BUILDING & PROJECT CONSULTANTS

HERITAGE ASSESSMENT FOR THE PROPOSED EXTERNAL ALTERATIONS

1-2 Burton Place
Manchester
M15 4PT

For and on behalf of Baytal Enterprises Limited

Job Ref: 4044
Report Date: 11th March 2026

Prepared by:
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1 INTRODUCTION

1.1 Purpose

This Heritage Assessment has been prepared by BWP to accompany the Planning Application for the installation of additional glazed entrance doors at 1-2 Burton Place Manchester M15 4PT. It provides a detailed description and assessment of the proposals.

1.2 Scope

The proposed alterations involve replacing several double-glazed powder coated aluminium full height windows with entrance doors to provide additional access to each commercial space using the same system as the existing entrance doors elsewhere in the main elevations. The current external pavement is level so there is no need to undertake any alterations to the surrounding levels. The doors are part of the current window system and thereby will have minimal impact to the architectural detailing of the building.

The following drawings give a clear indication as to the proposed works.

4044E01 – Existing layout plan and Ellesmere Street elevation
4044E02 – Existing layout plan and Burton Place elevation
4044P01 – Proposed layout plan and Ellesmere Street elevation
4044P02 – Proposed layout plan and Burton Place elevation and Cross sections

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2 SITE CONTEXT

2.1 Location

1-2 Burton Place is located within Castlefield close to Manchester City centre. Whilst the property is not listed it is located within the Castlefield Conservation area of the City. The property was constructed in the 2005 and is typical of this period of construction.

The property is a 7-storey residential block with commercial units on the ground floor.

The main elevations face onto Ellesmere Street and Burton Place, the rear of the property has a car parking with Worsley Street beyond. The access to the property is directly from Ellesmere Street and Burton Place. Access to the car park to the rear of the property is via Ellesmere Street.

2.2 Current Use

The property forms part of the Burton Place development and forms a terrace of apartment blocks with 9 & 15 Burton Place. Within 1-2 Burton Place there are a total of 33 apartments above ground level. The property was constructed in 2005. Three commercial units are present to the ground floor of which currently consist of office accommodation. The ground floor units relating to the works are currently vacant.

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3 DESIGN PRINCIPLES

3.1 Proposed Work

The proposed works involve installing 4 no. new entrance doors within the main ground floor elevations. The works will include removing existing windows and installing matching doors from the same Schuco Powder Coated Aluminium double-glazed system as the existing entrance doors.

The drawings included within the Planning application detail all proposed external and internal alterations to the properties.

3.2 Appearance

Refer to photographs of the typical condition of the internal and external areas of the property included within the Appendix.

The new doors are from the same Schuco aluminium range as the current windows and doors so there will be consistency in appearance where doors are installed replacing window panels.

3.3 Assessment of the Proposed Work

An assessment of the works has been undertaken

Externally the proposed alterations are minimal and will be subtle and in-keeping with the current appearance of the building and surrounding buildings in the Conservation area. As the surrounding pavements provide level access to the current doors, there is no deviation from this level where the new doors are to be installed and thereby no pavement alterations will be required.

3.4 Structure

No structural alterations are required to install the doors. The current system is adaptable to enable the window screens to be removed and replaced seamlessly with the doors which are compatible with the window system.

No alterations are proposed to the internal floors.

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4 ACCESS

The building is accessed from Ellesmere Street and Burton Place with the entrances on both main elevations. The site is well connected to transport links with the metro station being a short walk from the site. The main City centre of Manchester is also only a short walk from the premises.

The proposed work will not affect or change access to the building.

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5 HERITAGE ASSETS

A search has confirmed that 1-2 Burton Place is not listed however is in the Castlefield Conservation Area.

The property was constructed in the 2005 and is typical of residential properties from this era.

It is appreciated that any alterations carried out to the building have to show consideration towards its heritage and architectural significance.

The building forms part of the Castlefield Conservation Area which means it is imperative to preserve the original appearance which enhances the uniform character of the street scape within the area.

In carrying out the proposed work, no existing historic building fabric will be lost.

No significant alterations are proposed to the building envelope which are to be retained and therefore upon completion of the works, the property will maintain its heritage value.

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6 CONCLUSION

With all the above carefully considered we are confident that our proposal is acceptable and retains the original architectural appearance of the property whilst ensuring the building does not fall into economic obsolescence and will remain in occupation for many years to come.

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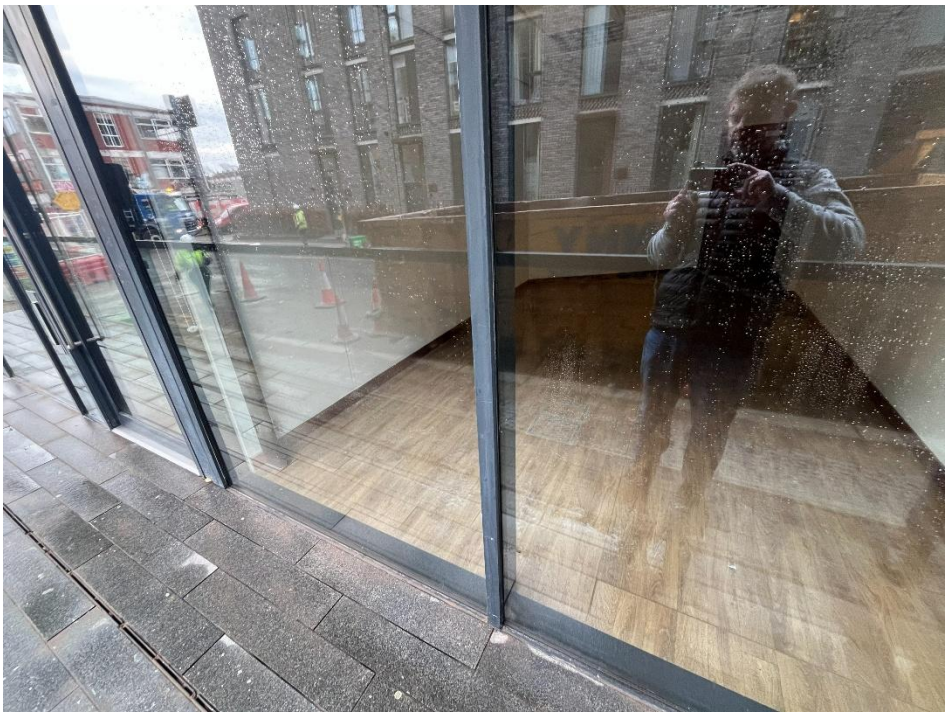
APPENDICES

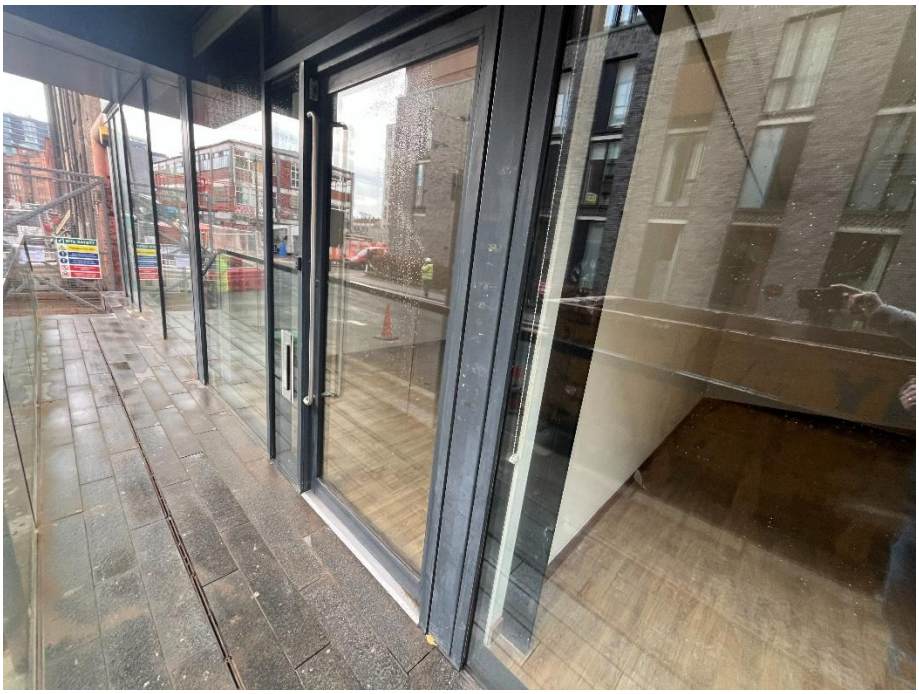
APPENDIX ONE – PHOTOGRAPHIC SCHEDULE

Ellesmere Street Front Elevation & Burton Place (right elevation)

Glazed window to be replaced with door on Burton Place



External pavings level with windows and doors on Ellesmere Street



Existing door system to be matched for all new doors

Glazed window to be replaced with door on Ellesmere Street

Existing internal view off commercial space with door and window screen