

DESIGN AND ACCESS STATEMENT
incorporating a
HERITAGE STATEMENT



**The Wentwood,
72-76 Newton Street
M1 1EE**

12/11/2022

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1. INTRODUCTION

- 1.1. This statement has been prepared by Adrian Rose of Rose Consulting and Matthew Vizzard of Fillet Designs. The Wentwood, located at 72-76 Newton Street M1 1EE, is a grade II listed building, converted in 2002 from a merchants' and manufacturers' warehouse (c. 1860-80) to apartments and offices.
- 1.2. The building underwent a major refurbishment, extension and conversion to apartments in 2002. The accommodation exists over 5 floors, with basement chambers. It has been extended with the addition of two, five-storey, steel/cladding structures to the rear. The new structures provide resident's car parking.
- 1.3. The original building is of a red brick (Flemish bond) construction with sandstone dressings and a hipped, slate roof. Internally, the original structure is based around cast-iron columns, which support primary, timber beams, which in turn support timber joists and floorboards/screed. The ground-floor apartments have been constructed over the original floors and columns as a 'floating' floor, forming a service void between the elements.

2. THE PROBLEM

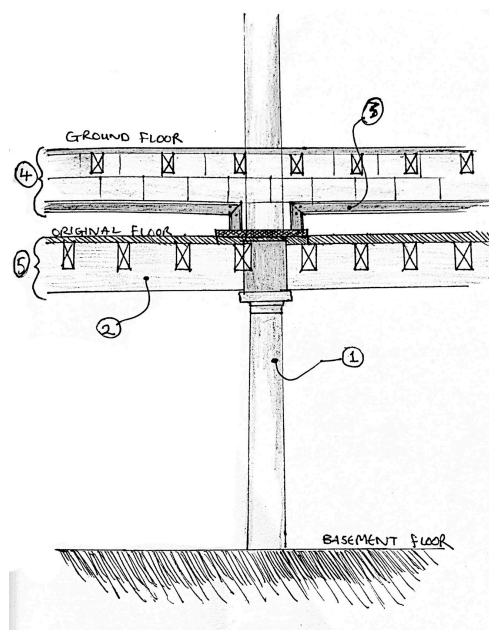
- 2.1. A basement cavity under the northern most corner of the building, fronting Newton Street and Houldsworth Street, was discovered to have been subject to flooding. It predominantly stems from a sump without any mechanism for discharge.
- 2.2. It would seem that the basement chamber has been built over during the building's conversion in the early 2000's and forgotten about. There was no means of access.
- 2.3. The issue came to light following complaints from one of the

apartments over the chamber, of a 'spongey' floor. Investigations subsequently revealed the chamber, which was almost 5m under water.

2.4. Having pumped the water out it was evident that the water level had been raised for a long period of time and has caused damage to much of the original timber.

2.5. There is evidence of a series of historic, ad-hoc repairs as well as partially completed works. A site meeting was held in July 2018, attended by Tim Barnard of Fillet Construction, Angela Leckie of Manchester City Council and Eric Basset Associates (Structural Engineer). It was agreed that the water affected timbers would be removed, the pieces be numbered and stored for replacement at a future date.

2.6. This timber floor area does not contribute to the structural stability of the building or the floor level above, having been covered by a new concrete floor, to support that above. This is illustrated below.



Indicative Section through ground floor:

(1) Cast Iron Columns, (2) Primary Timber Beams, supported by Cast Iron columns, (3) Stub columns/beams, built off concrete plinth/Cast Iron Columns, (4) New 'Floating' floor constructed off Stub Columns/beams, (5) Original Floor construction; primary beams built off Cast Iron columns, joists off primary columns, Floorboard + screed off joists. The basement appears to be acting as a collection point for the building's rainwater. This collects in a large brick-built chamber below basement floor level.

2.7. The site's position within the building requires that fire compartmentalisation between the basement area and the ground floor accommodation is achieved. This is required both horizontally and vertically (to maintain compartmentalisation between apartments and apartments and the protected means of escape). The requisite compartmentalisation is to be achieved through the introduction of intumescent paint (providing 60mins fire resistance) to the underside of the suspended timber floor (item 4). 100mm of Acoustic insulation (Kingspan RW45) will be provided between the joists (of item 4) to provide an upgrade in both acoustic and thermal separation. The insulation is to be underdrawn with chicken wire to prevent its collapse in the event of a fire. The underside of the joists (item 4) are to be underdrawn and counter-battened with 35mm Actis Triso Super10+ insulation blanket to provide a secondary thermal and acoustic upgrade and vapour barrier. 2no. layers of 12.5mm plasterboard is to be fixed to the underside of the counter-battens providing 60mins fire resistance.

2.8. These works were halted owing to a lack of funds and the various working constraints presented by the COVID-19 pandemic. In the time that has elapsed the structure, as well as timbers that were removed prior to their repair, have deteriorated further. Wet and dry rot have spread and many of the timbers removed for repair having become unuseable.

2.9. The original floor represents a total area of approximately 120m². Approximately 30m² has been able to be saved through a course of localised repairs and treatments against further decay. This includes the primary timber structure (beams between the cast iron columns) and the secondary floor structure. Like for like resin-jointed repairs have been adopted on the primary structure. Fungicidal and boron-paste treatments have been applied to the retained secondary structures.

3. The Proposal

3.1. It is proposed to install a permanent, submersible, dirty water pumping solution within the sump shaft – as per the consultants report. This is to be float activated and will manage the water level, preventing future flooding.

- 3.2. A series of timber treatments and repairs have been identified by PRS Manchester – a specialist timber preservation company. These are outlined in the attached quotation and include repairs to the insitu primary structure using a combination of splice repairs – utilising salvageable timber from the site i.e. like for like – and resin repairs to strengthen the decayed timber.(See Appendix 2).
- 3.3. Additionally, a fungicidal treatment was applied to masonry and the remaining timber, to combat the wet and dry rots. Following the timber preservation works, new intermediate joists are proposed to be added to the ‘new’ apartment floors, which are currently undersized.
- 3.4. An M&E solution will include new pumping apparatus to maintain the water levels, discharging through the existing drainage.(see Appendix 3)
- 3.5. Ventillation will be installed, to discharge through existing openings in the buildings fabric and in to the car park area, to maintain moisture levels and new fire detection and lighting systems will be added to the space.
- 3.6. A new permanent access is proposed through the existing floors from the communal corridor over the basement.
- 3.7. A new, demountable MF ceiling is proposed below the ground floor floor-construction to create a fire break between the basement area and the habitable spaces above.
- 3.8. All of these works are considered urgent in order to preserve and maintain the building.

4. National and Local Planning Policy

4.1. This section provides a summary of the relevant sections of the National Planning Policy Framework (NPPF), the relevant English Heritage Conservation advice and relevant paragraphs from the Manchester Local Plan.

National Planning Policy Framework (2021)

4.2. Paragraph 199: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

4.3. Paragraph 200: *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of Grade II listed buildings.'*

4.4. The following NPPF paragraphs should also be taken into consideration:

201: *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.*

202: *'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'.*

Manchester Local Plan (Core Strategy 2012-2027

4.5. Policy EN 3 (Heritage) states: *'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the City Centre.'*

5. THE CASE FOR GRANTING LISTED BUILDING CONSENT

5.1. There are six elements to the proposal:

- i. A series of timber treatments and repairs.
- ii. Fungicidal treatment applied to masonry and remaining timber to combat the wet and dry rots. Following the timber preservation works, new intermediate joists are proposed to be added to the 'new' apartment floors, which are currently undersized.
- iii. New pumping apparatus to maintain the water levels, discharging through the existing drainage.
- iv. Ventilation through existing openings in the buildings fabric and in to the car park area, to maintain moisture levels and new fire detection and lighting systems
- v. A new permanent access through the existing floors from the communal corridor over the basement.
- vi. A new, demountable MF ceiling is proposed below the ground floor construction to create a fire break between the basement area and the habitable spaces above.

5.2. All the above work is required to address the current problems and help secure the future of this listed building. (evidence from consultants attached)

5.3. The main issue is the request not to reinstate the original timbers which are now considered to have deteriorated due to wet and dry rot.

5.4. Some of the original timbers will remain in situ as an historic record of the original floor. It is maintained that the loss of the original timber would not significantly affect the historic significance or understanding of the building and hence would not cause significant harm to the building.

6. Conclusions

- 6.1. The discovery of the flooded basement and the damage to the original timbers has resulted in the need for emergency works to the building. The local authority was involved in this process and their advice has been followed.
- 6.2. Measures to address the potential future problem of flooding can be carried out without harm to the structure of the building.
- 6.3. It is unfortunate the original timbers cannot be saved but sufficient sections of the original floor do remain as an historic record of the original building.
- 6.4. The local authority is respectfully requested to grant listed building consent to allow the remediation to be completed.

APPENDIX

Listed Building Description

MANCHESTER

SJ8498SE NEWTON STREET 698-1/29/255 (Southeast side) Nos. 72 TO 76 (Even)

GV II

Merchants' and manufacturers' warehouses, now offices. c. 1860-80, altered. Red brick in Flemish bond, with sandstone dressings, hipped slate roof. Long rectangular plan parallel to street. Simplified palazzo style. Four storeys with basement, 13 bays, with sill-bands to all floors, brick corbel table with stone brackets; round-headed doorways to the 7th, 10th and 13th bays, all with pilastered stone surrounds, keystones, panelled spandrels and cornices on consoles (that to the right now altered as a window); large segmental-headed windows to the 1st, 8th and 11th bays; otherwise, all windows at ground, 1st and 2nd floors are coupled segmental-headed sashes in square-headed recesses with stepped heads; coupled round-headed sashed windows to 3rd floor with stone hoodmoulds and linking impost bands. Shouldered basement windows. Right-hand return, 7 bays, in similar style but with single-light windows on all floors. Interior not inspected.

Listing NGR: SJ8477198509

Photograph showing the area where the timber has been removed













