



20th December 2022

Addendum Heritage Statement – Goulden Street Police and Fire Station, Manchester – proposed amendments to consented scheme

1. Introduction

The former Goulden Street Police Station (the Site) is located within the New Cross district of the City of Manchester. The building was constructed between 1870 and 1872 as a purpose-built police station and fire station by Manchester City Council's Surveyor, Mr James Henry Lynde. An ambulance station was incorporated into the site during the early 1900s.



Figure 1: Site plan looking north over the Site (shaded red) in 2019.

The police department at the site was closed in 1979, and subsequently the site was used for storage and light industrial uses until it was given Grade II listed status on the 20th January 1992.

In November 2002 the building caught fire whilst being used as a firework warehouse, destroying much of the site and leaving the remaining parts in a dangerous condition. Following a series of collapses in January 2004 Manchester Council ordered a controlled partial demolition of the remaining structures in February 2004. The remaining buildings were demolished in 2005 leaving only the four external walls and ventilation tower. This remains the current appearance of the Site.



Figure 2: A view looking north along the Goulden Street elevation of the Site from its junction with Cross Keys Street (left) in 2019.

Following the submission of the current Listed Building Consent/Planning applications (consented on the 18th December 2020 (Ref: 125679/LO/2019 & 125678/FO/2019) for *alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works*, the Site was purchased by CERT property and a number of amendments to the consented scheme have been designed in order to assist with the feasibility of taking the project forward.

The amendments predominately concentrate on internal changes to the new build elements of the scheme to allow for a change from amenity and commercial spaces into additional residential accommodation. The original proposal for a large amenity space, commercial units and an enlarged resident's entrance to the ground floor, has now been amended to accommodate 8 new residential units. Additional changes and expansions to the service areas has also been carried out to account for the increase of residential units.

The subsequent, minor changes to the exterior of the Grade II listed building comprise:

- A. Enlarging two existing window openings along Cross Keys Street**
- B. Redesigning the new entrance doors from Goulden Street**
- C. Changing the design/materiality of the external wall to Chadderton Street**
- D. Increase in rooftop footprint**

2. Significance

The special architectural and historic interest of the former Goulden Street Police and Fire Station is recognised by its Grade II Listed designation. Although the building has been largely demolished, the

remaining elements, including the four external walls and ventilation shaft are still statutorily protected, and are considered to still meet the criteria for listing.

Please refer to the submitted Heritage Statement by SLHA for a thorough assessment of significance.

- The surviving parts of the Goulden Street site form the earliest police station (and only one of two of his sites that survive today) designed by the City Surveyor, Mr James Henry Lynde.
- The Goulden Street police and fire station was the earliest and most architecturally successful of Lynde's designs. The remains of the building still illustrate Lynde's strikingly defensive original design of the Site, and now retain the only example of Lynde's windowless elevational treatment.
- The Site yields high architectural and artistic interest through the surviving parts of the Site which were designed by Lynde, and that it defines and represents a unique, and only surviving example of an 1870s "fortress" / "citadel" building type in Manchester, of which the use of this design of police station had subsided by the 1880s.
- The Site yields high historic interest through the original use of the Site, provided a public service for the area through its police force, fire-fighting force and later ambulance station, the latter itself being the first in Manchester.
- The significance of the remaining parts of the buildings, as a whole, lie in its purposely designed 'fortress' design, purposely designed by James Lynde in order to be forbidding, robust and strong in character, in an area which, at that time, was the scene of petty crime, drunkenness and vandalism. His designs directly responded to this need.
- The south-west elevation forms the principal entrance elevation onto Goulden Street. Although lessened by the removal of the upper floors, the elevation still portrays its strong original design ethos and robust character, and **consequently this elevation is of high significance. The modern metal gates and brickwork to the pedestrian gateway are of no heritage interest.**
- The south-east elevation on Chadderton Street forms the plainest and least successful of the four elevations, however, the original stone quoins to both ends and stone plinth are **of high significance, whilst the altered parts are of low significance/detrimental significance.**
- The north-west elevation on Cross Keys Street forms the second primary elevation. Its design continues from Goulden Street, however, uses brick instead of stone for the deep, recessed panels. This elevation continues the deep stone plinth and pediment, which becomes fragmented towards the eastern end of the elevation. Although the elevation appears disjointed, this illustrates the original location and uses of the buildings behind this external wall, and is **consequently of high significance, whilst the inserted openings are of low significance/no significance.**
- The north-east elevation on Bendix Street, consisting of a series of cast iron columns, is of **high significance**, this includes the three phases of cast iron column construction. The surviving timber ambulance station doors are concealed from this elevation; however, the doors are not of high design quality and are largely altered, damaged or lost, and are **consequently of low significance, with their current metal sheet coverings of no significance.**

- The remaining internal glazed tiles to the 1916 and 1926 ends of the former ambulance station survive in part, and as the only examples of historic decorative scheme remaining, **and are consequently of low significance/considerable significance**.
- The ventilation shaft is considered to be of **high significance**, and forms the most complete, prominent and characteristic element of the Site, which was always included in Lynde's police station designs.
- It is considered that below ground archaeological remains may survive relating to the original police and fire station buildings.

3. Updated Heritage Impact Assessment

A. Enlarging two existing window openings along Cross Keys Street

Submitted proposal - 18th December 2020

Window openings are required in this location to allow for natural day light, street presence, and subsequent active street frontages into the proposed commercial unit behind. The new openings will respect the existing recessed brick panelling by using the same shape and size of windows.

Impact – Minor adverse

Current amended proposal – 20th December 2022

Due to the replacement of large commercial units along Cross Keys Street from the scheme with new residential units, there is a need for the removal of the consented glazed door into the commercial unit, and a desire for additional daylight into the new apartments to the western corner of the Site.

The amended proposal requires the two small areas of original brickwork that was retained within the consented scheme, to be removed, allowing for additional daylight and also enabling all window openings to match in terms height and appearance along Cross Kes Street. It is also proposed to return the existing 20th century door opening back to its original dimensions by replacing the lost stone plinth and inserting a new, matching glazed window.

Impact – Minor adverse

B. Redesigning the new entrance doors from Goulden Street

Submitted proposal - 18th December 2020

Retain and restore remaining three original cast iron gate posts and pilasters to form new entrance into apartments.

The remaining parts of the original cast iron gate posts/pilasters will form part of the new entrance into the development.

Impact – Moderate beneficial

`Current amended proposal – 20th December 2022

The current proposals to retain and restore the surviving original cast iron gate posts remain unchanged, however, the consented new entrance doors/glazing has now been reordered to account for the now smaller entrance reception area.

Impact – Moderate beneficial

C. Changing the design/materiality of the external wall to Chadderton Street

Submitted proposal - 18th December 2020

Stone plinth - Remove area of plinth to the north-east, and remove area of plinth to the south-west end. The removal of the stonework will allow access into the new development.

Impact – Minor adverse

Stone cornice - Removing remaining stone cornice. Removal of the cornice will allow for the construction of the new build element to this corner of the site. Thereby facilitating the design of the proposed scheme.

Impact – Minor adverse

Brickwork and openings - Remove majority of altered areas of brickwork and replace with vertical fin structures and opening into garden. A substantial part of the proposed area of removal has been altered throughout the 20th century.

Impact – Minor adverse

Current amended proposal – 20th December 2022

The current amendments to this element of the proposals replaces the use of glazing with metal fin structures along the north-east elevation on Chadderton Street with new brickwork, which will echo the recessed brick panel design and plinth used elsewhere around the perimeter of the listed walls.

Stone plinth - Remove area of plinth to the north-east.

Impact – Minor adverse

Stone cornice - Remove remaining stone cornice.

Impact – Minor adverse

Brickwork and openings - Remove majority of altered areas of brickwork and replace with new brickwork.

Impact – Minor adverse

D. Increase in rooftop footprint

Submitted proposal - 18th December 2020

The original Visual Impact Assessment of the scheme from key heritage viewpoints around the Site concluded that the proposed scheme would result in an **overall beneficial impact upon the settings of the identified listed buildings, and a neutral impact on the character and appearance of the Ancoats Conservation Area.**

Current amended proposal – 20th December 2022

The current amendment to the proposals results in a minor extension of the level 8 duplex apartments at roof level. The minor amendments to the rooftop accommodation results in an imperceptible change to 3 of the 5 originally assessed views, and no change to 2 of the 5 views. This results in no change to the original Visual Impact conclusions, and that there will remain an **overall beneficial impact upon the settings of the identified listed buildings, and a neutral impact on the character and appearance of the Ancoats Conservation Area.**

4. Conclusion

The above minor changes to the consented scheme to the Grade II listed Goulden Street Police and Fire Station aim to assist with the feasibility of taking the project forward.

As demonstrated above, it is considered that the proposed minor amendments do not alter the original conclusions of the Heritage Statement, and do not adversely impact on the special interest of the Grade II listed site, as previously concluded.

Consequently, the impact of the current, amended proposals for the Site are necessary in progressing a suitable and appropriate scheme, and these alterations do not detract from the ability to understand and appreciate the heritage interest of the Grade II listed remains of the former Goulden Street Police and Fire Station, nor its clear original design ethos.