Knightbridge Properties | Milford House No. 29 Ardwick Green North, Manchester, M12 6DL

Listed Building Application | Heritage Statement

Nov 2022 RevA

Contents

1.0 | Introduction	3
2.0 | Nature of the Asset	5
3.0 | Context of the Asset	7
4.0 | Significance of the Asset	9
5.0 | Proposed Works	13
6.0 | Impact on the Asset	16
7.0 | Principles and Justification of the Proposed Works	18
8.0 | Conclusion	20

1.0 | Introduction

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This Heritage Statement has been prepared on behalf of Knightbridge Properties to support and facilitate the Full Planning Application proposals of their property name as Milford House located at Ardwick Green North, Manchester. The proposal is to change the use of the property from commercial to mix use of commercial and residential.

The aim of the Statement is to assess the heritage values and significance of the site in order to evaluate the impact of the proposal.

The Statement has been prepared in accordance with general guidelines set out in the English Heritage (now known as Historic England) publication 'Conservation Principles, Policies and Guidance' (2008) and responds to policies outlined in the National Planning Policy Framework (NPPF, 2012).

1.1 | The Application Site

Site Address: Milford House, 29 Ardwick Green North, Manchester, M12 6DL

Listed Building

Grade: II

List entry no: 1283046 (Date Listed: 3.10.74)

1.2 | Location

Manchester is a major city and metropolitan borough in greater Manchester, with a population of 545,500 as of 2017.It lies within the United Kingdom's second-most populous urban area, with a population of 2.7 million. The property is located in a prominent position on Ardwick Green North, just off the main A6, around 0.5 miles from Manchester City Centre. Manchester's inner city ring road, the A(57M) is situated 0.3 miles to the north and provides excellent transport links by road throughout the City Centre and wider road network. Manchester Piccadilly Railway Station lies 0.4 miles from the properties, within easy walking distance. In recent years, there has been extensive redevelopment within the Piccadilly area, with older buildings being refurbished or converted to provide leisure and office accommodation including the new 10,000 capacity Mayfield depot music venue. Both the University of Manchester and Manchester Metropolitan Universities are located within 0.6 miles of the properties and the O2 Apollo music venue is 0.3 miles to the south.

The building dates back to early 19th century and became Grade II listed in 1974 with amendments made to the listing in 1996.

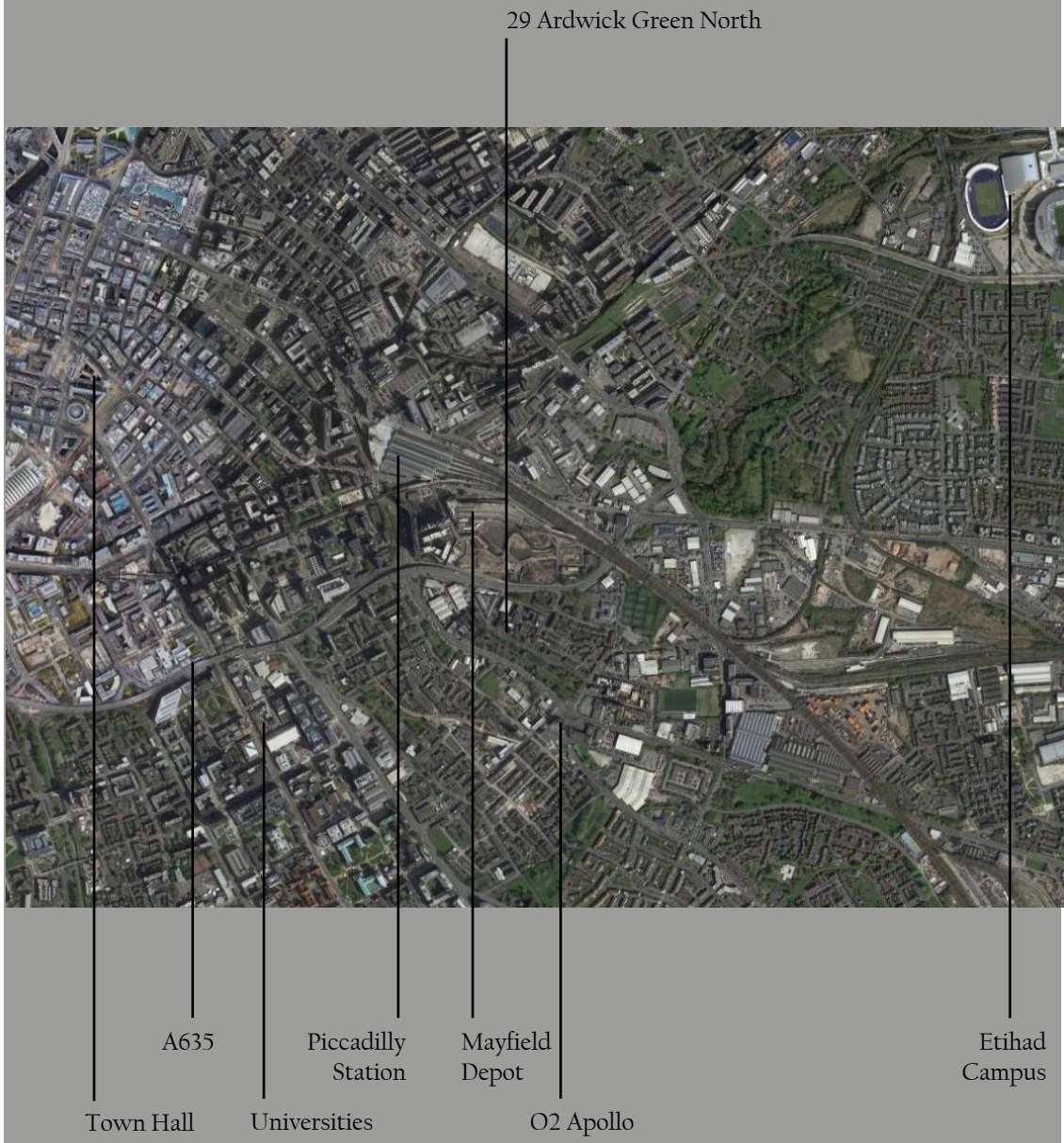

Figure 01 - Site Location

2.0 | Nature of the Asset

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The NPPF defines a Heritage Asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets idenified by the local planning authority (including local listing)."

Statutory Listing Description:

ARDWICK GREEN NORTH, No.29 Milford House GV II

Town house, now office. Earlier C19, altered. Red brick in Flemish bond, with some sandstone dressings and pitched slate roof. Double-depth single-fronted plan with back extension. Three storeys over basement, 3 windows; with stone plinth and wooden modillioned eaves cornice; segmental-headed doorway to left (up 5 steps), with set-in door case of engaged Ionic columns with entablature, panelled door and fanlight with radiating glazing bars; 2 sashed windows without glazing bars to the right, set in segmental-headed blank arches, and 3 sashed windows on each floor above, those at 1st floor also without glazing bars and those at 2nd floor 4-paned; all these windows with raised sills and flat-arched heads of gauged brick. Gable chimney stack to the right

Interior: not inspected.

2.1 | History, Character and Appearance

As the original house was built circa. 1805-1810, the style and character of the property is of the Georgian Architectural era - defined by symmetrical composition, brick materiality, wedge lintels and decorative door with pediment.

It is part of a grouped of 19th Century houses around the corner of Manor Street and Ardwick Green North which are Grade II listed (List Nos. 1219791, 1283018, 1219817, 1207536, 1283046).

Figure 02 - Photo of corner of Manor Street and Ardwick Green North

Figure 03 – Recent Photo of 29 Ardwick Green North

3.0 | Context of the Asset

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Milford House (The Site),is located to the north west corner of Ardwick Green Park.

Ardwick Green North, where the development site is located, is one of four roads which bound Ardwick Green Park. Ardwick Green began as a private park for the residents of the surrounding houses. It was acquired in 1867 and turned it into a public park with an ornamental pond and a bandstand. Ardwick Green is a traditional Georgian park surrounded by Georgian buildings, which are occupied as offices and residential. The majority of these surrounding buildings have a Grade II heritage listing, identifying them as buildings of special interest.

Ardwick Green was part of a fashionable housing development which was developed at the end of the eighteenth century and early 19th century for the upwardly mobile wealthy, to give them some distance from industry and the river, but within easy reach of the commercial centre. The area still contains a number of listed buildings/structures, and a number of interesting historic buildings/structures which, whilst not protected by statutory listing, provide a significant contribution to the character of the area. During the 18th century, the principal focus of the emerging township was 'Ardwick Green'. The three-acre recreation ground was originally created for private, residential use. Georgian townhouses were promptly constructed overlooking the Green, with a number of grand country villas occupying the outskirts.

Figure 07 - Location Plan | No. 29 Ardwick Green North

Figure 04 - Key Plan No. 29 - The Site Ardwick Green Park

Figure 05 - View 1 | East from A6 to surroundings context

Figure 06 - View 2 | North West from Ardwick Green North towards Site in context of surroundings

4.0 | Significance of the Asset

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The NPPF defines Significance as:
"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

In April 2008, English Heritage now known as Historic England published 'Conservation Principles – Policies and Guidance', which set out guidance for the sustainable management of the historic environment. The document provides a suggested methodology to assist in understanding and articulating the values of a place, assessing the heritage significance of an asset and the management of change to significant places.

According to the document, the value of a place/asset should be assessed according to four values. These values have been adopted for the purpose of assessment and are:

•Evidential - Evidential value derives from the potential of a place to yield evidence about past human activity.

•Historical - Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

•Aesthetic - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

•Communal - relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

4.1 | Evidential

The former house which dates back to circa. 1805-1810 retains much of its external character and form. From studying historic photos and maps, it appears that the property did not have any significant change.

4.2 | Historical

The building has historical connections back to late 18th century to early 19th century . The property was part of he three-acre recreation ground was originally created for private, residential use. Georgian townhouses were promptly constructed overlooking the Green, with a number of grand country villas occupying the outskirts. In the course of the 18th century, the principal focus of the emerging township was 'Ardwick Green'.

By the early 19th century, Ardwick had grown from being a village into a pleasant and wealthy suburb of Manchester. Following the onset of Industrial Revolution, the population of Manchester expanded at an extraordinary rate, and areas such as Ardwick soon became densely populated by the working classes.

4.3 | Aesthetic

Milford House holds a strong aesthetic and architectural value as do many of the surrounding buildings located around Ardwick Green North. The building is of the Georgian Period. Georgian architecture is the name given in most English-speaking countries to the architectural styles current between 1714 and 1830. The Georgian style is characterised by symmetry, proportion and balance based on classical architecture of Greece and Rome. Ornament may also be commonly identified. Rows of identical terraced houses became the norm and were sometimes provided with a square of garden at the front.

The property is characterised by red brick on a stone plinth, with sandstone dressings, a wooden modillioned eaves cornice, and a hipped slate roof. There are three storeys and a basement, a double-depth plan, three bays, and a rear extension. In the left bay steps lead up to a segmental-headed doorway with engaged Ionic columns, an entablature and a fanlight. The windows are sashes.

4.4 | Communal

Milford House would not appear to be of any significant communal value itself as a private property but as a historical building within Ardwick Green , it is representative of an economic and social structure of Manchester during the late 18th / early 19th century.

4.0 | Significance of the Asset (continued)

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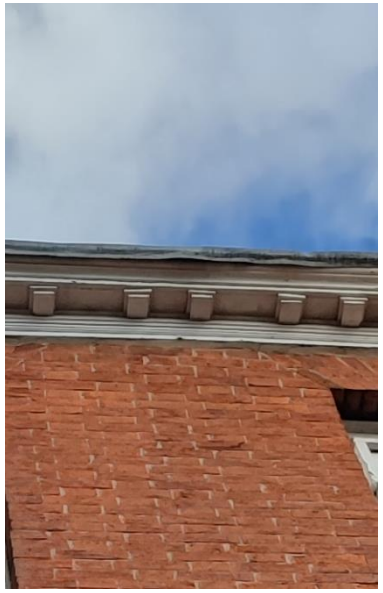


3.

4.

5.

Figure 08 - Evidential Images

1 | Segmental-headed doorway to the left, with set-in doorcase of engaged Ionic columns with entablature, panelled door and fanlight with radiating glazing bars.

2| Sashed windows on upper floors without glazing bars with raised sills and flat-arched heads of gauged brick

3| Wooden modillioned eaves cornic.

4| Ground floor sashes window without glazing bars set in segmental-headed blank arches

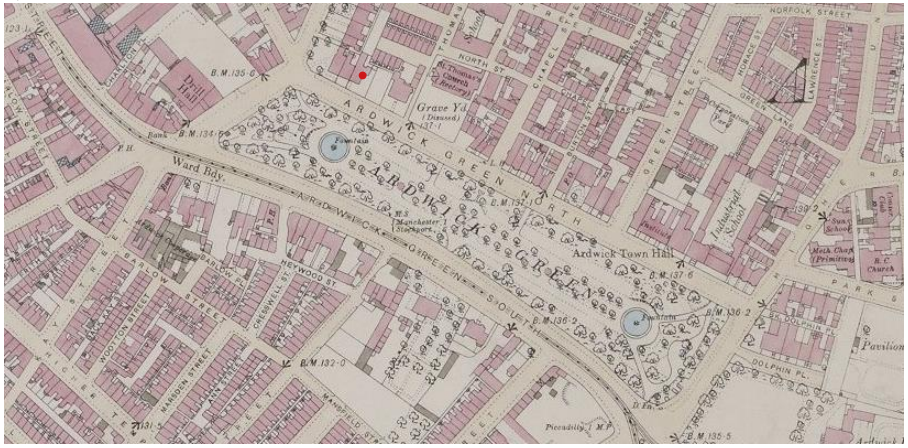
5| Gable chimney stacks.

4.0 | Significance of the Asset (continued)

Figure 09 - Historical maps

29 Ardwick Green North

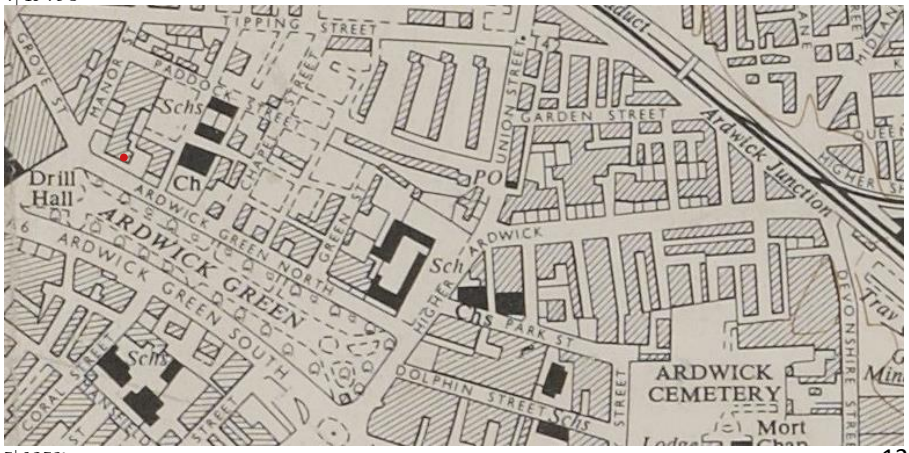
1 | 1850's



2 | 1890's

3 | 1910's

4 | 1940's



5 | 1950's

5.0 | The Proposed Works

5.0 | The Proposed Works

The client, Knightbridge Properties, would like to undertake a project to alter and refurbish the ground floor floors interiors of the building to refresh and upgrade the internal aesthetic and align with their commercial vision. Also, to convert the upper floors into six one-bedroom apartment.

The proposed Schedule of Works is as follows:

- Reconfiguration of internal walls at ground floor, first floor and second floor
- Wall, ceiling and floor finishes
- New lighting
- Removal, replacement and addition of windows to the side elevations
- Removal of existing metal security railing to the rear windows
- New stair to the basement access from the backyard and front yard associated with new handrail to the ground level

Design Consideration (Scale & Material)

In order to provide sufficient day light to the habitable rooms proposed, two new windows proposed to the side elevation and one window enlargement to the second floor. Architect trying to emulate this in a sensitive manner. New windows would match the existing size, material and style to the windows on the a floor below that would remain the building character.

To provide new and compliant staircases to the basement that would allow the client to utilise the basement to store and maintain the plants that ensures no persons are put at substantial disadvantage. Masonry detail to compliment and integrate with the existing facade. Metal handrail to provide a contemporary but sympathetic relationship to the context. Colour finishes to coordinate with the current fabric.

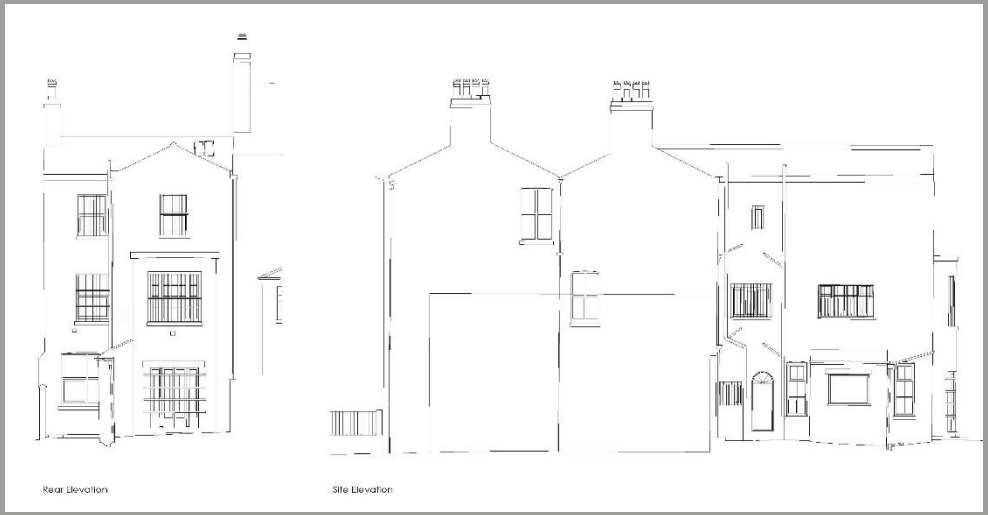


Figure 10 - Existing Elevations

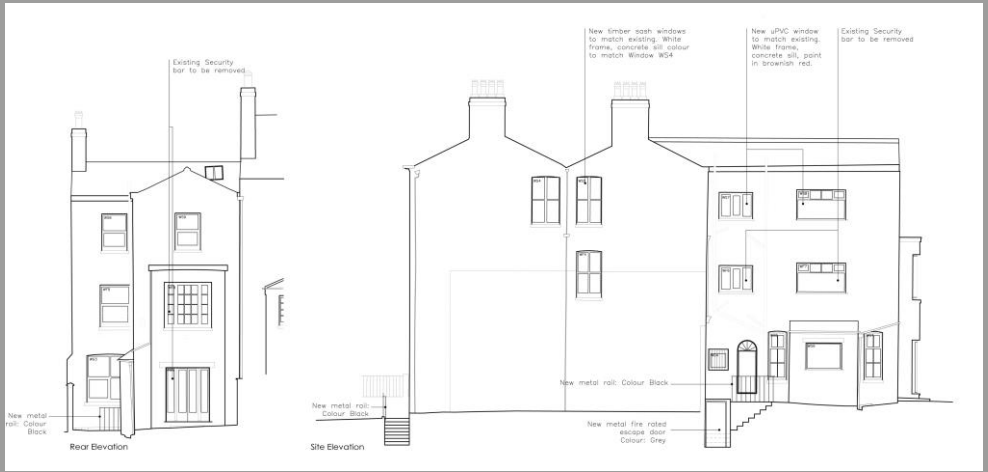


Figure 11 – Proposed Elevations

5.0 | The Proposed Works (continued)

The following drawings should be read in conjunction with the schedule of works:

PR043_PL01_Site Location Plan
PR043_PL02_Topographical Survey
PR043_PL03_Existing & Proposed Site Plan
PR043_PL04_Existing Floor Plans
PR043_PL05_Proposed Floor Plans
PR043_PL06_Existing & Proposed Basement Plans
PR043 PL07_Exising Elevations
PR043_PL08_Proposed Elevations
PR043_PL09_Existing & Proposed Sections
PR043_PL10_Demolition Plan 1
PR043_PL11_ Demolition Plan 2
PR043_PL13_Proposed External Door And Stair Details-1
PR043_PL14_Proposed External Door Details
PR043_PL15_Proposed Window Details
PR043_PL16_Proposed Section And Partition Details
PR043_PL17_Proposed External Door And Stair Details-2

The above drawings provide an illustration of the general arrangement of the property as existing and as proposed for this application.

6.0 | Impact on the Asset

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The external appearance of the front elevation of No. 29 fronting towards Ardwick Green Park would cause considerably low impact by this proposal.

To achieve the clients aspirations, the side and rear of the property will require some minor works to create openings in the existing side facade and two new stairs, one from the front and one from the rear in order to support the proposed.

To the rear of the property, to improve the access to the basement, a new external stair proposed from the backyard. The backyard of the property are enclosed by surrounding buildings and would not been seem from the public road. The impact is minimal.

A new single sash window at second floor level proposed align with the existing windows to the side and below. The proposal seeks to replicate the lintel, window frame, glazing and sill so the building character remains unchanged. This new window can only be seen on Ardwick Green North viewing North West at certain distance. With reference to Figure 13 , this demonstrates that the impact is minimal.

Another new window and a window enlargement to the rear side elevation at second floor level proposed align with the existing windows below. This change would improve the fenestration in a coherent manner. This alteration does not affect key views and with reference to Figure 14, this demonstrates that there is minimal view to the rear facade of No.29 from Paddock street and Thirsk Street.

Internally, there will be alterations and refurbishment to the ground floor and upper floor levels. There is no planning record on the planning portal of the site, also upon heritage listing the interior was not inspected, the impact would seem to be minimal.

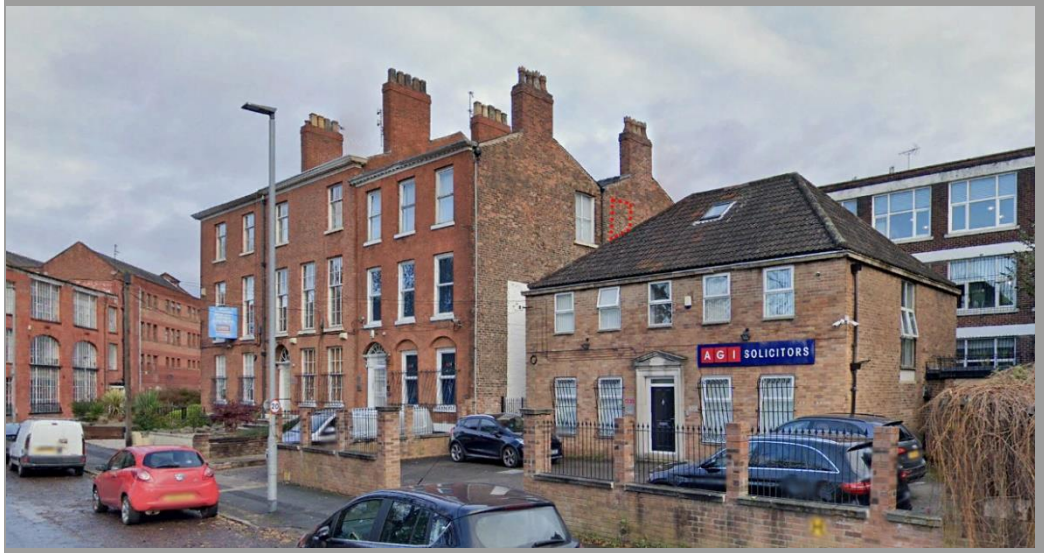

Figure 13 - View on Ardwick Green North towards 29 side elevation

Figure 14 – View South West on Paddock Street and Thirsk Street towards 29 rear elevation

7.0 | Principles and Justification of the Proposed Works

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The client, Knightbridge Properties, have purchased the property with the view of commercial rent as an investment project. Since they took over the property it has been marketed by two high street commercial estate agents for letting. Over the past 2 years, there was only one viewing requested even the client has maximised the flexibility on letting options. However, there are simply no interests. This would because the layout of the property has limited the size and type of business that might be interested. Therefore, the client would like to undertake a project to refurbish the ground floor interiors of the building and convert the upper floors into residential flats which would align with the market demands.

The client anticipate to relocate one of their sister business office to the ground floor of this property. Alternation and refurbishment to the ground floor would refresh and upgrade the internal aesthetic and align with their business's need.

As part of the works, the client would like to utilise the storage space at the basement. The existing internal staircase between the basement and ground floor are not particularly comfortable with them as they exist due to the Health & Safety issue they pose because of the varying dimensions in terms of rise and tread depth and are particularly narrow. To improve the current situation, after exploring all design options following establishment of the limitations and constraints, we are proposing to introduce two new stairs externally, these would involve some alteration to the elevation and ground of the building to allow for an installation of a new and compliant staircase.

In order to minimise the impact to the building, we retained most of the original layout and proposed residential flat into the existing compartments on the upper floors. Therefore, some alteration to the side elevations of the building to allow for new windows in order to enable the provision of new habitable spaces that would comply with building regulations requirements.

We believe that these are the only solution to ensure that no persons are put at any substantial disadvantage and improve their current situation, whilst minimising any impact on the property.

8.0 | Conclusion

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The proposal to the ground floor will refresh and upgrade the existing property to align with the client's commercial vision and accommodate their needs. The conversion to the upper floors into residential flats will fulfil the market demands. Hence wise; to change the property into a mixed-use would provide a new lease of life to this heritage site.

In the main, alterations are to the interior and any external alterations are considered minor as the external stairs are significantly less than 100sqm and to the side and rear of the property which is not in clear view from any street level. New stair to the front has been design to sit with the existing context by using similar design, materials and elements to the site or adjacent plot. The works mainly are below ground level, and merely new handrail/fence which will be seen from the street level.

From a health and safety and access perspective, the proposal seeks to enhance the property by providing a new circulation and windows in line with current building regulations whilst minimising impact on the building.

Overall, the scheme will not have any detrimental effect on the property and would improve the property's vacant state.