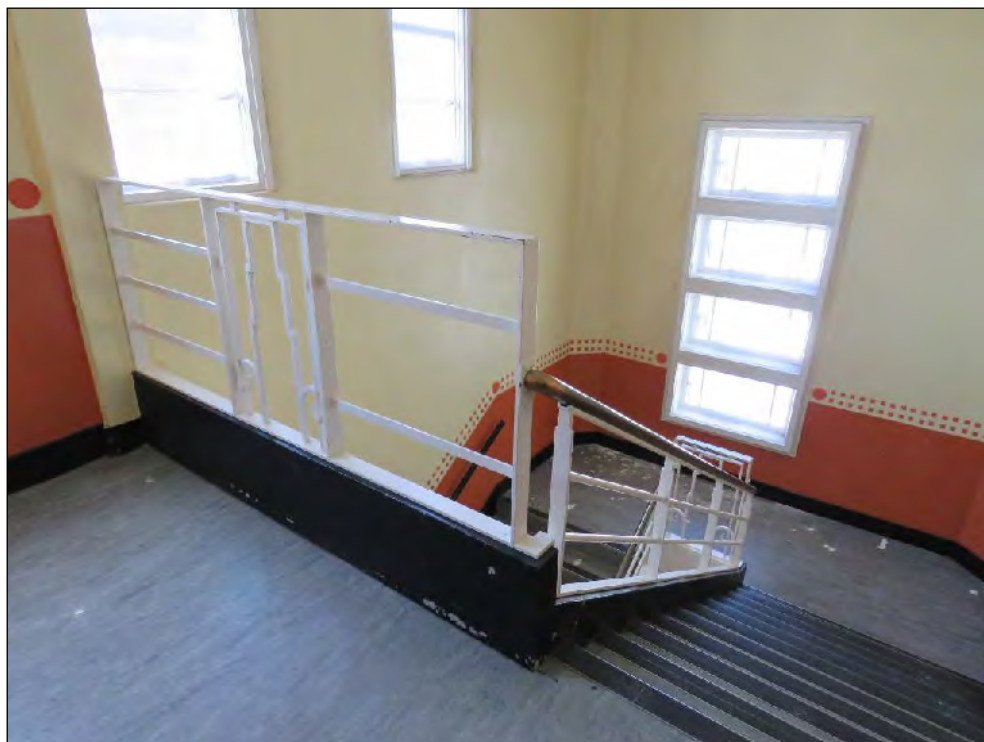


Figure 41: Principal staircase (Core A) typical view with brass handrails, decorative balustrades and casement windows. (High Significance).

6. SIGNIFICANCE ASSESSMENT

6.1 Introduction

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2008 document, *"Conservation Principles, Policies and Guidance"*.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The designated heritage asset's significance is determined by an analysis of the relevant aspects of the following criteria which are recognised by Historic England and other national conservation bodies:

Evidential Value – *this relates to the potential of the Redfern Building to yield primary evidence about past human activity;*

Historical Value – *relevant to ways in which the present can be connected through the Redfern Building to past people, events and aspects of life;*

Aesthetic Value – *focusing on the ways in which sensory and intellectual stimulation is derived from the Redfern Building;*

Communal Value – *relating to the meaning the Redfern Building has for the people of Manchester and the collective experience of memory it holds.*

In relation to each of the above categories, heritage assets may be considered to be of *high, medium, low or no / detrimental* significance. The analysis of significance allows for an assessment of the current integrity and authenticity of the buildings. This has been used to inform and justify their capacity for change. The focus is on providing necessary and proportionate amount of information.

6.2 Significance Assessment

Evidential Value: The Redfern Building is considered to be of **low evidential value** as the building dates from a single relatively recent period, the c. 1930s, and its original design and construction is well recorded in contemporary drawn proposals and industry articles. Where internal fixtures, furnishings, documents etc. may once have been of some evidential value these have all now been removed. It is therefore considered unlikely that the building itself could yield further evidence of activity in relation to the time period when it was constructed. One of the few potential sources of evidential value within the building is the use of early forms of modern construction techniques and hence the potential for technical evidence of these techniques arising from detailed analysis of the building fabric.

Historical Value: The Redfern Building is considered to be of **high historical value** as the building forms an important part of the arrangement of former Cooperative buildings in this part of the city and embodies Manchester's links with the Cooperative movement. It highlights, in particular, the Cooperative's resources in the 1930s and the organisation's willingness to look to international precedents in developing its buildings, in this case to Holland. The Redfern Building stands as a continual reminder of the Cooperative's forward-thinking approach to architecture and the resources available to it in pursuing its ambitions.

Aesthetic Value: The Redfern Building is considered to be of **high aesthetic value externally** where the impressive scheme of decorative brickwork, reconstituted stonework, curved recessed walling and window sections and strip windows has survived largely intact, albeit with most strip windows replaced. The building retains considerable architectural interest and drama and the original design intent can be clearly understood. Internally, the evidence is more mixed and the majority of the interior spaces have been considerably altered with no internal fixtures and fittings of particular interest surviving. As such, the Redfern Building is considered to be of **low aesthetic value internally**. The exception to this analysis is the two **staircases** which survive relatively unaltered and are considered to be of **medium aesthetic value**.

Communal Value: The Redfern Building is considered to be of **high communal value** as it forms an integral part of the Cooperative movement's association with Manchester, itself a key characteristic of the city's identity and the collective memory of its inhabitants. The presence of the administrative centre of the Cooperative in Manchester City Centre throughout the late 19th, 20th and early 21st centuries has become essential to the identity of both the movement and the city, and remains a potent symbol of the character of Manchester and its unique economy.

6.4 Statement of Significance

The special architectural and historic interest of the Redfern Building is reflected in its status as a Grade II listed building and it is agreed in the light of the above assessment that the building, whilst of low evidential value, it is of high historical value, high aesthetic value externally and to the staircases, and high communal value. Therefore, it is considered overall that the Redfern Building is of **high significance** although it is particularly noted in relation to the present proposals and the below impact assessment that the interiors (with the exception of both staircases) are considered to be of **low aesthetic significance**.

7. IMPACT ASSESSMENT

7.1 Scope of Potential Impact

The proposals comprise, largely, works of conservation refurbishment with a number of relatively minor areas of intervention and alteration to facilitate the re-use of the building. This accords with the principles of a *conservation led approach*.

In particular, the conservation refurbishment works will be guided and defined by a series of three *Conservation Strategies*, submitted with the present applications for planning permission and listed building consent, which will set out appropriate standards for conservation across the refurbishment works. The three *Conservation Strategies* will comprise internals, externals, and staircases / lifts in recognition of the importance of these latter areas.

Where intervention or alteration is proposed, this has been assessed as the minimum necessary to achieve the proposed re-use of the building. These specific areas of intervention are assessed individually below.

7.2 Assessment Methodology

The impact of the proposals on the individual components and the overall integrity and significance of the Redfern Building may be determined in any particular instance as being adverse, neutral, or beneficial in nature. The key design objective has been to minimise any adverse impact on the heritage assets, and, where necessary, to ensure that they are outweighed by the beneficial impact on the building.

The *scale* of the impact of the proposed works in any given instance (be that impact adverse, neutral or beneficial) on the significance of the fabric of the building can be evaluated as follows:

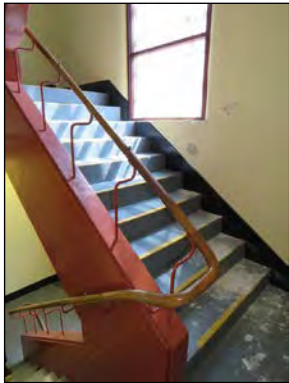
- **Negligible** – *works that result in no material change;*
- **Minor** - *changes that only make a small difference to the public's ability to understand and appreciate the Listed building, and may be either adverse or beneficial. Such changes will impact on components which are of modest significance and sensitivity which are exposed to change of a slight to minor magnitude.*
- **Moderate** - *a change that makes an appreciable difference to the public's ability to understand the Listed building, and may be either adverse or beneficial. Such changes will impact on components of moderate significance and sensitivity which are exposed to an alteration of a large magnitude, or highly sensitive receptors exposed to change of a minor magnitude.*
- **Major** - *these will be changes which have a fundamental impact on our appreciation of the Listed building and maybe either adverse or beneficial. A substantial impact may be defined as the result of highly sensitive components exposed to change of a large magnitude.*

7.4 Impact Appraisal of Proposed Works

Reference should be made to the submitted planning stage drawing pack prepared by Sheppard Robson Architects. The following tabulated impact assessment identifies key instances where proposals for change are being made as part of the application, identifying the location with a thumbnail photograph, the significance of the affected fabric, the proposed approach, and the type and scale of impact (adverse, neutral or beneficial in nature; and negligible, minor, moderate, or major in scale).

Area / feature	Photograph	Existing Significance	Proposals	Type and scale of impact
Roof level		High	Removal of plant deck, replacement with new plant and plant screen	Minor adverse
Timber replacement windows to all elevations		Detrimental	Replacement with W20 profile Crittall type metal windows	Major beneficial
Fifth floor roof area		High	Removal of brickwork and windows to create access, enhancement of roof area for use as terrace serving offices	Minor adverse
Fifth floor – floor slab		Medium-Low	Removal of small area of floor slab, insertion of new stair between fourth and fifth floors	Minor adverse

Area / feature	Photograph	Existing Significance	Proposals	Type and scale of impact
All floors		Medium-low	Construction of new raised access floors	Negligible / neutral
Ground floor – floor slab		Medium-Low	Removal of part of floor slab to enable creation of double height unit fronting onto Sadlers Yard	Minor adverse
Basement façade		Medium-Low	Replacement of existing partial height windows and blank façade with new structural glass façade.	Major beneficial
Principal entrance door to Sadlers Yard		Medium-high	Reinstatement of original entrance door arrangement, flush with external screen.	Major beneficial
Core A – balustrade		High	Addition of structural glass balustrade sections to reduce risk of falls from height.	Minor adverse

Area / feature	Photograph	Existing Significance	Proposals	Type and scale of impact
Core A - doors		Medium-High	Replacement of doors serving Core A to each floor plate with appropriately graded fire doors	Moderate adverse
Core B - balustrade		High	Addition of structural glass balustrade sections to reduce risk of falls from height	Minor adverse
Basement		Medium-high	Removal of two original windows, to lightwells serving former WCs within basement and to Dantzic Street elevation.	Minor adverse
Fourth – fifth floor stair		Medium-low	Removal of surviving parts of heavily altered stair between fourth and fifth floors.	Minor adverse

7.5 Impact Assessment Conclusions

The proposed works would incur a wide range of impacts to historic fabric, albeit there are no major interventions proposed. There are two interventions, namely the reinstatement of Crittall style W20 metal windows throughout and the creation of a new curtain walled basement level and entrance door arrangement reinstatement giving access to the Sadlers Yard level, which are considered to represent *major beneficial* changes to the special architectural interest of the building. These interventions will enhance the building and the surrounding area, adding to the character of Sadlers Yard by bringing the building back in to use and activating the street frontage.

There is a single intervention, the proposed removal of the doors serving Core A through to each floor plate, which is considered to have a *moderate adverse* impact upon this particular area of the fabric. The removals are necessary in order to ensure that Core A can be satisfactorily protected in terms of fire. There are a larger number of interventions which are considered to have a *minor adverse* impact. These more minor interventions are necessary in order to ensure that the building can be satisfactorily re-used providing accommodation of a high standard to meet modern requirements.

In particular, the replacement of the existing unused plant deck with new plant and a plant screen is essential in order to ensure the refurbished office accommodation can be serviced to an acceptable standard and hence that the building can be reused and its future secured. The removal of brickwork to the fifth floor roof area is required in order to allow the open roof area to be used as a terrace and hence to significantly improve the quality of office accommodation being offered by the refurbished building, hence making its future more secure. This intervention, and the standard of subsequent brickwork repairs and making good, is controlled by the Externals Conservation Strategy and is reversible if this were ever required.

Similarly, the removal of small areas of the concrete slab structure (some 1.6% of the total) from the 5th floor and ground floor structures will facilitate the provision of, at high level, a much improved quality of office accommodation and, at lower level, the insertion of new double height retail space which will greatly improve the quality of space available to occupiers facing Sadlers Yard and hence, as before, ensure the long term use and ongoing maintenance of the building. This intervention, in particular, is controlled by the Internals Conservation Strategy and is reversible if this were ever required.

The removal of the heavily altered stair between the fourth and fifth floors will greatly improve circulation within this area facilitating the re-use of the building. Finally the addition of new structural glass balustrades to Cores A and B will provide essential additional safety features to facilitate the safe re-use of the building. Without this change the stairs both present an unacceptable risk of falling.

These identified impacts are all considered to be minor changes in terms of scope and impact, and to be essential to the effective and sustainable re-use of the listed building. In particular, it is not considered that any of the changes amount to “Substantial Harm” within the terms of the NPPF (2018). The overall impact of the entire scheme considered as a whole is considered to be *moderate beneficial*.

8. PLANNING POLICY ASSESSMENT

8.1 The NPPF (2018)

The NPPF emphasises (Paragraph 185) “the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.” The proposed conservation, refurbishment and re-use of the Redfern Building will meet this requirement by conserving the listed building, carrying out a wide range of necessary repairs, and providing a number of local enhancements including the reinstatement of metal framed windows where these have been poorly replaced, and the improvement of the basement level façade to Sadlers Yard.

In terms of use, the building will primarily be retained for its original use, a multi-purpose office space, and in this regard the proposals accord with widely accepted conservation best practice to the effect that the ideal use for a historic building is that for which it was originally designed. Where new uses are proposed in small areas of the building, namely retail at Sadlers Yard level, these will support the overall viable re-use of the building as well as carrying wider heritage benefits as regards improving the basement level of the building and enabling the public use of Sadlers Yard.

The NPPF goes on within Paragraph 185 to note “the desirability of new development making a positive contribution to local character and distinctiveness” and the “opportunities to draw on the contribution made by the historic environment to the character of a place.” This is exemplified by the approach of the proposed refurbishment of the Redfern Building which forms part of a coherent strategy to revitalise the historic buildings of the Cooperative and to utilise their interest as a group to develop a diverse and thriving new urban district. The alterations to facilitate the use of the basement level of the Redfern Building having access onto Sadlers Yard forms a key component of this approach. All of these considerations noted in Paragraph 185 of the NPPF are subsequently noted in Paragraph 192 as factors which local authorities should take account of in determining applications.

In terms of the impact of the proposals, and any “harm” within the terms of the NPPF, it is considered that the limited instances of “less than substantial harm” incurred by the proposed refurbishment and alteration works would demonstrably be outweighed by the benefits of bringing the building back into use and enabling the conservation of its fabric, as well as the benefits of opening the building up to the Sadlers Yard square and continuing to revitalise the area and its existing historic buildings including the Redfern Building and others of the former Cooperative estate. The overall heritage impact is considered to be *moderate beneficial*.

8.2 Local planning policy considerations: Manchester City Council Conservation Panel

To assist it in discharging its functions as planning authority in relation to listed buildings, conservation areas and related heritage matters, Manchester City Council convenes a Conservation Panel of suitably qualified experts to provide comment and advice upon applications which affect designated heritage assets. Conservation

panel hearings take place on a pre application basis and result in written advice which is issued to the applicant in advance of the submission of applications for planning permission and listed building consent.

In this instance the proposed refurbishment and reuse of the Redfern Building was presented to the Conservation Panel in advance of the present application and written advice was received. The advice and comments are responded to in the section below. *Italic text* indicates advice from the conservation panel, **bold text** indicates the response of the project team.

The Panel advised that the Co-operative estate had a rich diverse architectural range of buildings, each one representing the architectural period and style of the time and commented that this building contributed significantly to the Art Deco period of the Co-op estate.

The Panel suggested that the proposed plant enclosure followed the existing design rationale and was stepped back using brickwork as opposed to a metal plant screen.

A brickwork addition would be poor conservation design practice as it would alter the proportions of the building and reduce the legibility of the building in terms of the distinction between original and new fabric. A lightweight, low impact, well designed modern screen which would clearly differentiate itself from original fabric would be more appropriate. This follows established conservation good practice of introducing good quality modern design, clearly distinguished from original fabric, where entirely new elements are required within a listed or otherwise historic building.

The Panel welcomed the retention of original metal windows and the removal of inappropriate modern timber windows and their reinstatement with metal windows. They suggested that a paint analysis should be carried out on the existing windows to establish the original colour, as the archive black and white images may be misleading and it is not clear from these images what the original colour would have been. The Panel suggested that a dark green colour could be a better choice than the dark grey proposed as it would complement the brickwork and aesthetics.

There is no evidence on the basis of research to date for a green colour, therefore to introduce a green colour would amount to a speculative reinterpretation of the original design intent which would be poor conservation practice. It is known that the original window frames were of a dark colour (and certainly were not light in colour as those at the Dantzic Building were) and this has been proven by historic photographs presented in Table 2 above. The final detailed proposal for the window frame colouring at Redfern will be supported by a professional paint analysis from a suitably experienced paint consultant.

The Panel was pleased to note that there are no substantial interventions particularly at roof level. The Panel accepted the justification for the minor intervention to remove a section of the ground floor slab fronting Sadler's Yard as this would reset the buildings relationship with the external level which had been previously lowered. If possible they would like to section of flooring exposed showing the original integrated heating system, as this was innovative at the time.

To retain part of the system would carry practical risks as the system is heavily corroded and to leave any of the corroded sections in place would leave the structure open to the effects of further decay and structural movement caused by ongoing corrosion of the components. Conservation best practice in this instance would be to record the system where it is visible and then remove it and repair the concrete and this is, therefore, what is proposed.

9. SUMMARY AND CONCLUSIONS

The foregoing Heritage Statement has been prepared by Heritage Architecture Ltd for NOMA (GP) in relation to the Grade II listed Redfern Building on Dantzic Street in Manchester City Centre. The Redfern Building was constructed in 1937 as part of the ongoing development of the Cooperative Wholesale Society in this part of central Manchester. The building was designed and constructed by the CWS's in-house architect, W. A. Johnson, in a streamlined Art Deco style influenced by contemporary Dutch modernist architecture.

The present proposals for the building's conservation, refurbishment and reuse have been developed following the Coop's vacating the Redfern Building and its other properties in this area in 2013 in favour of new premises nearby at No. 1 Angel Square. The historic former Cooperative buildings, including the Redfern Building, have subsequently been the subject of refurbishment and re-occupation as NOMA, a planned new mixed-use neighbourhood of business uses and public spaces.

The Heritage Statement has outlined the policy context for the present proposed refurbishment, in particular the NPPF 2018 and the requirement for "sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation" (Para. 185) which it is considered that the present proposals would achieve. The requirement to avoid "substantial harm" to heritage assets, unless that harm is justified, and to balance any harm against demonstrable benefits of any proposals for change, has also been noted, as well as ascribing "great weight" to the importance of conserving the heritage asset.

The Heritage Statement has provided *proportionate* information upon the development and significance of the Redfern Building, as required by the NPPF, in order to assist in the understanding of the building as a heritage asset, to inform the proposals, and to allow the impact of the proposed works to be assessed. This information includes historic maps and photographs of the site and the building as it has evolved, and a building description and photographs recording the present arrangement of the structure.

The historic information and analysis has informed a formal assessment of the significance of the Redfern Building against nationally accepted criteria which has noted, in particular, the high level of significance assigned to the exterior of the building and the correspondingly low level of significance ascribed to the interior, with the exception of the two staircases.

The proposed conservation, refurbishment and re-use of the Redfern Building is based upon the reintroduction of office use into the building supported by food and drink uses at the lower floors. As the building has historically been used (and was designed for use) as an office, this therefore requires a relatively limited scope of alteration and the works are primarily based on refurbishment.

Where specific interventions are proposed these have been approached by the design team to ensure that they are of the minimum extent necessary to facilitate the sustainable re-use of the building. They have each been assessed individually using a formal tabulated impact assessment approach. This has identified a small number

of interventions which it is considered will be *major beneficial* in effect, notably the replacement of existing poor quality replacement windows with new Crittall style W20 profile metal windows, and the creation of a new accessible area at basement level giving access to Sadlers Yard in place of the existing blank façade. Conversely, a single instance of *moderate adverse impact*, namely the removal of the doors within Core A, has been identified.

A small number of instances of *minor adverse* impacts have also been identified in relation to other interventions, notably the opening up of brickwork to give access to the proposed roof terrace, however it is considered that these are very modest in nature and that any harm arising as a result is outweighed by the benefits of bringing the building back into use. The overall heritage impact of the entire scheme is considered to be *moderate beneficial*.

Consequently, in terms of the NPPF, the proposals have been identified as incurring a limited, and “less than substantial” level of harm to the special architectural and historical qualities of the heritage asset, namely the Grade II listed Redfern Building, however it is considered that the identified harms are strongly outweighed by the heritage benefits and wider public benefits of bringing the building back into use, notably for its original purpose of mixed commercial office premises. With this in mind it is submitted that the proposals meet the planning policy requirements, in heritage terms, of the primary legislation and the NPPF.

10. APPENDIX: LIST DESCRIPTION: REDFERN BUILDING

COOPERATIVE SOCIETY BUILDING

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: COOPERATIVE SOCIETY BUILDING

List entry Number: 1247472

Location

COOPERATIVE SOCIETY BUILDING, REDFERN STREET

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-Jun-1994

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 456962

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8498 REDFERN STREET 698-1/17/873 (East side) Co-operative Society Building

GV

II

Offices. 1937. By W.A.Johnson, Chief Architect to CWS. Buff Brick with flat roof. 5 storeys. Continuous window ranges of metal casements. Curving glazed entrance to Redfern Street. Dantzic Street front steps forward with curving corners and has, to left, a tall stair/lift tower with entrance and slit windows to left and vertical articulation to the windows and brickwork above. Small services block on roof.

Listing NGR: SJ8421898920

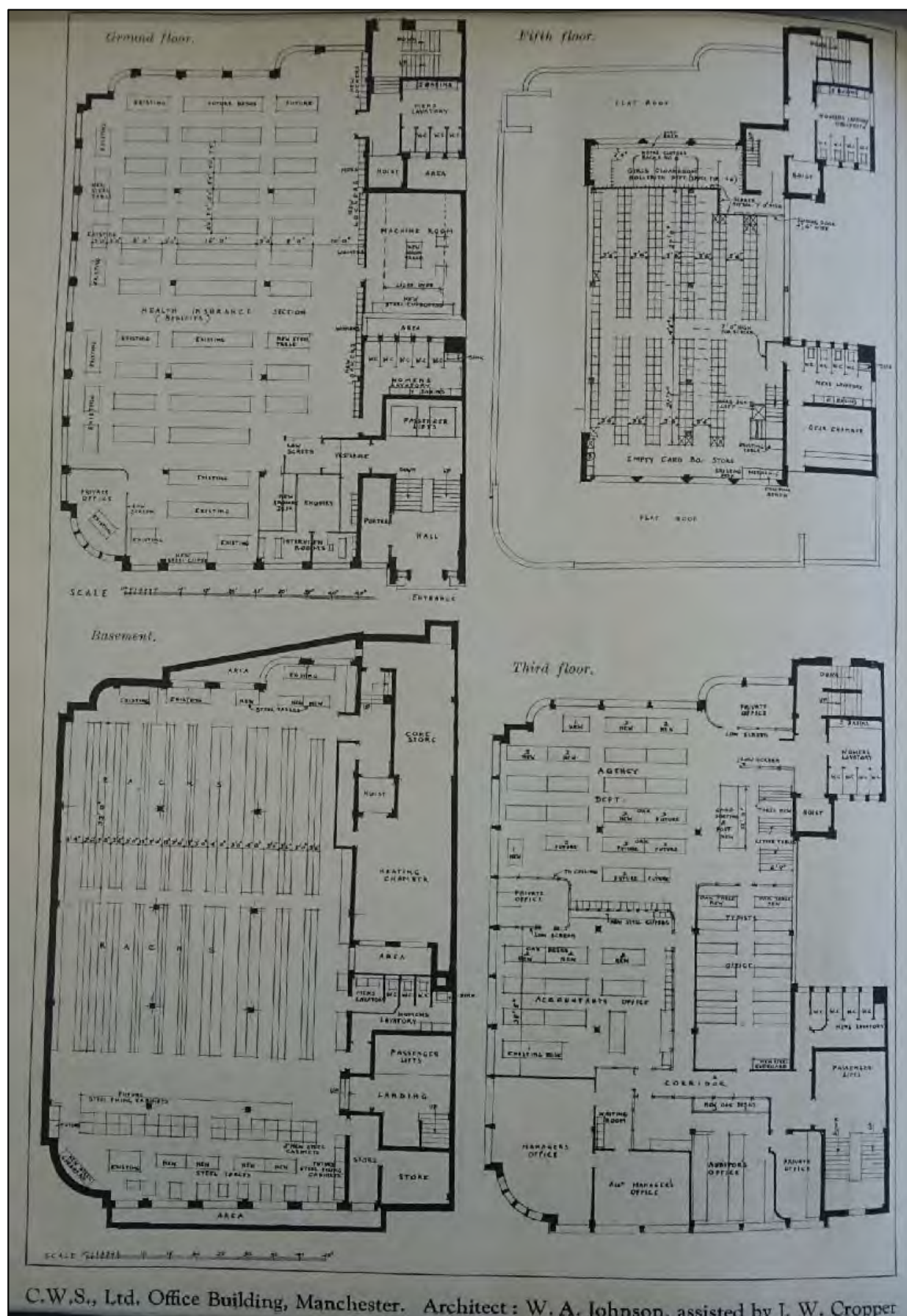
Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 84218 98920

11. APPENDIX: THE ARCHITECT AND BUILDING NEWS, 1937





**SUB-CONTRACTORS
AND SUPPLIERS:**

GENERAL CONTRACTORS
C.W.S., Ltd., Building Department

STEELWORK
Edward Wood & Co., Ltd.

TRUSSON FLOORS
Trussed Concrete Steel Co., Ltd.

RECONSTRUCTED STONE
Gentone, Ltd.

STEEL WINDOWS
Henry Hape & Sons, Ltd.

LIGHTING, LIFTS, STEEL AND WOOD
FURNITURE
C.W.S., Ltd., Engineering Department

HEATING
Richard Orrell & Co., Ltd.

SANITARY FITTINGS
Doulton & Co., Ltd.

VACUUM CLEANING PLANT AND PNEUMATIC
TUBE SYSTEM
Dart Cash Carrier Co.

ASPHALT ROOF FLATS
Limmer & Trinidad Lake Asphalt Co., Ltd.

FIBROUS PLASTER
L. Stead

TILING
C. W. Williams & Co.

DECORATIVE IRONWORK
Birmingham Guild, Ltd.
George Wragg, Ltd.

HARDWARE
W. R. Leggott, Ltd.



View across the invoice department on the third floor.



The exterior is finished in buff facing bricks, with 1/2-in. recessed joints.

On the third and fourth floors a pneumatic dispatch tube system is installed, having an underground connection with the Central Tube Station in the Balloon Street premises.

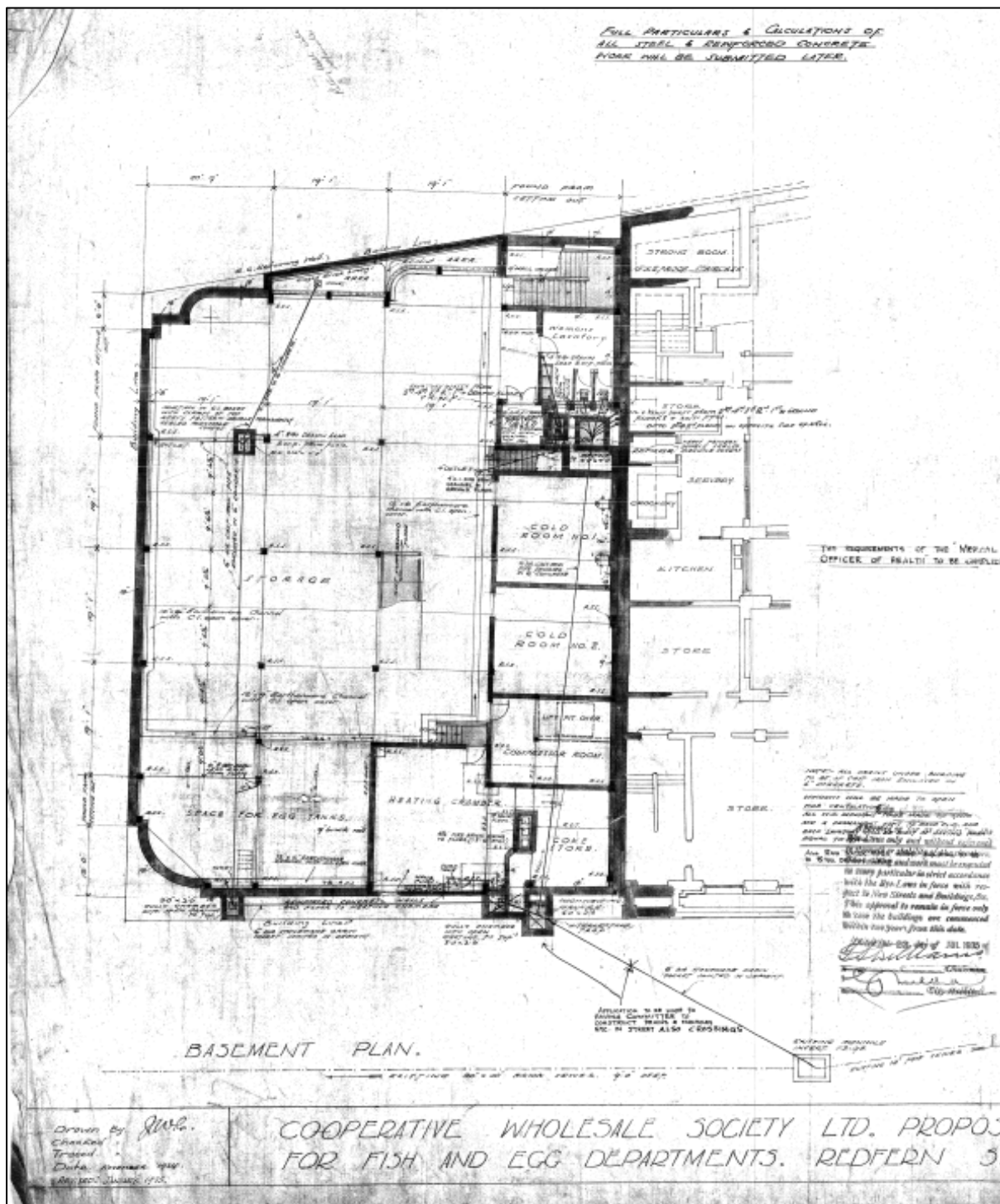
The basement, ground, first and second floors of the building are occupied by the Health Insurance section of the C.W.S., Ltd. The basement is used for filing correspondence, stationery, dockets, etc., and is fitted with steel racks having shelves of different sizes to accommodate the various items. The third floor accommodates the Invoice Department. The Hollerith Section of the Accountant's Department occupies the fourth and fifth floors, the machines on the fourth floor being electrically operated. The fifth floor is occupied by steel storage racks.

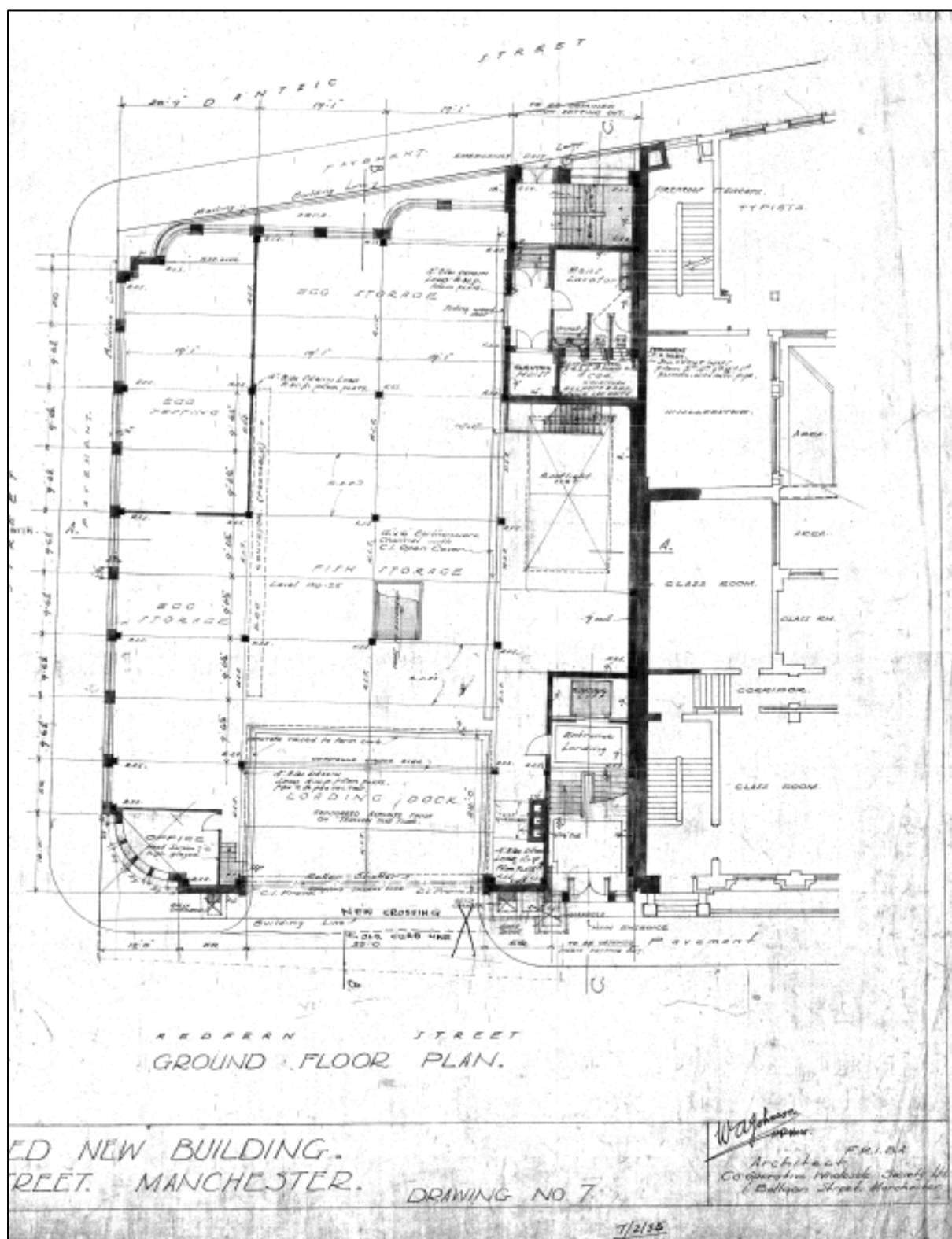


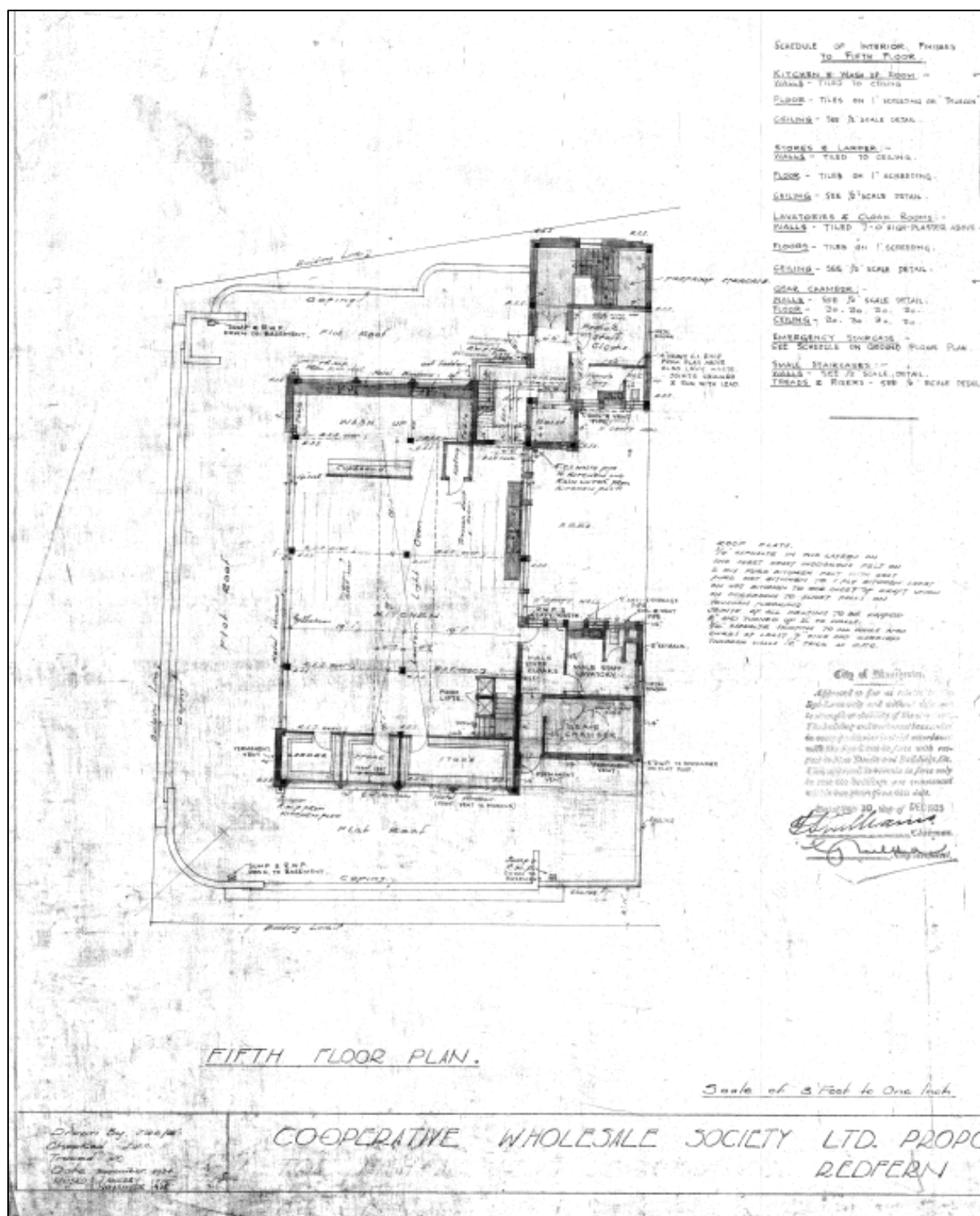
A detail of the main entrance, with blue brick piers.

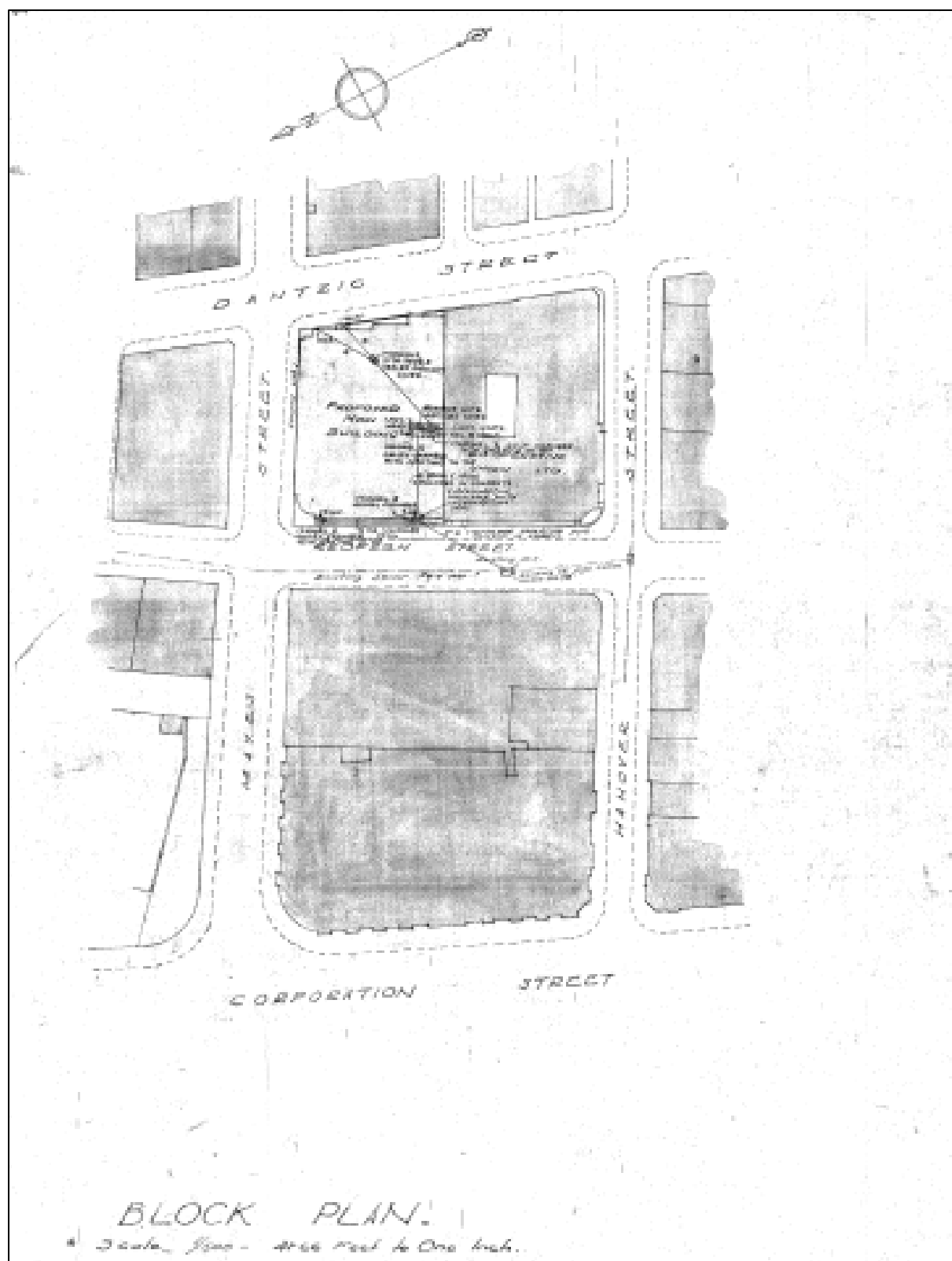
C.W.S., Ltd. Office Building, Manchester. Architect: W. A. Johnson,
assisted by J. W. Cropper

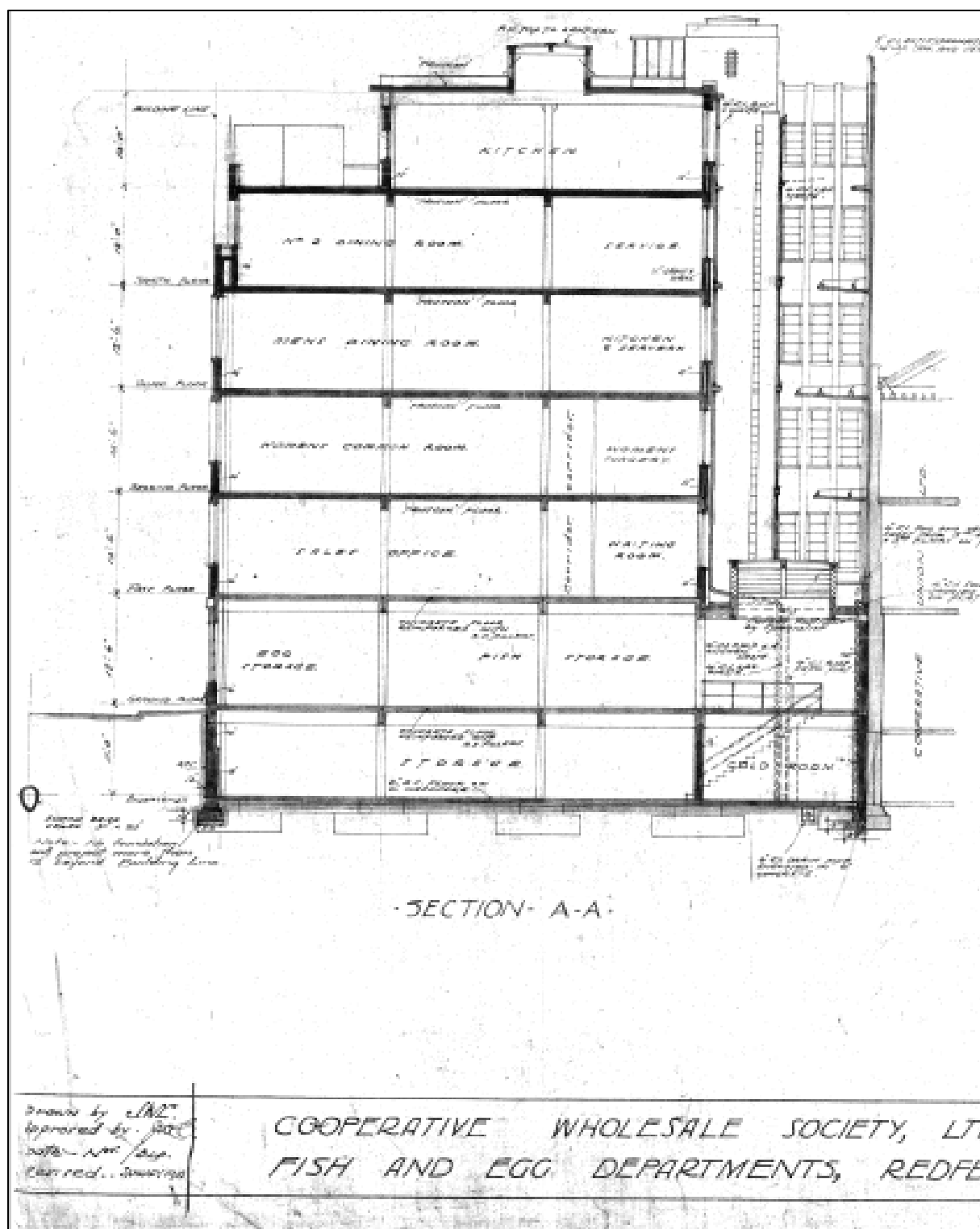
12. APPENDIX: DRAWING SET 1935 AS PROPOSED (FISH AND EGG WAREHOUSE)

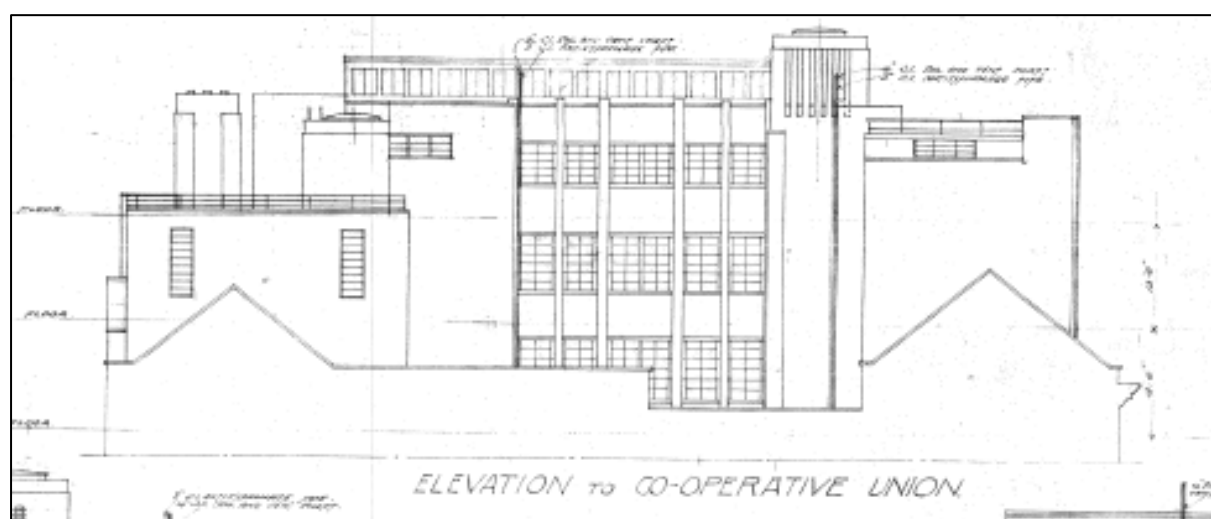
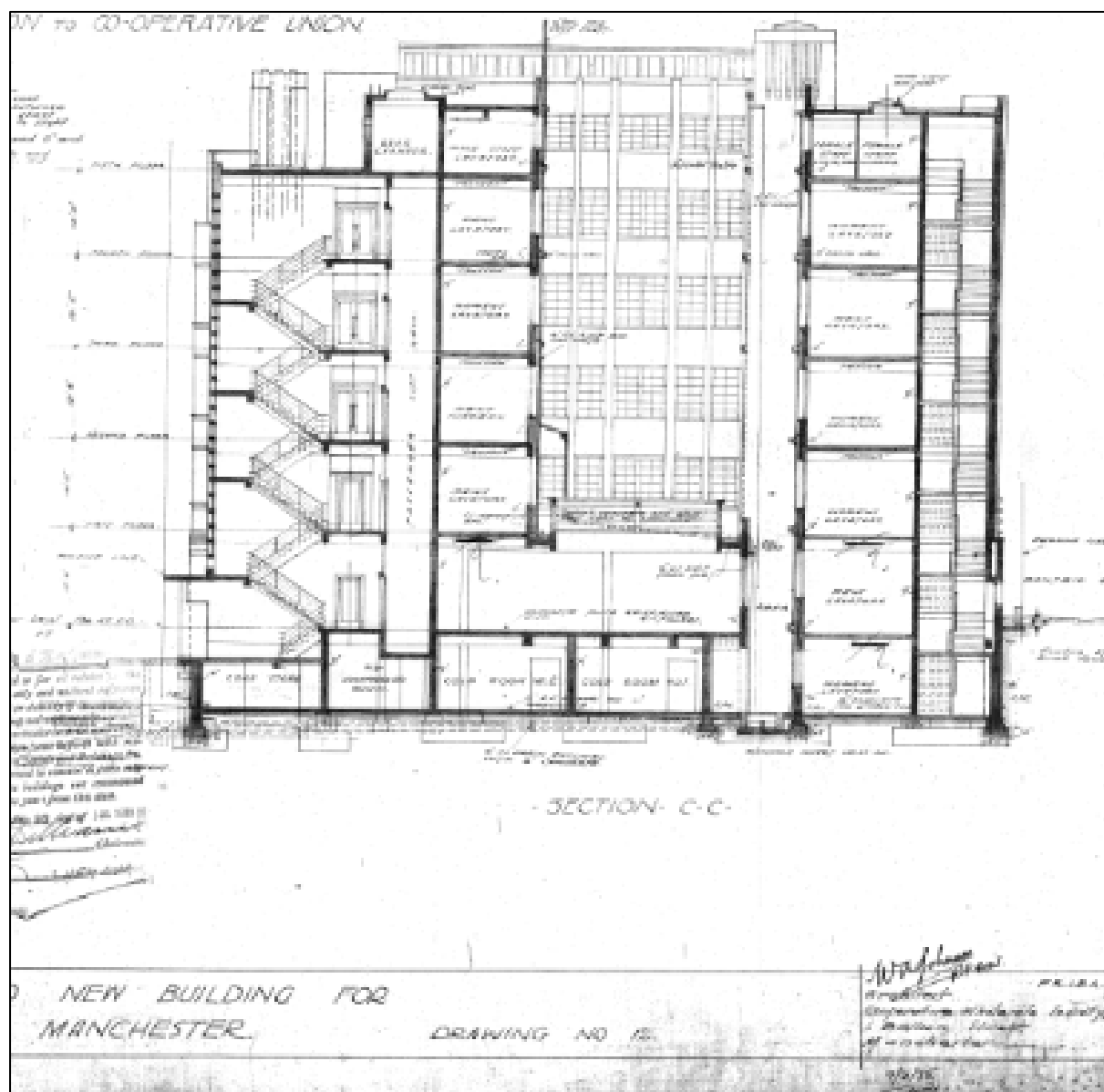




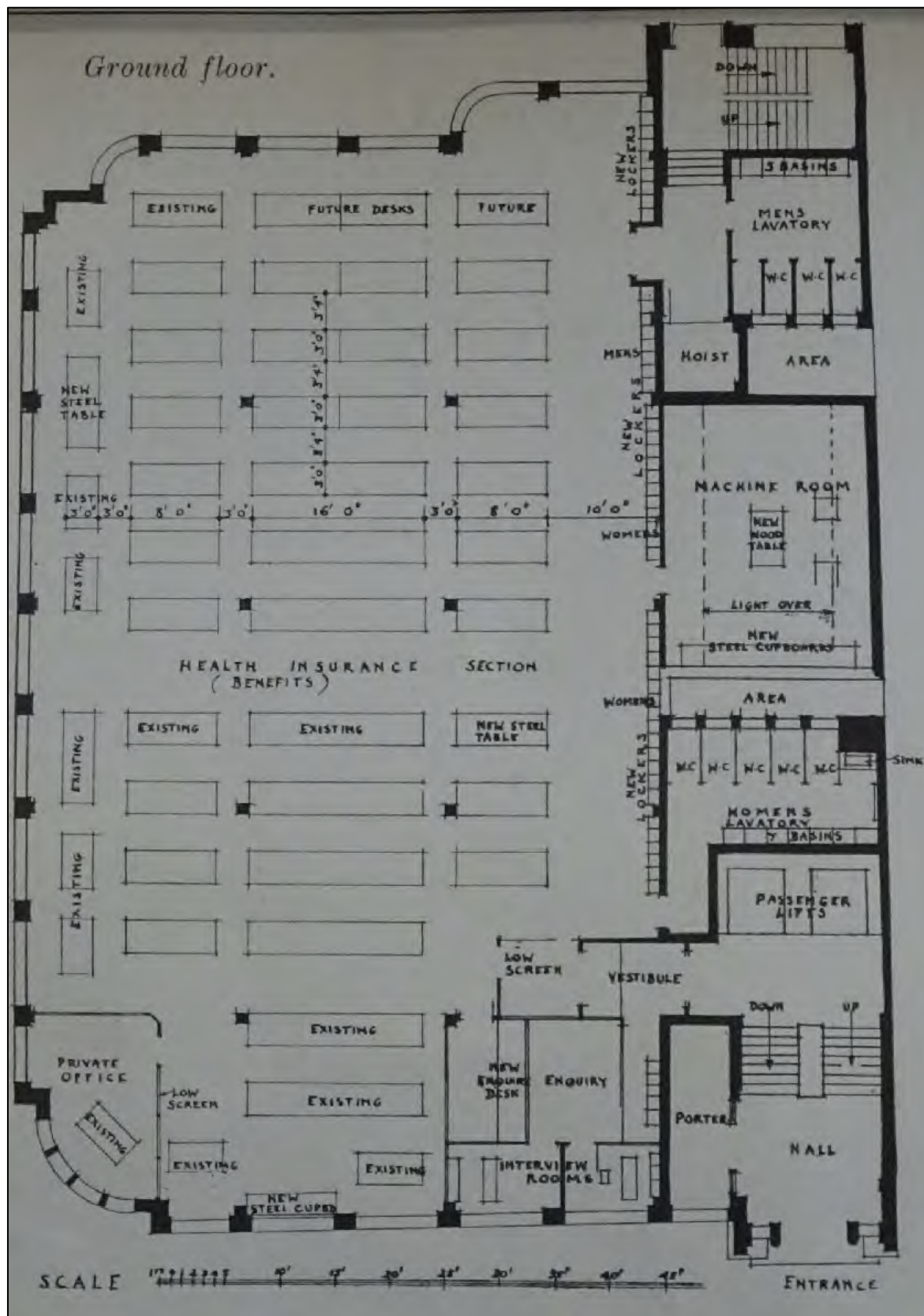




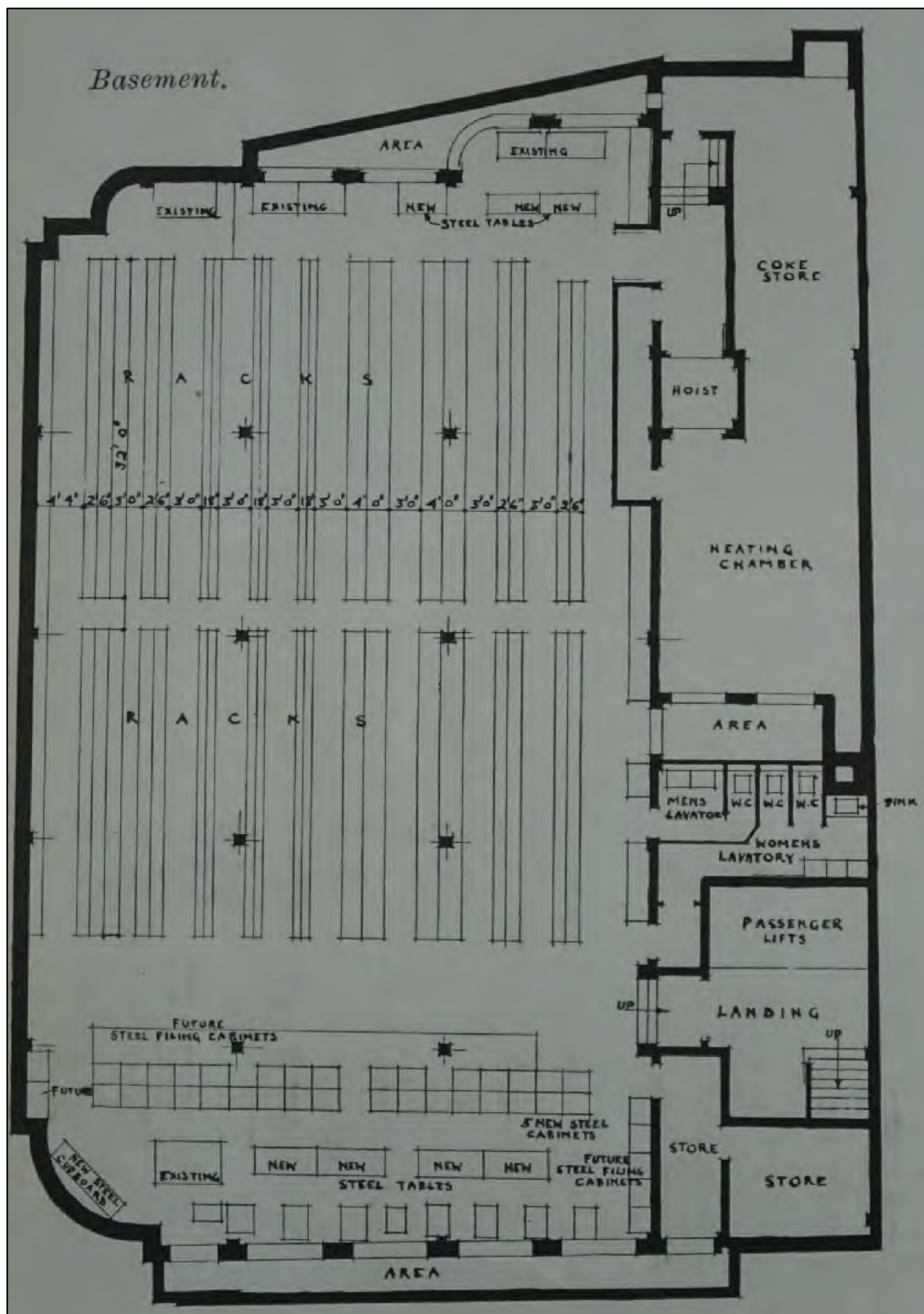


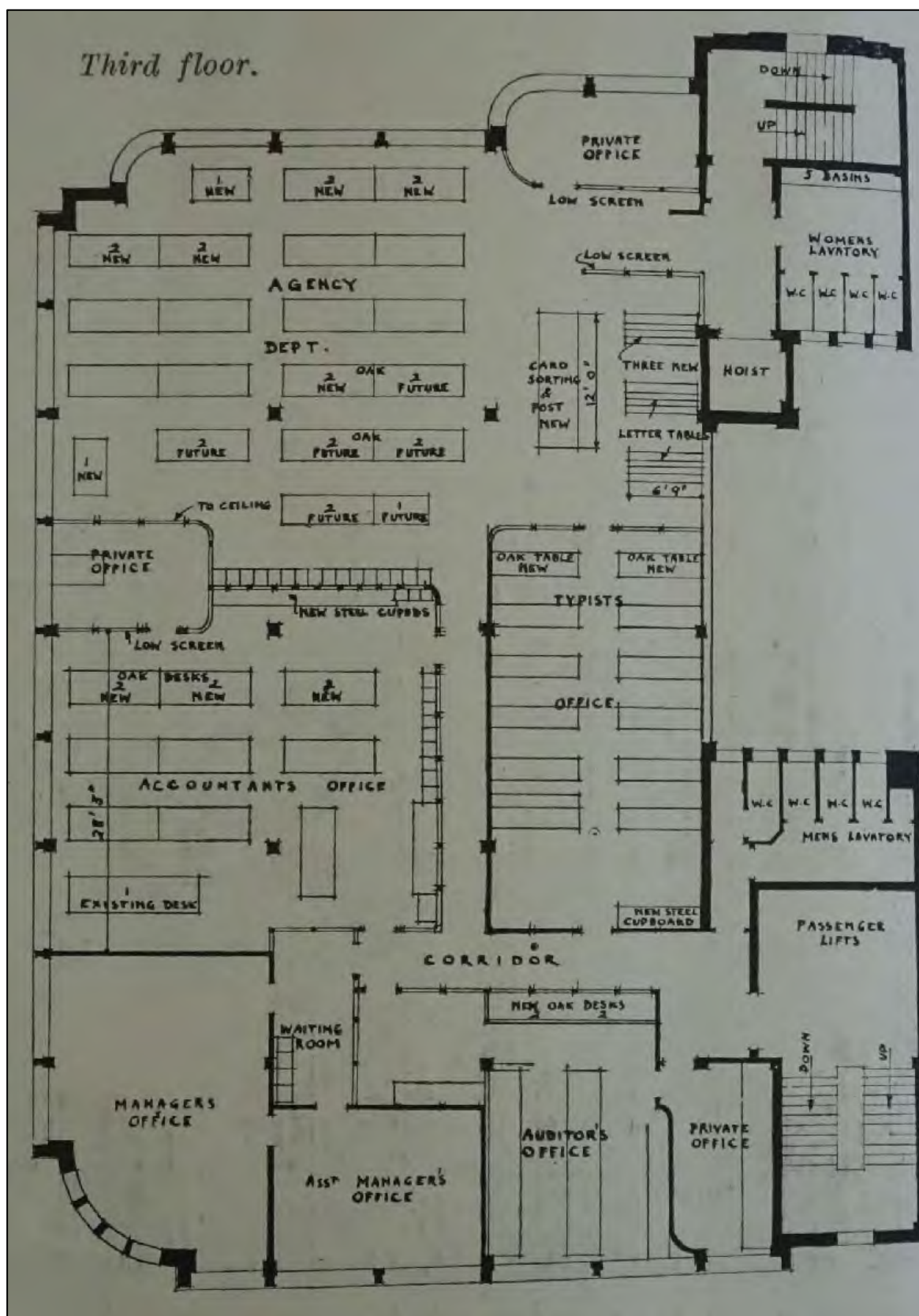


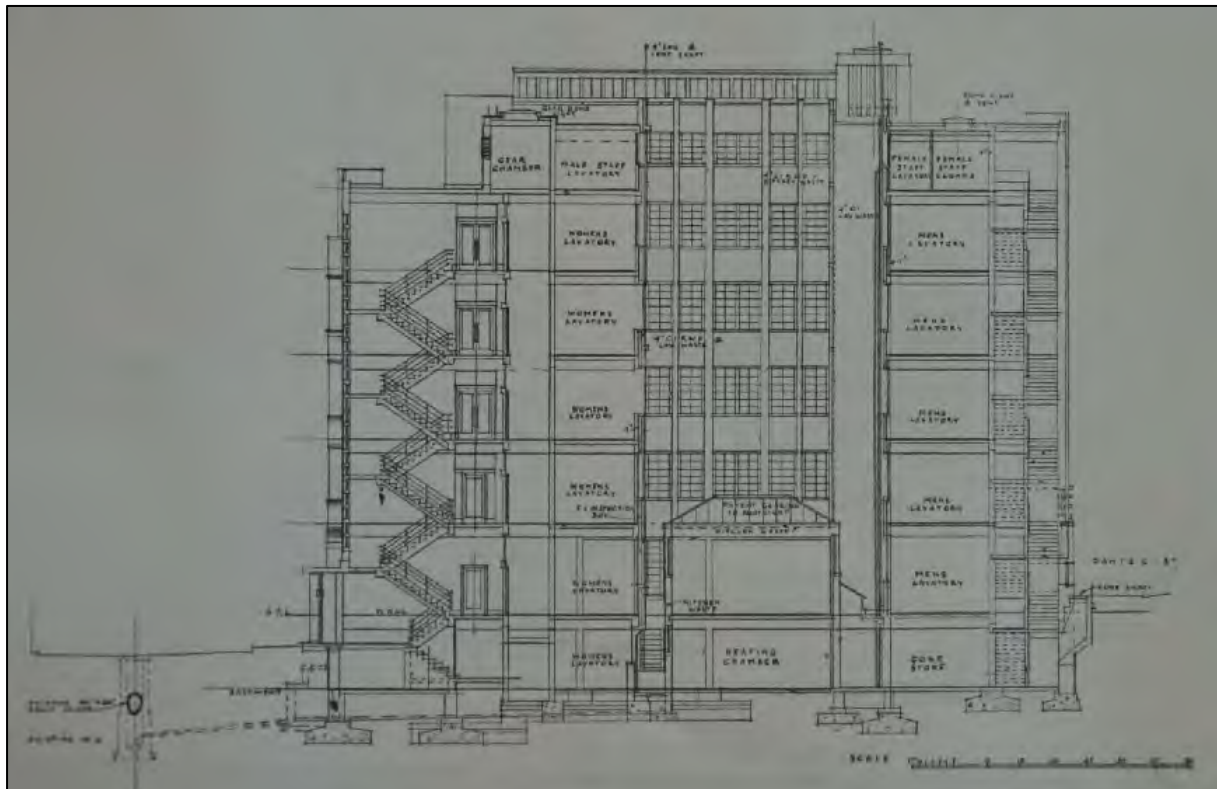
13. APPENDIX: DRAWING SET 1937 AS COMPLETED (OFFICES)











Stephen Levrant Heritage Architecture Ltd

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