



Atelier
Heritage

08-16 Newton Street
Heritage Statement

Client: Eastern Green
Date: July 2023
Revision: _





Image: 08-16 Newton Street.

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Introduction



1.0 INTRODUCTION

This Heritage Statement has been produced by Atelier Heritage in July 2023. It accompanies a Listed Building Consent application for alterations to the properties at 08- 16 Newton Street, Manchester. Its author is Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment.

The site is currently undergoing extensive refurbishment. Application ref 118678/LO/2017 was approved and works undertaken. This application is a revision of the previously approved application 134142/LO/2022.



Image: Detail of entrances to Newton Street



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Site Location



2.0 LOCATION

The building is located within Manchester city centre, in the Northern Quarter area, to the northeast of the city centre, close to Piccadilly Gardens. The main facade and entrances of 08-16 are on Newton Street and the block is set between Newton Street, Mangle Street, Back Piccadilly, and Dale Street.

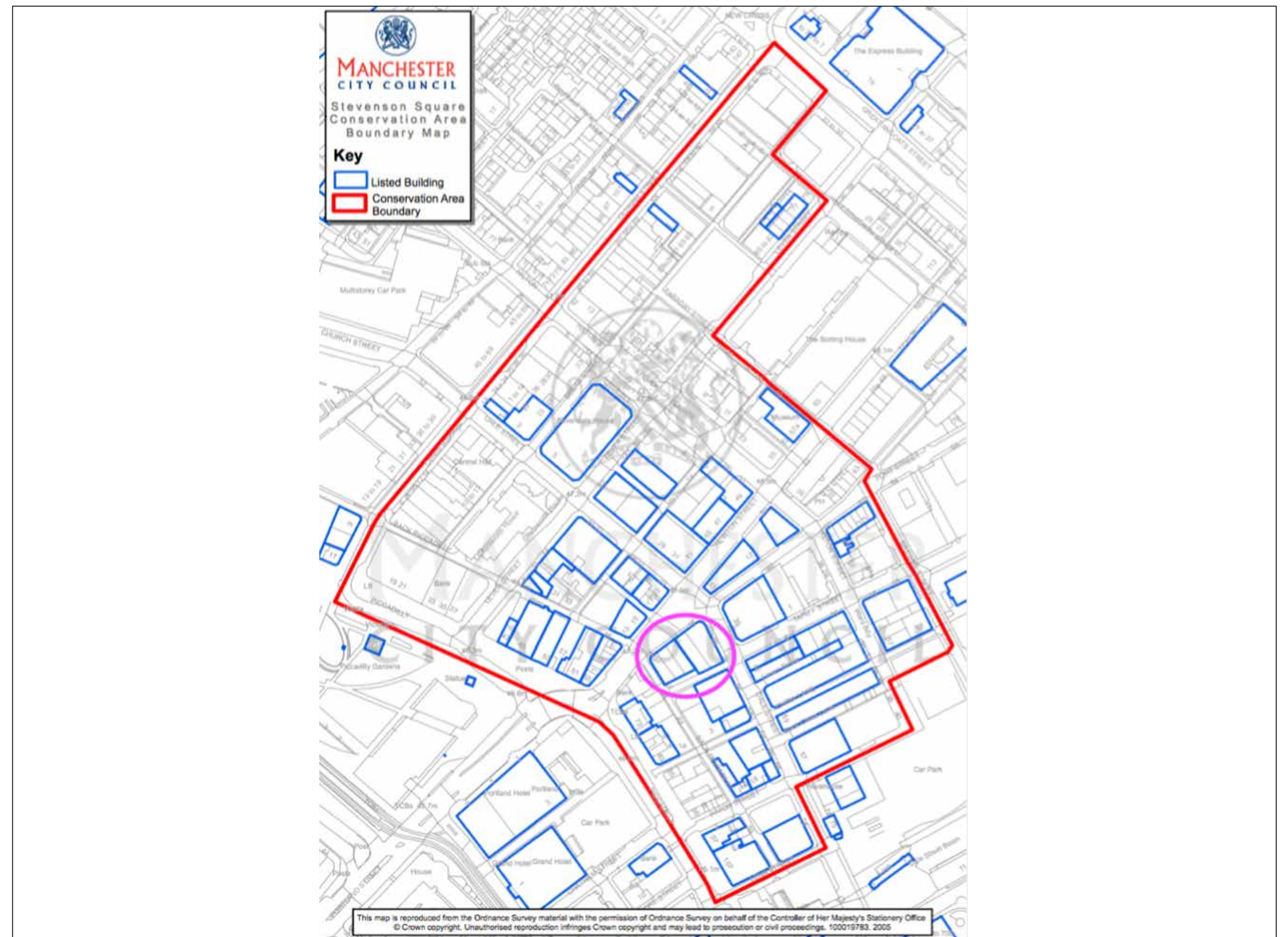


Image: Site highlighted in pink, Stevenson Square Conservation Area outlined in red. From MCC.

A collage of images related to the 'Urban Living' project, including a street view with a modern building, a close-up of a wooden structure, a view of a building's facade, a view of a building's interior, a view of a building's exterior, a view of a building's interior, and a view of a building's exterior.

3.0 DESCRIPTION

The buildings at 08-16 Newton Street were listed Grade II in 1994. They also fall within the Stevenson Square Conservation Area. The property is one of a cluster of listed buildings in the area, the majority of which are warehousing of a similar scale and nature. The listing extract is provided here for reference.

SJ8498SE NEWTON STREET 698-1/29/248 (South East side)
Nos.14 AND 16

GV II

Includes: No.36 DALE STREET. Manufacturers' warehouses and agents' offices, now shops, etc. Late C19, altered. Red brick in Flemish bond (part painted white), with sandstone ashlar plinth and dressings, slate roof. Trapezoidal plan with rounded corner to Dale Street. Basement, 4 storeys and attic, No.14 having a narrow 4-window facade treated as one wide bay, and No.16 to the left a wider 6-window facade in 3 bays; with a high plinth (interrupted by basement openings), cornice to ground floor, string courses to the upper floors, a moulded stone cornice over the top floor on thin brick brackets, and a parapet with chimneys over 2 piers of No.16. Doorways adjacent to the junction, tall, with panelled doors, square overlights, and cornices on elongated consoles; No.14 to the right has 3 sashed windows at ground floor and 4 on each of the next 2 floors, with continuous stone lintels; No.16 to the left has altered windows at ground floor, sashed windows on the next 2 floors with stone lintels to each pair; both have coupled sashed windows at 4th floor and square dormers in a mansard roof. The fenestration of No.16 carries round the curved corner and continues in the 5-bay side to Dale Street, with chimneys over 4 piers, and 2 dormers. Interior not inspected. History: occupied c.1905-13 by various manufacturers' agents, No.14 by Horrocks Crewdson & Co.



Image: Newton Street elevation, prior to start of works, 2017

Listing NGR: SJ8460698288

SJ8498SE NEWTON STREET 698-1/29/247 (South East side)
Nos.8, 10 AND 12

GV II

Warehouses, workshops and offices, now shops and offices. c.1860-70; altered. Brown brick with some polychromy, sandstone dressings (roof not visible). Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet. The ground floor has coupled doorways in the 2nd bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads (rounded intrados with pointed extrados), and linked hoodmoulds, and a large mullioned 3-light window to the left (tripartite basement openings below); but is otherwise altered by C20 shop fronts, with numerous large signboards attached. The upper floors have 3-light windows with brick mullions in the 1st and 3rd bays, coupled windows in the 2nd and 4th, those at 2nd floor with banded arched heads and linked hoodmoulds, and all sashed. Prominent cornice and panelled parapet. The right-hand return wall has a 2-storey canted bay (altered at ground floor), arched windows at 2nd floor, and a gabled arched window at 3rd floor. Rear and interior not inspected. History: occupied c.1905 by umbrella manufacturer, sewing machines, etc. Included for group value. Listing NGR: SJ8458498270

The Stevenson Square Conservation Area is described as representing 'a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many are listed by the Department of the Environment as being of special architectural or historic interest.' MCC conservation Area appraisal at <https://manchester.gov.uk>



Image: Back Piccadilly corner, 2017



Image: Dale St, 2017



Image: Newton Street, 2017



Image: Mangle Street, 2017



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History



4.0 HISTORY

The buildings at 8-16 Newton Street are former home trade warehouses, dating from the late 19th century. They are in two separate parts (8 – 12 forming one building, and 14-16 a second) and together they form one block, with main elevations facing Newton Street, secondary elevations to Dale Street and Mangle Street/Back Piccadilly being less visible and with fewer features. Both buildings are in the same architectural style, but they differ slightly in appearance and height. It is possible they were built for two different owners, but the fact that they share internal walls and read as one, indicates they date from the same period.

16 Newton Street does not appear on the 1851 map but is visible on the 1891 map. The listing dates the buildings as 1860-70, though there is no reference to the buildings in the trade directory of 1879 when Hilton Street is listed as appearing straight after number 12, indicating there was a different street layout. The buildings do appear in directories from 1883 onwards. From the available evidence therefore, the buildings can be dated to 1879-1882. No reference has been found to the architect/s, nor has it been possible to locate any original drawings or plans within the Manchester Central Library archives.

The Slater Trade Directory from 1883 lists one manufacturer per building in numbers 08, 10 and 12. By 1911 there is further separation within the buildings, particularly at numbers 08 and 14. Tenants are a mixture of manufacturers and agents.

The properties were home trade warehouses. The goods were supplied by manufacturers and agents who visited, and buyers were usually wholesale drapers. Home trade warehouses were common within the city in the 19th century, and characteristic of this area of the Northern Quarter.

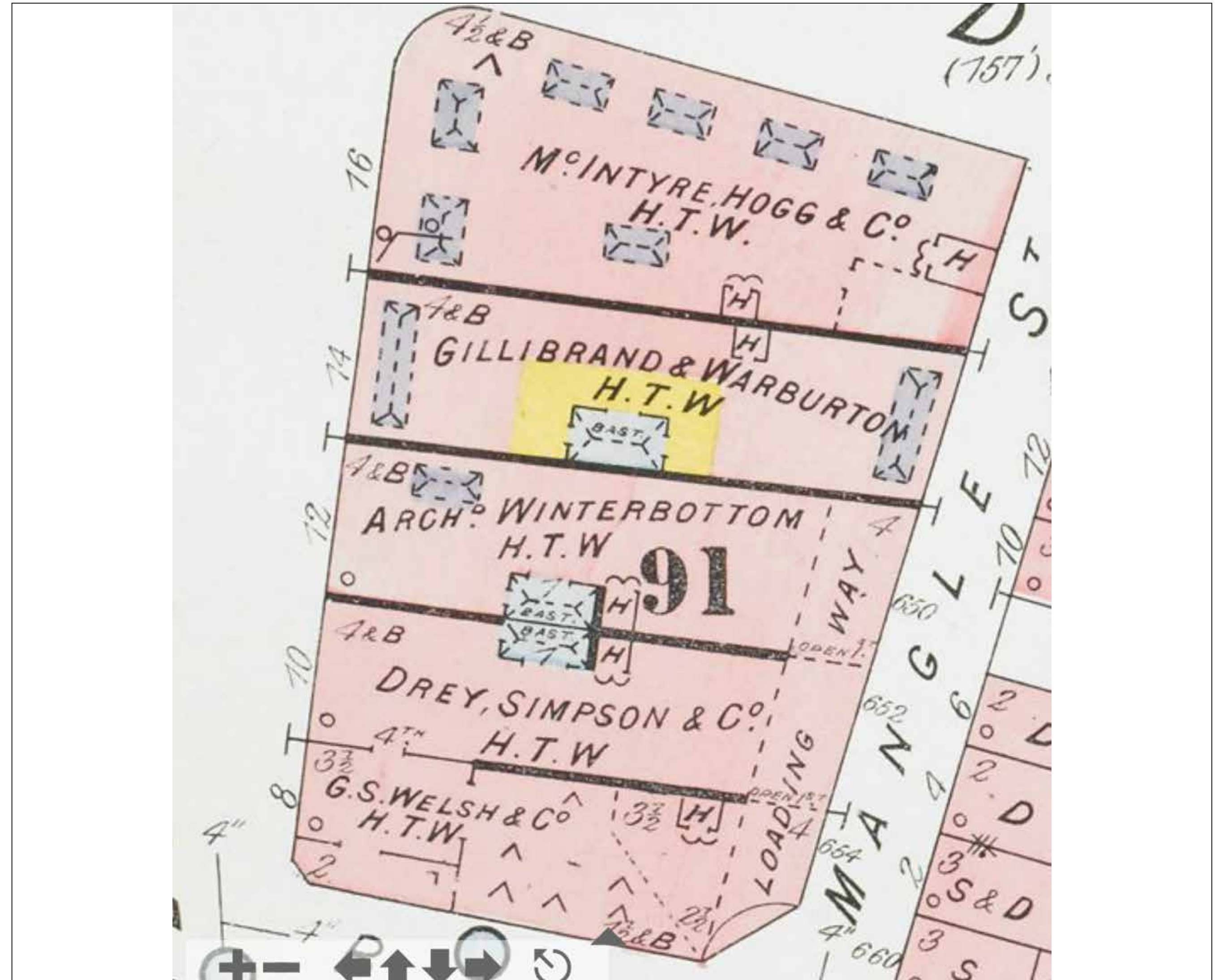


Image: Extract from 1886, Goads Insurance Plan, showing site.

The building is likely to have followed the typical plan of home trade warehouses which were often sub-divided to serve different tenants. Upper floors were for lighter goods and lower floors housed heavier stock, with the basement for packing. More formal, decorative frontages and staircases usually served the areas visited by buyers; the rear/secondary staircase serving the workers being more functional in style. Goods were moved using an internal hoist, with dispatch to vehicles in the loading bay. This kind of warehouse was particularly common around Portland Street (grander in form) and Dale Street (often smaller). The only identified reference with any detail for 8-16 Newton Street is the Goads Insurance Plan from 1886, offering some limited information on the structure and roof.

Following the decline in the textiles industry there was little need for warehousing of this nature. The buildings continued in office and light manufacturing use into the 20th century, with each building occupied by several individual tenants and subjected to piecemeal changes. Internal alterations included new partitions, over-covering of floors, alterations to the lightwell of 08-12 and changes to the appearance of the external elevations at street level, on the Newton Street side in particular. Insurance plans show there were previously 6 hoists in 08-16, of which three remain (two at 10/12 and one at 16), and an additional one has been added to number 14. Recent uses of the ground floor include a variety of food/drink outlets and a skate/clothing retail unit. The basement of number 08 operated as a nightclub and music venue until recently. The buildings are currently undergoing extensive refurbishment- Planning application ref. 118678/LO/2017.



Image: Photograph, 1960s, showing building, Manchester Archives.



Image: Photograph, 1960s, showing building, Manchester Archives.



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Significance



5.0 SIGNIFICANCE

The assessment of significance has been undertaken in relation to a) the listed asset b) the Conservation Area and c) the elements subject to change as part of this application.

a) Building

Assessment is based on Historic England's criteria found within Conservation principles, 2008.

Setting- The setting of the buildings is a contributor to their significance. The dense grid of similar blocks, back of pavement building line, and narrow back/side streets all contribute to the significance of 08-16 Newton Street. They form a group of warehouses sharing similar traits (eg height, mass, materials, and historic uses) within this part of the city and are positive contributors to both the streetscape and the wider Conservation Area.

Historical- The buildings are of high historical value. They are associated with the period of rapid industrial and commercial growth in the city, which is a crucial part of the story of Manchester. Their place within a wider group in this area is also recognised as highly significant. The degradation to the exterior through inappropriate change, and the removal of most historical features internally, has compromised this value in places. Later internal additions are of negligible or no historical value and in many cases are detracting from the significance of the asset.

Evidential- The Newton Street buildings have a medium/high degree of evidential value. Warehouses are an important characteristic architectural type in Manchester and these are typical examples, with the plan and parts of the interiors and exteriors illustrating how the buildings worked, particularly the vertical hoists and lightwells, columns, windows and entrances. They are of an average quality though, when compared to others. The original external elevations are mostly of high significance, but individual elements are not all equal in importance. The altered parts are of low/negative significance.

Aesthetic- 08-16 Newton Street have some interesting features, particularly in the external stonework detail, the form of the rear sloping roof and the characteristic roof spaces internally, giving them a medium aesthetic value. They are in the vernacular tradition of red brick Manchester warehouses. The internal spaces are almost entirely functional and most have a medium aesthetic value. The later changes have low/negative value.

Communal- The industrial past of Manchester is a key element of the city's heritage. The associated architecture has shaped the character of the city and is recognised by people as what sets it apart from other places. The personal links to this building are considered low, but there is a degree of associational value to the wider city for residents and visitors. This is particularly true of the elevations to Newton Street, which is a busy thoroughfare and close to the focal point of Piccadilly.

b) Conservation Area

8-16 Newton Street form a large, prominently positioned block within the Stevenson Square Conservation Area. Newton Street was developed for commercial warehousing in the second part of the 19th century and retains a good number of original structures, in varying designs but with a typical shared characteristics in their use of materials and general architectural form.

Rather than any individual building, it is the concentration of 19th/20th century commercial architecture that forms the main significance of the CA. The MCC appraisal states, 'Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated.' and 'The main characteristic of the Stevenson Square conservation area is one of a closely woven network of narrow streets intersecting at right angles.' t, which is a busy thoroughfare and close to the focal point of Piccadilly.



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Proposals and Impact



6.0 PROPOSALS AND IMPACT

The proposals are centred around the restoration of the Newton Street shop frontages, changes to the interior space to service new use, and the provision of amenity space within the existing footprint of the building.

A scale of impact has been employed to assess the impact of changes upon significance. The range is Beneficial (enhancement of significance), Neutral (no degree of impact upon significance/ability to understand the building) and Adverse (potential to cause a degree of harm to significance). Within this range, impact is further categorised as Negligible, Minor, Moderate, Major.

Impact scale

Negligible	Minor	Moderate	Major
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Adverse	Neutral	Beneficial
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All proposals are to be numbered with references which appear on accompanying drawings.

Basement

BS002: Reinstate fixed windows to Back Piccadilly and trimming back of non-original floor inserts behind.

Existing: 5 no. basement window openings span street level/ basement to Back Piccadilly. Windows have historic timber frames with glazing (multi-panel). A number of panels have been altered with ventilation holes added, replacement glass in panes and timber boarding. The Mangle Street end opening is currently blocked with brick. The windows are in original location but considered to be possible later versions and have been much altered on an ad-hoc basis. Where the ground floor and windows meet at the Back Piccadilly elevation, they cut across glass. Originally there was a gap to enable light to permeate into the basement, which has subsequently been in-filled.

Significance: Low, Negative. The small areas of infill are a non-original insert and where floors cut across windows, this has altered original intention to allow natural light to basement. Altered glass panels are unsightly and have a negative impact.



Image: Non-original alterations to windows to Back Piccadilly where floor is bi-secting windows.



Image: Non-original alterations to basement windows to Back Piccadilly.

The openings are an important part of the elevation, giving evidence of light and access to basement with curved reveals in brick and angled sills retained internally. Frames and glazing are of lower significance as they are considered likely to be non-original and are in poor condition with clumsy alterations in places. upon aesthetic and architectural values.

Changes: The in-filled floor will be trimmed back in areas in front of windows, creating a separation between the two elements. Existing frames and glazing will be removed and replacement timber frames fitted as replacements, with glass to all panes. The new design will reflect the form of the windows on floors above (one over two panes) and is sympathetic to the context of the wider elevation. Internally the curved reveals and angled sill will be retained.

Impact: Minor beneficial, allowing for 1) a degree of natural light to enter the basement as intended and 2) avoiding the clumsy appearance of floor meeting window. The replacement windows are of a design which is sensitive to historic form above. Removal of poor-quality existing frames and boarding and replacement with high quality timber framed alternative is an appropriate enhancement to the elevation and street scene.

BS006: Repair and reinstatement of metal railings, Back Piccadilly (all except those removed to make door).

Existing Windows are protected with original metal (iron) railings with bars, a top section of decorative quatrefoil pattern, and decorative finials. Railings survive to a good extent, but are damaged with missing elements in parts.

Significance: Railings are of medium evidential, aesthetic, and historical value.

Changes: All metal railings at street level to be repaired and retained. Those being removed to make doorways are to be retained in safe storage.

Impact: Positive. Repair and refurbishment of railings.



Image: Non-original mesh to windows, Back Piccadilly.



Image: View of Back Piccadilly street level elevation.

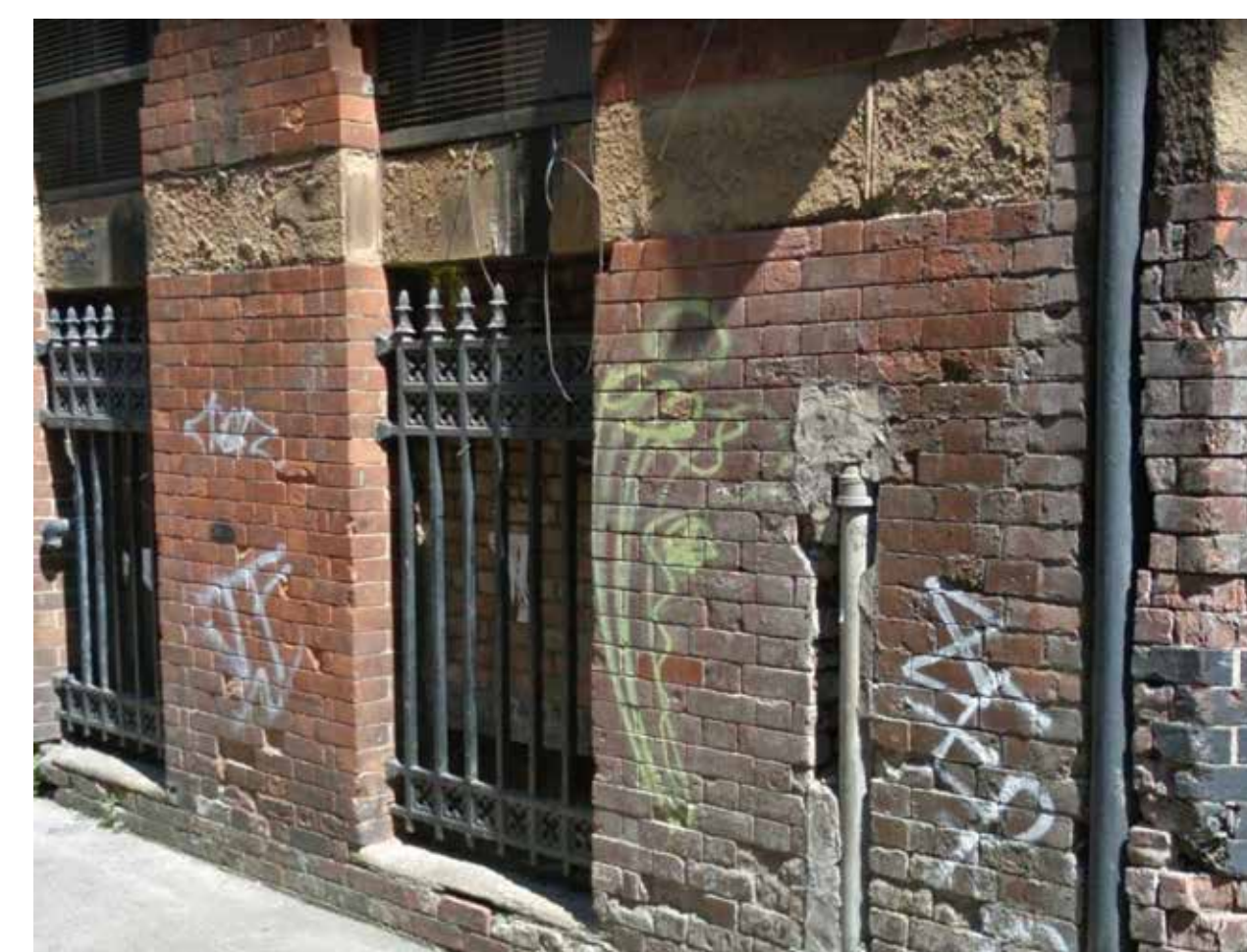


Image: Bricked up opening behind metal railings in end bay to Back Piccadilly.

BS003: Relocation of previously approved basement escape stair ST13 to corner

BS005: Removal of metal railings

BS004: Change of external window to escape door, Back Piccadilly

GF009: Relocate bulkhead over repositioned basement stair.

Existing: Last window opening along Back Piccadilly currently bricked up behind painted metal railings. Thick wall forming part of anteroom to landlord space. Previous purpose of space unknown, likely associated with storage or maintenance.

Significance: The window opening is of medium significance. The bricked-up face is an alteration of no heritage value. The railings have medium aesthetic value. The wall is of limited significance, with no particular features, though it is historic fabric, it is not certain it is original.

Changes: The previous approval included the addition of an escape stair from the basement to the street level, fitted in the position of the second window along Back Piccadilly elevation (from Mangle Street end), with external grade black painted door and internal bulkhead above stairs. The proposal is to move approved opening, door, and bulkhead along to the last window closest to Mangle Street. This involves unblocking the existing bricked-up window, removing a limited amount of brickwork and a sill to make a doorway, and creating a bulkhead over a basement stair.

Impact: Already approved in alternative area, this proposal has similar level of impact. Removing the bricked-up face is an enhancement to the existing proposal as it retains a run of 4 windows externally. Railings will be set aside for future use or used to repair other damaged examples. Brickwork loss is extremely limited, and changes to the dimension of the opening are minor. The loss of wall internally is not considered to demonstrate substantial harm and is justified on the basis of providing a necessary fire escape stair from the basement.

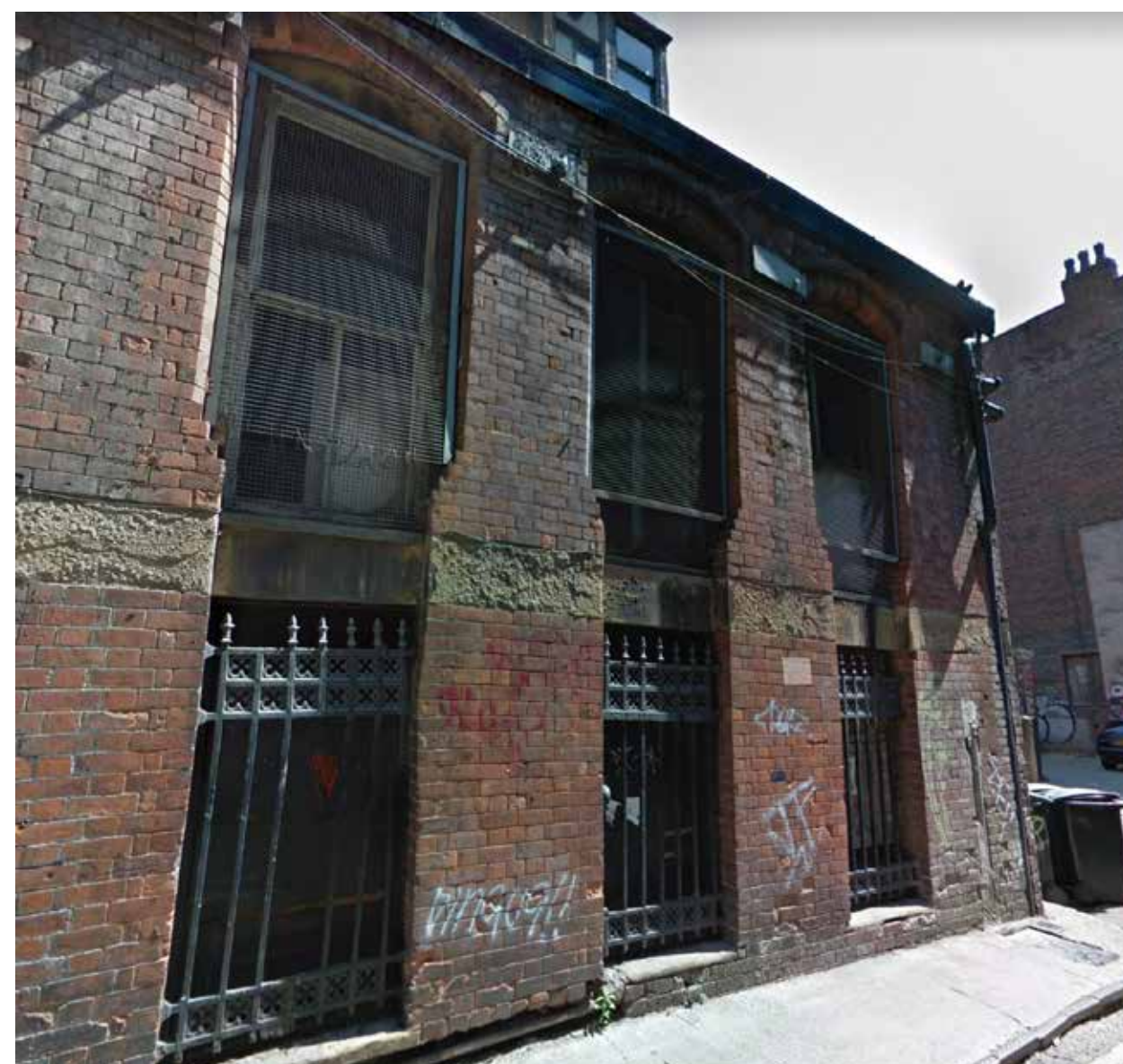


Image: Mesh over windows at high level and damaged grilles below, Back Piccadilly.



Image: Internal view of basement windows, Back Piccadilly.

BS007: ST008, ST010, ST012 Stairs in loading bay to be blocked

GF005: Staircase ST10 underneath to be floored over-behind unit 12.

Existing: Three sets of existing stairs within basement, linking to loading bay (Mangle Street end).

Significance: No features but a moderate degree of significance as historic fabric.

Changes: Stairs will be retained and blocked with a partition wall in each instance at basement level to prevent access to ground floor. Staircase ST010 will have an horizontal floor fitted over.

Impact: Neutral. The stairs will remain, albeit inaccessible.

BS008: 3 no. break-throughs in walls

Existing: Dividing walls to basement between numbers 14 and 16 and 12 and 14. Original brick.

Significance: Moderate. The walls are significant as part of the historic fabric but have no special features.

Changes: 3 no. new openings are proposed to link basement spaces. Single width doorways created within existing walls.

Impact: Minor adverse. There is a degree of loss of historic fabric. In mitigation this is limited to the minimum required to create doorways and the locations identified do not involve any special or decorative features. Within the context of the whole, the impact is minor and is justified on the basis that connections are necessary in order to bring the asset back to long term viable use, providing access to main stair, linking changing rooms and creating a necessary fire escape route from number 16.

BS010: Relocate bike store with Mangle Street entrance

Existing: Opening with non-original double door giving access to basement, Mangle St.

Significance: Door is modern with no heritage significance.

Changes: Doors to be upgraded within existing opening and will serve the basement level cycle store (relocated from proposed mezzanine location).

Impact: Minor, positive. Improvement to street scene.



Image: Internal view of loading bay with staircases to left hand side.



Image: Staircase connecting loading bay and basement



Image: Internal wall in basement, location of new doorway.



Images: Location of proposed doorway 12/14 Newton St from both sides.

BS011: Reinstatement of stair ST03 ground/basement

Existing: Removed with permission, now to be reinstated in original design form.
Impact: Neutral.

BS012: Insert stair enclosure to ST22

Existing: Stairs within existing retail unit, linking street to basement.
Significance: Low
Changes: Addition of limited sections of new partition walls to bottom of stairs to create fire enclosure.
Impact: Neutral.

BS013: Relocate no. 16 escape door and stair, 2 bays across on Newton St elevation

Existing: Doorways fitted at street level (Newton St.) previously served basement level to number 14 with non-original solid doors in former window openings and non-original, modern staircase behind. Previously approved fire escape door and stair was to the right-hand side (viewed from Newton Street). New escape and stair now proposed to be on left hand side.
Significance: Non-original and altered. Original openings have medium significance. Stair is from previous approval and has no heritage value.
Changes: Relocation of proposed location of escape stair and related door, two bays across, along Newton Street. Remaining two openings to be fitted with glazed windows at lower level and stone infill above, as per existing design at Dale Street end. New bulkhead to be created over stair.
Impact: Neutral. Removal of non-original stair and insertion of new stair in alternative location.

Ground floor
GF001: New windows to Back Piccadilly- former nightclub end.

Existing: Blocked up and altered window openings to Back Piccadilly/Newton Street next to corner entrance. Original window pair shortened with lintel added. Section of original banding has been removed and a non-original, unsuitable, triple window added. Evidence of new doorway added and then bricked up, to right hand side.
Significance: Original elevations in stone (medium). Later alterations (no heritage significance and having negative impact as inappropriate). Later brick infill (no heritage value and negative impact).
Change: Remove boarding, remove inserted lintel, remove non-original triple window with panel over, remove brick infill. Replace central stone vertical to follow line of existing original above, reinstate missing horizontal stone band to match original. Reinstatement missing stone in brick infill area. Reinstatement larger proportioned window openings, frame, and glaze with one over one design as per original form.
Impact: Removal of non-original and inappropriate modern infill (moderate, beneficial). Reinstating original window design and dimensions (moderate beneficial).

GF002: Floor over ST08 with glass
Existing: Stair linking loading bay and basement.
Significance: No particular features, with limited historical value.
Changes: The Back Piccadilly end stair which links the loading bay/hovel to the basement is no longer required and limits the re-use of the space. The stair will be retained and the opening in the floor glazed over. This will allow for the stair to be visible, and the floor space over to be usable.
Impact: Neutral. Feature is retained and change is reversible.



Image: Altered form of Back Piccadilly windows, former nightclub.



Image: ST23 to foreground and ST08 behind (to be glazed over).

GF010/ GF003: Remodelling of stair ST23, connecting Ground floor unit 1 with loading bay.

Existing: The existing staircase to far end of the loading bay/hovel is historic, though not necessarily original. This is currently non-compliant and dangerous due to the lack of deck, diagonal step formation and poor condition of the treads.

Significance: Limited. These stairs have no special features but are historic, if not necessarily original.

Changes: Retention of the steps with some reconfiguring and over-cladding of the existing to produce compliant stairs allowing continued access from numbers 8 and 10 to the loading bay. This is necessary as an escape route.

Impact: Minor beneficial. Retention and remodelling are considered to be less harmful than complete removal and the impact upon significance is minimal.

GF004: Removal of glass blocks to Mangle St.

Existing: To the Mangle Street elevation, there are two original large arched openings, in filled with glass blocks. The blocks are considered to be non-original. It is assumed, given the large scale of the openings, their historic form was open, with railings. The railings currently in front of blocks may be original or a replacement of a similar type.

Significance: The openings are a feature of this elevation and have historical, architectural and aesthetic value They identify the loading bay as a distinct feature and so have a degree of evidential value.

Changes: Removal of glass blocks, retention of the openings. Railings to be altered to reach the full height.

Impact: Minor beneficial- The removal of glass blocks is considered to be a return to an appearance closer to the original. The slight extension of the existing railings will have a neutral impact on the elevation.



Image: Existing stairs (ST23) to loading bay, to be remodelled.



Image: Openings with later-addition glass blocks and railings, loading bay and Mangle St. and later addition window above over large door, at first floor.

GF006: Reconfigure mezzanine

Existing: There is permission for the creation of a mezzanine within the loading bay.

The existing space is open with a number of flights of stairs to give access to ground floor and to basement. Full height wall separation between bin store and escape stair is already approved. Sub-station and bin store behind 10 and 12 (already approved).

Changes: Modifications to the previously approved mezzanine level. The load bearing mezzanine floor will span over the bin store/substation- full depth to the substation area and partial depth to the bin store area. Edge to be finished with metal rail balustrade.

Impact: Minor beneficial. The original dimensions are a significant characteristic of the space. Proposal will allow for some areas of larger dimensions to be retained and viewed (beneficial). This is considered to be an enhancement on the approved scheme.

GF007: Loading Bay access door width increase by 50mm

Existing: Original opening between internal space and loading bay at Dale St end, door surround is non- original, brick work is original.

Significance: Walls and stairs have historical and evidential value and the openings have value as an original part of the structure and plan. Frames are of no value.

Changes: There is a requirement to provide 1050mm clearance for fire escape. This will require a small amount of door widening (c.50mm) to this location only, resulting in limited loss of historic brickwork. The alternative is to create additional openings within walls.

Impact: Removal of non-original timer framing (neutral) and limited loss of brick (negligible). Loss is considered to be less harmful than inserting entire new opening. In mitigation, the loss is limited to minimum required (approx. 50mm) and the features will remain broadly the same as exists. The limited loss is justified on the basis that it is a necessary requirement of fire regulations.

GF011: Reconfigure unit 12 for wellness centre

Existing: Permission granted for blocking of lightwell windows to form wall to WC and kitchens within rear section of no. 12.

Changes: Reconfiguration of the rear of Unit 2 to form Wellness Centre, lightwell windows retained.

Impact: Moderate, beneficial. Removes need for additional partitions and need to obscure lightwell windows. Removal of non-original modern walls has no heritage impact.

GF012: Sunken areas to Nos. 10 and 12

GF015: Opening in wall to access sunken area

GF013: Alterations to façade 10, 12, 14 Newton St.

Existing: Section of floor to number 10 Newton Street side, with timber boards. Approved external facade windows are glass to lower panels and stone to upper panels.

Significance: Flooring is of some significance, though with no specific features, it does have historic value. Front elevation is of high significance in general.

Changes: Removal of a portion of existing flooring, re-inserting flooring section at a lower level. Within front elevation, changing from proposed stone to glass windows, top and bottom. Adding of short wall in front of existing column. Insertion of breakthrough in existing wall to link 'sunken space' and entrance to number 10. Right hand side openings to be glazed doors, to numbers 10 and 12.

Impact: By not replacing stone, there is a visual impact upon the elevation. The removal of a section of floor has a minor adverse impact, however this is limited and the opportunity to animate the street level and to make a connection between the interior and exterior is considered to be a positive and to represent an enhancement to the Conservation Area and to contribute to the ongoing viability of the scheme.



Image: Interior of number 10, showing floor and windows.



Image: Loading bay door requiring minor enlargement.

GF014: Reconfiguration of rear of unit 2, Number 10 Newton Street

Changes: Addition of limited number of partition walls to form counter, toilets and kitchen areas.

Impact: Negligible. The walls will be reversible additions to form necessary facilities. All fixings will be minimal and the counter will be positioned to avoid obscuring the lightwell windows.

GF016: Reconfiguration of historic screen

Existing: Historic timber and glass screen to ground floor, number 14. Previous approval for 2 no. openings within screen.

Significance: Moderate.

Changes: Approved changes are not yet made. Altered proposal is to leave in place 3 full sections of screen instead of 2 full sections. A single, wider opening is proposed instead of two. Removal of smaller half section of screen.

Impact: Minor beneficial. The proposal is considered to be less harmful than that already approved, as it removes less historic fabric and retains full panels and voids, rather than splitting panels to remove.

GF017: Widening of opening between reception and stair

Existing: Altered opening to wall between office reception and stair, number 12 Newton Street. Remaining, small, central section.

Significance: The remaining wall has some significance as original fabric, but it is not considered to have any high architectural or historical value.

Changes: Small remaining section of wall to be removed, changing the opening from two smaller, to one larger. Impact: Minor, adverse. This is considered to be justified on the basis that removal is required to ensure there is sufficient space for accessible entrance with platform lift at number 12 Newton Street. The public benefit of providing access is considered to outweigh the less than substantial harm.

GF018: Remove window mesh

GF018: Window mesh, Back Piccadilly

Existing: Window mesh to Back Piccadilly elevation, ground floor windows.

Significance: Non-original with no heritage significance.

Changes: Remove to reveal windows.

Impact: Minor beneficial.

First Floor

1F001: Removal of glass block to Mangle St and replace with window

Existing: To the Mangle Street elevation there is a larger, unusual sized window which is out of proportion and of a different style to the remainder of the building. It is considered a non-original later addition fitted to provide natural light to the interior in the mid-20th century.

Significance: The frame (timber) and glass blocks are of no particular quality or rarity, and the heritage value is minimal.

Changes: Removal of glass blocks and timber frame to the opening on Mangle Street. Replace with timber framed alternative in more appropriate design, based on the appearance of other windows within the larger elevation.

Impact: Replacement of incongruous non-original glass and frame with more suitable alternative is considered to be minor beneficial.

1F002: Acoustic performance to be improved by addition of insulation and board to existing floor.

Existing: Original floorboards, altered and repaired in places to first floor.

Significance: Medium- fabric with evidential and historical significance.

Changes: The ground floor houses a bar/restaurant. To limit noise transfer, a number of mitigation strategies have been considered. The proposal is to use a new floating acoustic floor system to cover the existing boards and create a degree of separation. Original floorboards will be lifted, insulation fitted, and board re-fitted and retained beneath new floor. There are various features on the walls of the space



Image: Internal screen, 14 Newton Street.



Images: Interior, ground floor at 12 Newton Street, showing small section of wall to be removed (between existing doors).

preventing the new flooring from abutting existing fabric in all areas. In these locations a shadow gap will be created between old and new, to prevent significant elements from being damaged or visually bisected by the new flooring. Where historic hoist doors are sited, there will be a shallow ramping to address change in levels.

Impact: Neutral. Historical features retained and protected (floor and doors, fireplace and safe on walls). Considered justified by need for increased noise insulation. Alternative to fit insulation over boards only would result in an increase in height of 180mm, rather than the 45mm increase by using this method.

1F003: Insertion of reinforced structure to chimney breast

Existing: Historic brick chimney breast with insufficient support.

Significance: Moderate significance as part of historic fabric and with evidential value.

Changes: To ensure additional support for the chimney stack, brick piers to be extended by 450mm, in engineering brick. Cracked masonry to be repaired, new padstone to be added. Addition of 2 no. steel beams alongside existing steel beams.

Impact: Enhancement, as will ensure stability of fabric with minimal impact on significance.

1F004: Insertion of indoor breakout space to first floor, Mangle Street-facing end.

Existing, before works: Original cast iron columns, with exposed heads; long sloping roof light run with timber mullions to separate glass panes and running behind timber frame (roof lights appear to be replacements, estimated to date from the early 20th century); existing high level sprinkler system; brick wall with timber frame and lath and plaster above, badly damaged in places (plaster missing and some structure exposed); roof timbers (exposed); a significant amount of metal support and propping (late 20th century) has been added to stabilise the building in this area having a detrimental impact upon the aesthetic and architectural qualities of the space.



Images: (Above) unsupported chimney breast and (below) additional stabilising works.



Image of later-inserted glass block window to Mangle Street facing end of building.



Image: Interior of first floor over Cottonopolis showing floor boards and columns.

Significance: The original fabric is of moderate significance, the later additions are of negligible value. The presence of roof lights itself is of significance, though the later versions are of low heritage value. The propping is having a negative impact upon the space.

Changes: Refurbish existing windows and adapt to make openable. Internally, new bi-fold glazed door and glass partition to be installed to form break-out space, with new downstand to meet existing ceiling. All to be set away from existing ceiling joists.

Impact: Neutral, the proportions and form of roof lights will be broadly the same, with minor adaptations to allow for openings. New glass screens/partitions are positioned to avoid historic columns and will use minimum fixings/penetrations through existing fabric. The flow of natural light will be retained. There is a negligible impact on internal spatial characteristics from adding internal screens, but it does not demonstrate any degree of harm to significance of heritage values and visual transparency will be retained.

Second floor

2F001: Outdoor amenity space, second floor

Existing: Corner to Newton Street/Back Piccadilly at second floor level, currently with no connection to interior. Low stone parapet and pitched slate roof. The piece of wall affected (to the southeast) is red brick with two recessed sections.

Significance: Moderate. An attractive feature and focal point for the corner of the block, on its main Newton Street elevation, in combination with the ornate arched corner entrance and angled corner. The red brickwork to be removed is original fabric, but with no distinct features. The pitched slate roof is similarly original, but with no features which would deem it to be of particular architectural or historical interest. The individual elements affected are classed as being of limited heritage value.

Changes: Removal of existing pitched slate roof and replacement with new flat roof behind existing balustrade, creating an external terrace, to be drained through existing drainage system. New opening and door created within recess to existing brick wall to form access.

Impact: Proposed loss of limited value historic fabric to the roof and to create an access point. Overall, the effect upon fabric is considered to be minor adverse. Previous plans to include a glass balustrade behind the existing wall have been modified by placing the floor at a lower level, thus utilising the existing wall as a barrier. This mitigation has improved the scheme, reducing the visual impact and required penetrations into historic fabric.

It is accepted that in order to secure long term uses for vacant listed buildings, change is inevitable. The degree of harm (less than substantial) in this instance is considered justified when balanced against the potential to enhance this focal point and provide a level of amenity space that is expected by tenants within the city centre, ensuring a continuing occupation and optimum viable end use. The mitigation has lowered the impact of changes. Throughout the city, especially within the Northern Quarter (see nearby Stevenson Square), permission has been given for roof gardens and new external access. The re-purposing of the roof as terrace will bring animation to this corner, in-keeping with the adaptations evident in this part of the city where part of its attraction and character is the continuing creative re-use of old buildings.

3F001: Third floor, internal ceilings, Numbers 10 and 12

Existing and significance: The original lath and plaster ceiling was badly damaged beyond repair in many areas. Several previous alterations had been made with the addition of low-quality ceiling tiles and roof lights were set within shafts. An internal horizontal window frame with glazing was in place to the southern end of the space, intended to allow light through from the roof light above. The ceilings, in general, were failing, suffering from extensive decay and hazardous effects of severe pigeon guano. They have been removed to provide a safe working space for necessary repair of trusses (the subject of previous approval). Glass from the internal frame has been removed for similar reasons. The frame remains in-situ. As historical insurance plans show that the roof light in this location was not original, it can also be concluded that this frame and glazing were non-original additions (an internal roof light without an external roof light would serve no purpose).



Image: Non-original glass block window, rooflights, columns and internal supports, first floor.



Image: Second floor corner Newton St/Back Piccadilly (changes previously approved).



Image: Internal ceiling 10/12 following removal of lath and plaster.

Walls are brick: painted below the ceiling line and unfinished brick above. The use of lath and plaster is typical of a nineteenth century building of this nature, and there is some evidential significance to the fabric, though condition was extremely poor. There were no features of architectural or aesthetic note and the ceilings were standard features, with limited historical, aesthetic, communal or evidential significance. They had a limited ability to convey meaningful evidence of past activity or connect the present to the past. The horizontal window frame is an unusual feature, of makeshift quality, and appears similar in form to the frames used within the staircase areas. This has limited significance as evidence of the evolution of the building, with no particular quality in finish or design.

Changes: The proposal attempts to follow an honest design approach and retain part of the exposed roof to the rear end of the space 'as is' rather than 'as was'. This is limited to the Mangle Street end. The current identity of the building is found not only in its historical form, but in the layers of changes and alterations which have taken place over its lifetime, and this is a valid conservation approach, providing there is still the ability to read original form. In response to this, and in recognition of the former ceiling line, brick work will retain its painted finish to the lower section and exposed finish above. Holes which formerly housed timber joists will also remain on view. Lath and plaster will be reinstated to the majority of the ceiling area. Where the new plaster ceiling meets the exposed structure, there is a plasterboard upstand, set back with existing beams running beyond. See sketch views for details. In keeping with the desire to preserve evidence of the evolution of the space, the existing horizontal window frame is to remain in place, without glazing. This approach has precedence in other buildings, most recently at Band on the Wall, where the remaining horizontal frames are left in place, with open central sections to allow views of the underside of the roof. The proposal has been discussed in detail with the Conservation Officer.



Image: Ceiling, now removed, third floor 10/12 Newton Street.



Image: Glass blocks to windows, third floor.

Impact: Neutral- Replacement of former lath and plaster. Neutral- Retention of lower height ceilings, differing brickwork treatments, and exposure of former joist holes (where ceiling is not replaced) will ensure the original intention can be read and understood.

Minor enhancement- The exposure of timber roof structure will alter the spatial dimensions of the rooms from that originally intended, but not to that which exists now. Natural lighting will be improved whilst retaining the character of the space, which has been altered over time. The approach is to resist replacing missing fabric with replica to part of the end section, and to allow interventions and omissions where they exist. This set of Newton Street warehouse spaces has been subjected to ongoing alteration, removals, and additions throughout its lifetime and this itself has become a heritage quality of the space. The omission of replica fabric will amount to change, but is not considered to demonstrate any degree of harm to the historical or architectural qualities of the listed asset and represents a careful combination of honest conservation and new intervention.

3F003 Third floor, windows and glass blocks

Existing: Glass block bricks have been inserted into windows to the far end of the space. These have replaced original timber sashes and were most likely added mid-20th century.

Significance: High to openings, limited to glass blocks.

Changes: In order to create more light within the space, and to allow a return to historic form, the proposal is to remove these bricks and replace with traditional construction timber framed sashes with clear glazing.

Impact: This will have a minor beneficial impact upon the significance.

Fourth floor

4F001: Amenity space

Existing : The area subject to proposals is at fourth floor roof level (mansard roof). Proposals relate to a small section of the Mangle Street end of number 14.

Significance: Three windows to Mangle Street are behind existing parapets and within the face of the mansard roof. They appear to be replacements from a later date and are in a very poor condition, incapable of being refurbished due to significant rot. They are a minor contributor to the significance of the listed building with limited aesthetic, communal, historical or evidential value.

Changes: Existing windows to be removed and replaced with replica new versions, in three parts, and openable. Internally, new bi-fold glazed door and glass partition to be installed to form break-out space, with new downstand to meet existing ceiling. All to be set away from existing ceiling joists.

Impact: Neutral- Loss of limited amount of existing fabric which is non-original and in poor condition, and replacement with new version in form to match existing. New glass screens are positioned to avoid historic columns and will use minimum fixings/penetrations through existing fabric. The flow of natural light will be retained. There is a negligible impact on internal special characteristics from adding internal screens, but it does not demonstrate any degree of harm to significance of heritage values and visual transparency will be retained.

Roof

RF001: 2 no. access hatches (works undertaken)

The roof has been re-covered but retains original slate over timber materials and form. Internally the underside has been re-plastered.

Significance: As a component part, the roof is a significant element of the building.

Changes: 2 no. new roof access hatches to be added to provide access to mansafe system.

Impact: Minor adverse, creating openings within slate covering. The hatches are limited in size and grey in colour



Images: Fourth floor internal space and mansard windows, hatches to roof, replacement dormer timbers.

to harmonise with the surrounding fabric. The hatches are described as a necessary requirement in order to provide safe access to the mansafe system and are justified on that basis.

RF002: Addition of mansafe system (works undertaken)

Existing: External walls to upper floor, original brick, and slate roof covering, sitting partly behind parapet.

Significance: Medium. The external brick walls have historical, aesthetic, and architectural value as part of the original structure.

Changes: There is a requirement to provide a man safe system to access the roof. Proposals limited to small penetrations through walls and fitting of strengthening wire.

Impact: Negligible. Small holes, fixings and wire are not overly intrusive in visual terms and will not easily be visible from the ground. Fixings are through existing brick work (externally) and newly plastered surfaces (internally). The negligible impact of penetrations and wire is considered justified by the requirement for safe roof access.

RF003: Minor reconfiguration of dormer (works undertaken)

Existing: The Mangle Street end of the building features a complicated roof structure, which appears to be the result of past alteration. The dormer window meets the main roof at an unusual junction. Instead of a single set of valleys forming a 'v', the dormer meets the main roof in a funnel shape with short straight sides, opening out to a 'v' shape. This is creating a vulnerable set of junctions which have leaked over a long period of time, damaging the timbers beneath.

Significance: The dormers have a medium heritage value as historical features.

Changes: To prevent the repeat of leaks, it is necessary to rationalise the design of the dormer. This involves the careful removal of small sections of non-original timbers and roof slates, which will be set to one side. Rotten timbers will be discarded, and new pieces inserted to create a traditional gable form with a simple 'v' shaped roof detail, the same as those in the other dormer to Newton St/Back Piccadilly. This is a change to a very limited section of the roof as the remainder is built at the correct angle.

Impact: Minor beneficial. The resulting form is likely to be representative of the original, the existing arrangement the result of alteration at some point in the past. The new shape will be to match other dormer and will remove damaged fabric and prevent ongoing water ingress. On this basis the change is considered to be justified.

RF004: Swap deck access and hatch to other end than previously approved (works undertaken)

The existing permission allows for the roof top plant to be accessed by a hatch and deck to the Northwest end.

Significance: The plant deck has no heritage significance; the roof is of high significance as an original feature (newly recovered).

Changes: The proposal is an amendment to this, with the deck reduced in size and moved to the south-eastern end. The hatch will also swap ends to enable access to the deck.

Impact: Minor positive. The proposal is slightly reduced in area from that already approved.

RF005: Extension of approved lift through roof (works undertaken)

Existing: Roof originally slates over timber frame. This has been repaired and recovered, like for like, as per the existing permission.

Significance: Medium (in terms of form and materials).

Changes: It is necessary to implement a modification to the roof in order to accommodate the approved lift installation. This requires an intervention in a limited section of the valley, forming a rectangular area of increased height, with a flat roof, lead covered. There is no loss of historic fabric in terms of timber, or tiles, as these are replacement. There is a minor change to the roof form.

Impact: Minor adverse within the context of the whole roof. In mitigation the new element sits well below the ridge line and will not be visible from the ground. Harm is to a limited area of already altered fabric and justified by the need to provide lift access.

RF006: Lightwell handrail, roof level (works undertaken)

Changes: New metal handrail to be added to roof of lightwell, with minimal fixings.

Impact: Neutral. Will not be visible from street level, is reversible and requires minimal fixings through re-laid roof. Required to provide safety protection for roof access.



Image: Lift head to roof, with lead covering.



Atelier
Heritage

Planning Context



7.0 PLANNING CONTEXT

The main heritage planning considerations affecting this site are its Grade II listed status and its position within the Stevenson Square Conservation Area.

The legislation concerning built heritage is contained within Planning (Listed Buildings and Conservation Areas) Act 1990. Government Policy is set out within the National Planning Policy Framework (NPPF, updated 2021). Local planning policy is set by Manchester City Council.

Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

This report meets the requirements of NPPF, paragraph 194, 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.

Paragraph 197 states, 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.' and that, 'Where a development proposal will lead to less than substantial harm....this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' NPPF, para. 202.

The high significance of this complex of buildings will be retained and enhanced through ongoing improvement. Works are considered compatible with historic fabric and the retention of key features such as wall, window openings, entrances and internal features makes a positive contribution to local character and distinctiveness. The viable re-use of these buildings is of great public benefit, as part of the street scape, the Conservation Area and in terms of conserving the listed asset.

Paragraph 199 states, 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.' Proposals have been designed to work with the historic features and fabric, with modern intervention only proposed where it is necessary to create viable, modern, and accessible office space.

Paragraph 202 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed

against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.'

Proposals are considered to result in an impact upon significance which is low on the overall scale, though it is recognised that there are limited instances which are classed as 'less than substantial harm'. In these cases mitigation has been applied and the least harmful solution proposed, with priority given to the retention and protection of significance. The buildings are an important component of the Conservation Area and of the Northern Quarter/Piccadilly area. They represent a good example of their kind and have typical key characteristics of their typology and date. The most important elements such as external elevations and entrances, loading bay, lightwell, internal spaces and features, will remain and be enhanced. Limited areas of loss of fabric are not considered to be detrimental to the overall understanding and appreciation of the asset. The benefit of bringing a long-term use and street level animation through the proposals, along with improved access for all, is considered to greatly outweigh the limited less than substantial harm.

Sustainability is a key overarching aim of NPPF, and this application is a positive response to that, seeking to re-use existing fabric wherever possible and to make sensitive and minimal intervention to allow for adaptation to new use. Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

The proposals are considered to accord with national and local policy.



8.0 CONCLUSION

The proposals for 08-16 Newton Street form part of an ongoing restoration and refurbishment to bring this significant listed building back in to long term use.

The majority of proposed changes will not result in any level of harm and represent enhancements to the listed asset. In instances where there is limited adverse impact, this concerns the loss of a minimal amount of historic fabric, which will not have a substantial detrimental impact upon significance and is justified on the basis that loss has been minimised through mitigation measures, and by the overriding positive consequences of putting the asset back in long term viable use, in line with local and national policy.

