



16 September 2022

35 Dale Street, First Floor Unit – Heritage Statement and Design and Access Statement

Introduction

The following Heritage Statement (including Design and Access Statement) has been prepared by Heritage Architecture Ltd. (HA) on behalf of *Faith in Nature Ltd.* This document relates to the proposed internal alterations to the first floor unit to 35 Dale Street, Manchester. The building was listed at Grade II in 1994 and is situated in the Stevenson Square Conservation Area.

Due to the minor internal nature of the proposals, it is considered that the development will not incur any adverse impact upon the character and appearance of the Conservation Area or upon the settings of any listed buildings in the area. The focus of the following statement, therefore, is on the relative impact upon the significance of the Grade II listed building only (**Figures 1 and 2 below**).



Figure 1 (Left): Site Plan showing the location of the Grade II listed building at 35 Dale Street outlined in red. **Figure 2 (Right):** The secondary entrance of 35 Dale Street to the corner of Dale Street and Tariff Street. (Source: Historic England NHLE Website. Accessed 18/05/2021).

The building was constructed in c.1903 to the design of prominent local architect, J. W. Beaumont for Richard Howarth & Co, cotton spinners and manufacturers. The former warehouse comprises six storeys over basement and is principally constructed of red brick, with the ground floor being clad in pink terracotta and grey granite (please refer to **Appendix I** for the full list description). The south-west side of the building is the principal elevation, although historic plans show that the entrance at the south corner is not original. The first floor unit (F1.U4, the Site) occupies three bays of this principal elevation and two bays of the secondary Tariff Street elevation above the south corner entrance.

Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2021 (NPPF), and Manchester City Council's Core Strategy (2012) and Extant Unitary Development Policies (UDP).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 16** is relevant to the current scheme as it requires the Local Planning Authority to *"have special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant listed building consent.

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. Of particular relevance is **paragraph 194 (NPPF, 2021)**, which states that *"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"*. The following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England's Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

Brief History and Description of the Site

35 Dale Street was specifically built as the head office and distribution warehouse for the expanding textile company, Richard Howarth & Co. The entrance was designed to receive customers, and comprises grand front doors, decorative tiling and ornate fixtures and fittings. A grand staircase led to first floor offices, while the open plans of the ground, second, third, fourth and fifth floors typified the need for maximum light provision for packing and loading goods.

Upon completion in 1903 the building comprised formal offices at first floor level, with storage and packing at upper levels, and a loading bay and packing space in the lower ground floor and sub-basement. The original plans (accessed from Manchester Library archives) show that historically, the first floor unit (F1.U4) was partially an open plan space, with smaller offices arranged along the Dale Street elevation (**Figure 3**, below). Mr. Howarth's office occupied the north-west corner above the main entrance. The partitions appear to align with the existing timber / glazed screen which confirms that this feature is original to the building.

The building has since been subject to various refurbishments and internal alterations, with the most recent having been undertaken in 2019 (**Figures 4 and 5**).

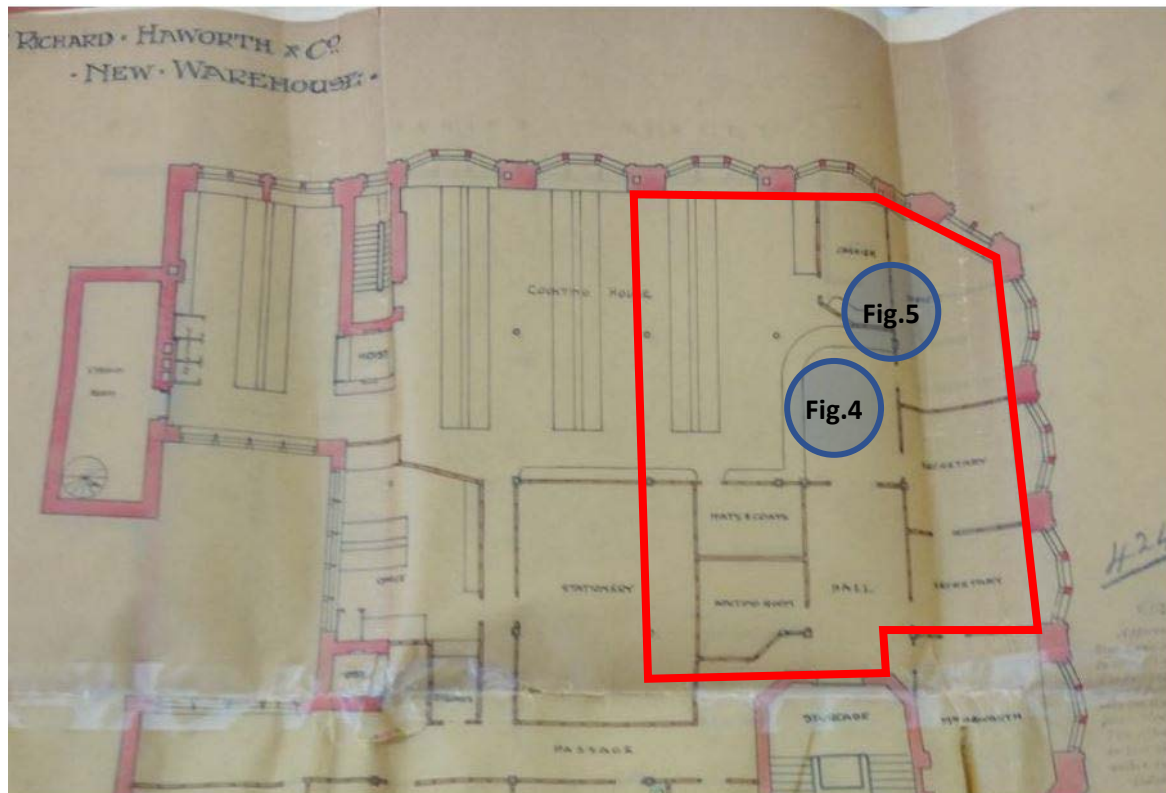


Figure 3: Original First Floor Plan c.1900 for the warehouse at 35 Dale Street, with approximate location of F1.U4 in red. The early 20th century plan illustrates the first floor was originally designed to be partially open plan, with perimeter cellular offices and Mr Howarth's office located above the principal entrance at the corner of Port Street and Dale Street.

Source: Manchester City Archives



Figure 4: Open plan layout showing original parquet flooring and timber screen



Figure 5: Showing original parquet flooring, end of timber screen and cast-iron column

The unit to which this application relates (F1.U4) comprises a large, open-plan space interspersed with a number of original cast iron columns and the remnants of original timber-glazed partitions. Original doors, skirtings, architraves and timber panelled window reveals remain, together with evidence of a previous partition location adjacent to a downstand beam (Figures 6-9 below).



Figure 6: Original glazed timber panelled door, though the timber / glazed partition indicated on original plan has been replaced (or covered) with plaster finish



Figure 7: Original timber panelling to window reveals and below cills remain to the windows of the west (Dale Street) elevation

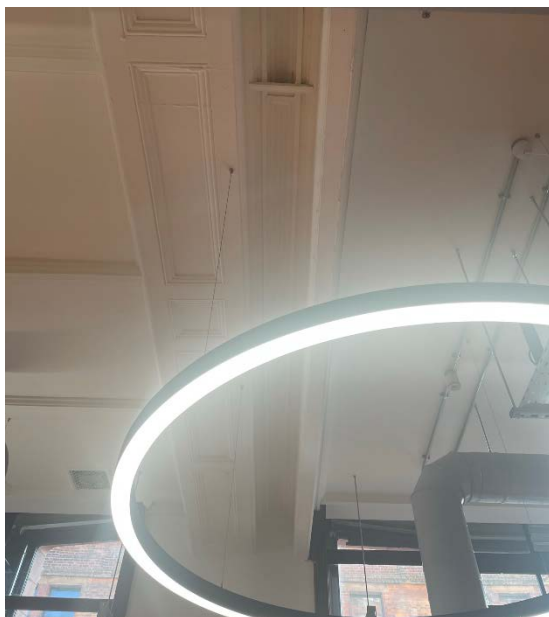


Figure 8: Groove alongside the downstand beam which corresponds to a partition location on the original floor plan.



Figure 9: Outer downstand aligns with the framing of the timber screen. New partition to be affixed here



Figure 10: Examples of original sash windows with deep cills. Some windows appear to retain their original etched glass with the Howarth's logo

Assessment of Significance

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2021) and uses Historic England's methodology outlined in its 2019 document, "*Statements of Heritage Significance*". Historic England's "*Conservation Principles. Policies and Guidance*," 2008, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium significance relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

Elements and features of **high significance**, include:

- Original cast iron columns.
- Original timber sash windows, including timber cills; timber panelled reveals; and etched glass.
- Original glazed timber screens.
- Original parquet flooring.
- Original timber skirtings.
- Original glazed timber doors, architraves and brass ironmongery (including brass corner protectors).
- Original picture rails.
- Original plaster cornices and downstand beam decoration.
- Original structural walls.

Elements and features of **no heritage significance** include:

- The modern refurbishment scheme, including the lightweight partitions, doors, lighting, kitchen and services.

The Proposals

The minor refurbishment proposals seek to enhance the first floor unit for improved office use, and include:

- Introduction of two new lightweight glazed partitions to create two further small meeting rooms;
- Re-positioning of an existing Fan Coil Unit (FCU); and
- The introduction of a painted mural to the rear wall of the unit.

As the images above make clear, the internal first floor space has already been reconfigured with modern partitions and contemporary servicing and lighting. The unit which is the focus of the current proposals (F1.U4), is indicated in red below (see **Figure 11** for relative location of unit F1.U4 within the wider first floor space). **Figure 12** below illustrates the historic significance of the space (as existing) as conveyed through its open plan form and original column arrangement. **Figure 13** below illustrates the proposed layout.

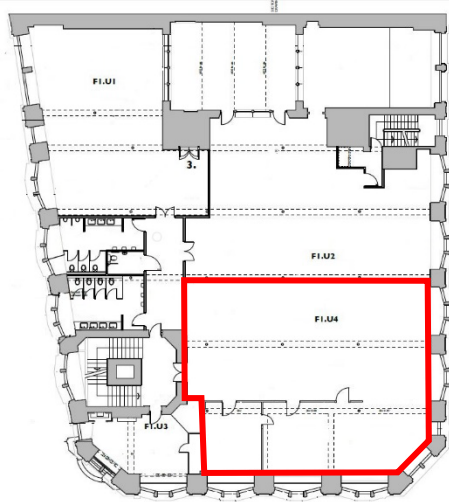
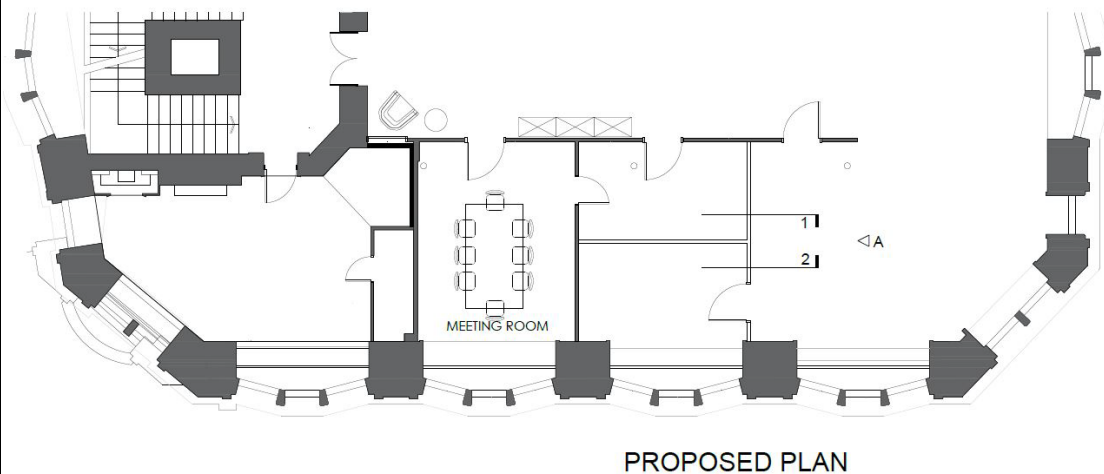
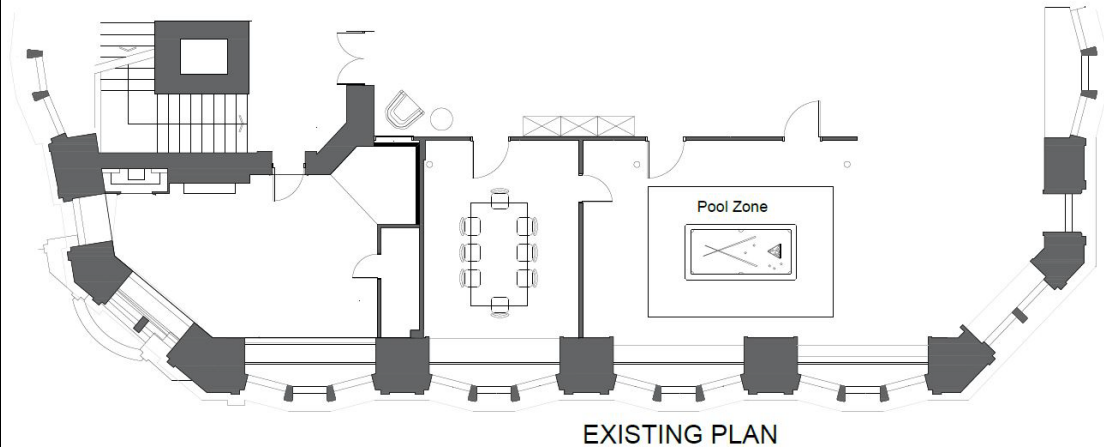


Figure 11 (top, left): First Floor Plan of 35 Dale Street, F1.U4 is located in the south-western corner of the building.

Figure 12 (below): Existing floor plan for F1.U4

Figure 13 (bottom): Proposed floor plan for F1.U4



Heritage Impact Assessment Methodology

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive *'heritage benefits'*, by avoiding or minimising 'harm' to the: fabric, character, appearance and experience of the designated heritage asset.

The required tests as outlined in NPPF (2021) paragraphs 199 and 202, require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 1, Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

Heritage Impact Assessment

The proposed, minor internal works to the First Floor Unit of the Grade II building strive to ensure that significant fabric components within the space, such as original columns, glazed timber screen and parquet flooring, will be maintained. There will be isolated examples of negligible adverse impact resulting from the need to create new, glazed partitioned rooms to the western side of the unit in order to create two additional meeting rooms.

The proposed new stud partition bulkheads and aluminium-framed glazing will be fixed back to the historic fabric of the building, but due to the proposed light-weight construction of these elements this will ensure minimal intervention to the historic fabric in these localised areas only.

Rather than taking the aluminium-framed glazing to full height, it is proposed to create plasterboard bulkheads. This will make a simpler detail of the junction with the ceiling and will allow the plasterboard to be scribed around existing plaster mouldings. The aluminium framing will then have a tidier, straight abutment with the bulkhead. Furthermore, the plasterboard bulkhead will be able to accommodate the existing ductwork and electrical conduit more easily.

The proposed aluminium framing has a depth of 25mm and will be minimal. However, it was considered to be more sympathetic to the framed nature of the existing glazed timber screen than a frameless system. The frame members will be aligned with those of the historic timber screen. The framing will be powder-coated in a colour to match the existing cast-iron columns.

At floor level, the base-plate will be adhered to the existing parquet flooring using an appropriate adhesive which will flex with the existing timber floor. The proposed use of adhesive rather than mechanical fixings is considered to be less harmful to the parquet flooring and more easily rectified should the partitions be removed in future.

The proposals will require the slight repositioning of the existing, suspended Fan Coil Unit. However, it will be possible to re-use two of the existing suspension fittings and therefore only two new fittings, which will match the existing, will be required.

The proposed mural will occupy the rear (eastern) wall. This is a modern partition and the proposed use of modern, environmentally-conscious paints will not compromise any historic fabric. The proposed design reflects the company image and is a colourful arrangement of stylised flowers and bees.

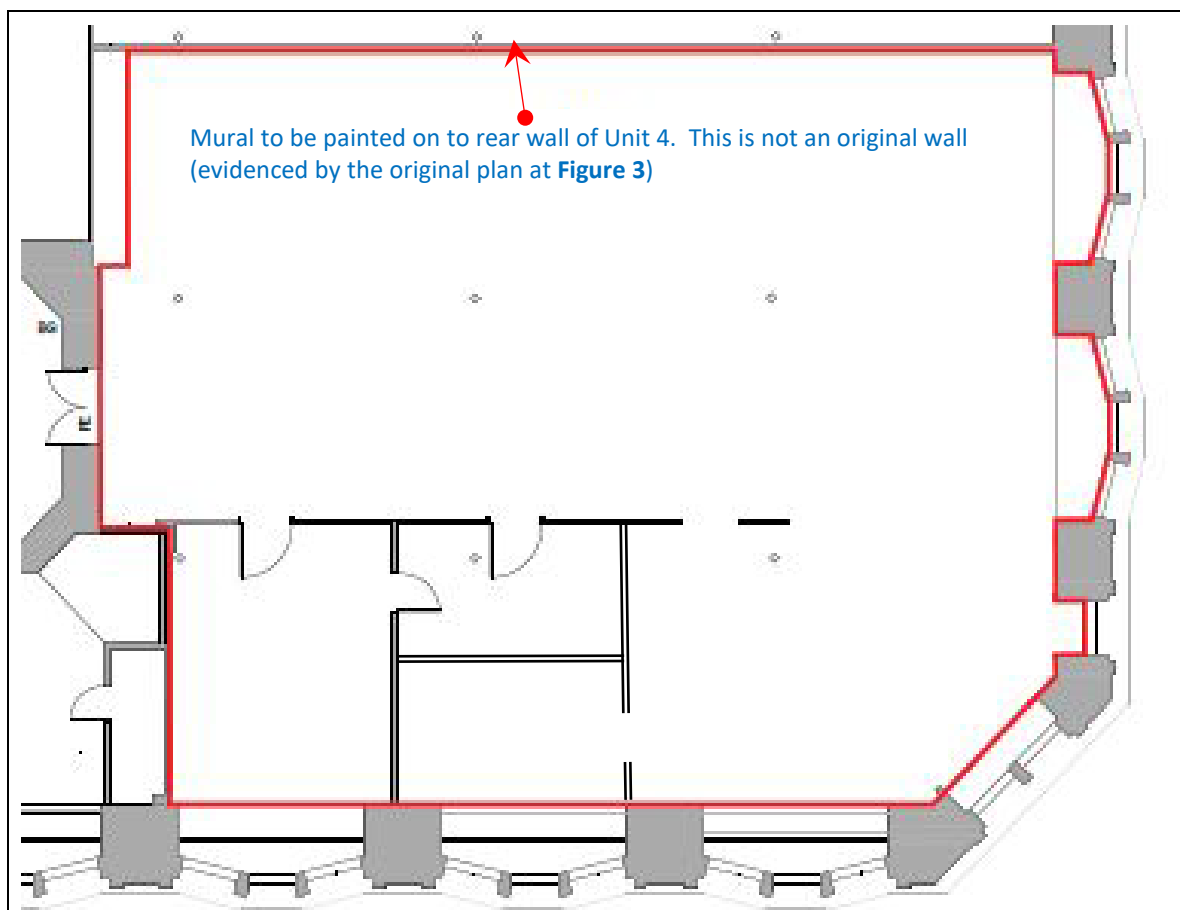


Figure 14: Unit 4 plan showing location of the proposed mural



Figure 15: Proposed mural design

In summary, the proposals have been sympathetically designed to have a light touch on the historic fabric and are all reversible, ensuring minimal interference to any significant historic fabric and limited impact upon the character and appearance of the listed building.

Consequently, it is considered that the current proposals will result in an overall negligible adverse impact on the special interest of the Grade II listed 35 Dale Street as a whole.

As per the definition outlined in Appendix II below, a negligible adverse impact occurs when the degree of change would alter, but not diminish, the intrinsic values of the identified heritage asset, or the experience and appreciation of the building to any appreciable degree.

Design and Access Statement

This section of the statement forms the design and access statement which supplements the listed building consent application.

We have above provided a description of the existing fabric and modern materials within the building and reference should also be made to the drawings by TMT for full details of the proposed works.

Design

The site is a Grade II listed building located in Manchester city centre. The proposed works which are the subject of this listed building consent application relate to one of the first floor units within the building. The F1.U4 space was refurbished in 2018 (MCC Ref: 117563/LO/2017), resulting in modern fittings (such as kitchenette, lighting and services) within the space. The proposals do not seek to radically alter the internal appearance or layout of the first floor unit. The proposals comprise the minimal possible interventions required to ensure the building adapts to the needs of its occupiers, whilst ensuring protection to any historic fabric.

The new materials introduced under the current proposals will add to the existing palette, and will include:

- New colourful painted mural to an existing non-original wall (currently with a plain white finish);
- New glazed, aluminium-framed partition to form two new meeting rooms.

The proposals have been designed to minimise the impact of sub-division by retaining views throughout the open plan floorplate. All new work will utilise the previously accepted methods of installation to the building. The proposals are consistent with previous refurbishment works and maintain a sympathetic yet contemporary finish in keeping with the existing buildings refurbishment.

Access

Access from the ground floor entrance will be as existing where communal stairs lead to the upper-ground floor reception. The main entrance provides a level threshold, and the upper-ground floor lobby is fully accessible via a DDA-compliant platform lift. From upper-ground floor level, disabled access to the first floor unit will be from the existing compliant passenger lift. The entrance to the unit will remain as existing. New doors within the proposed new glazed partitions will be compliant with Part M of the current Building Regulations. In summary, the proposed works will not affect access to the building or the unit and the new meeting rooms will also be accessible.

Conclusions

As the existing and proposed plans for the first floor unit demonstrate, the internal reconfiguration of the space would not result in the loss of any significant fabric and would not impact on the ability to understand and appreciate the special interest of the first floor or the building as a whole. Whilst the introduction of new glazed

partitions would incur some degree of negligible adverse visual impact (as this would intrude on the open plan form of the space), this installation will be lightweight and removable.

The proposed works will enable the continued use of the space, whilst celebrating and retaining highly significant features (such as the original columns) and are thus considered to be compliant with required tests as outlined within local and national planning policy. In particular, the proposed works to the first floor unit will comply with MCC's Extant UDP Policy DC19, which states that *"in determining applications for listed building consent ... the Council will have regard to the desirability of securing the ... continued use of such buildings"* as long as there would be *"no adverse effect on its architectural or historic character"*.

Appendix I - List Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1209673

Date first listed: 06-Jun-1994

Statutory Address: 35, DALE STREET

SJ8498SE DALE STREET 698-1/29/83 (East side) No.35

GV II

Cotton manufacturer's warehouse, now wholesalers' premises. c.1900, probably for Richard Howarth & Co, cotton spinners and manufacturers. Steel columns and girders (cased), with cladding of polished grey granite, red brick and pink terracotta; roof concealed. Rectangular plan with chamfered corners to the front and through loading bay at rear. Simplified eclectic style with Elizabethan accent. Basement and 6 storeys (the top 3 shallower), 4 bays between chamfered corners, with a granite plinth, piers faced with banded terracotta at ground floor and brick above, string-courses between the floors including a modillioned cornice over the 3rd floor, and a parapet with upstands. The chamfered corners, distinguished by banded semi-octagonal shafts beginning at 1st floor and finishing in the parapet as domed pinnacles, each have a doorway at ground floor, that to the left with a corniced surround of polished granite and a recessed wooden and glazed screen with panelled and glazed double doors which have decorated brass furnishings and bevelled plate-glass; a segmental oriel to the 2nd and 3rd floors with moulded corbel, 3-light sashed windows, and balustraded parapet; 2-light sashed windows on the other floors; and a shaped and pedimented gablet pierced by a festooned oculus. The 4-bay front has 3-light windows on all floors, those at 1st floor slightly canted, those at 2nd floor with bracketed cornices, and all above ground floor framed by thin pilasters which form vertical strips, continued on the upstands of the parapets. The 5-bay sides are in matching style, and the rear end of each has a loading entrance with cast-iron surround. The rear has white glazed brick cladding and a well between short wings. Interior not inspected. HISTORY: occupied in 1905 by Richard Howarth & Co, cotton spinners and manufacturers.

Listing NGR: SJ8464498311

Appendix II – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the

<i>significance to any appreciable degree.</i>		buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a

<i>of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	and an enhancement of its cultural heritage interest.	significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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