

Heritage Statement

Revision A

M1 1FY Ltd

24 Dale Street – Basement Level

11th January 2026

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Appendix 1: Images of Listed Building



Image 1: Current Street Level view of application site



Images 2 & 3: View of application site (1986)

Images courtesy of Manchester Libraries



Image 4: Historic image of the site as The Haunch of Venison (1970)

Image courtesy of Manchester Libraries

1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of M1 1FY. The statement has been prepared in support of the proposal for Listed Building Consent and Advertisement consent of 24 Dale Street, Manchester, M1 1FY (hereafter referred to as 'the site' or 'building') which is a Grade II Listed Building. The site is located within Manchester City Council Conservation Area.
- 1.2 The proposal comprises works to enhance the front elevation and the installation of new signage to advertise the new public house on the site.
- 1.3 This Heritage Statement has been prepared to consider the potential impact of these proposals on the significance and setting of the Listed Building and also considers any impact on the nearby heritage assets.
- 1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site.

2.0 The Site and Surroundings

The site

- 2.1 The site is located at 24 Dale, Manchester, M1 1FY. The site is located on the corner of Dale Street and Little Lever Street. The building is nationally listed as Grade II meaning it is of special national interest and also contributes positively to the character of Manchester City Stevenson Square Conservation Area.

2.2 The building consists of a cellar with 3 storeys above. Previously three town houses, now public house and offices above.

The building dates from late C18 and has been altered so that No. 24 now incorporates No. 26 and is double fronted. The front façade is red brick with scored stucco at ground floor level, which is currently painted white. No. 24 has a central round-headed doorway with open-pedimented doorcase of engaged columns, altered windows at ground floor and chamfered corner with inserted window, raised doorway approached by three stone steps.

2.3 The building's Official listing entry notes that the building received Listed status on 3rd October 1974. It was formerly townhouses but has traded as a Public house for many years. It is now offices to upper levels and public house occupying the basement and ground floors.

2.4 The site is 0.021 Hectares in size and approximately rectangular in shape. It is occupied by a building which has been divided into various uses. It is set to the back of pavement on Dale Street. There is an adjoining building to the left of the site.



Image 5: Dale Street Front Façade



Image 6: Little Lever Street Side Facade

The Surrounding Area

2.5 The site is located within the heart of Manchester's Northern Quarter. Surrounding uses are therefore primarily office, retail, leisure and entertainment uses. Architecturally Dale Street retains multiple historic buildings from various periods, along with some new, modern buildings which are interspersed along the road and namely opposite the site at 25-27 Dale Street. The area has a historic as well as commercial character with buildings of historic merit visible in all directions.

2.6 As noted above, the application building is located within the Manchester City Centre Conservation Area. Proposed works to the building therefore have the potential to impact upon the character and appearance of and significance of this designated heritage asset. The Manchester City Centre Stevenson Square Conservation Area was one of three designated in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas and was subsequently extended in December 1987 to include houses on Lever Street and Bradley Street.

2.7 The Manchester City Council Stevenson Square Conservation Area appraisal and improvement and enhancement documents have been referred to and used to assess the existing site and the building's special character and appearance. The Stevenson Square area as a whole is important to Manchester's history of industrial significance and therefore we have focussed our assessment of

the proposed development on the impact any changes to the external facade will have upon the conservation area and street view.

3.0 Historic Significance

3.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. The three areas of interest are:

- Archaeological interest
- Architectural and artistic interest
- Historic Interest

3.2 These areas of interest are reviewed within the table below:

Period:

The building was erected in the late 18th Century a time of major Industrial development and change in Manchester. Manchester changed from a market town to the world's first industrial city, leading to huge population growth. The site was originally 3 town houses which would have been used to house workers as the area started to grow.

The site holds archaeological and architectural interest as it marks a period in the city's history when the Industrial Revolution was beginning to change the landscape of the city.

The site has been significantly changed over the years with changes to the site to conjoin No. 26 & No. 24 to make it a double fronted unit.

Rarity:

This conservation area has many buildings from the 19th century which is reflected in the red brick construction in the surrounding architecture. The surrounding buildings are also taller than the property at 24 Dale Street.

The site is an earlier example of the buildings in the area which were used as housing for workers during the urban expansion due to the Industrial Revolution, therefore holding both archaeological and architectural interest.

In general, the building is regarded as being of medium significance, primarily relating to its Dale street-facing elevation, which illustrates the lower roofline of the site in context of the surrounding buildings. Other similar buildings can be seen in the local area, such as 69-77 Lever Street.

Whilst there are other examples of 18th Century housing in the area the significance of the site medium due to the fact some of this original housing stock was cleared over the years for redevelopment.

Survival/Condition:

The building has been extensively modified since it was originally built, with the building being divided into individual units resulting in the loss of most of its original internal features. Externally however the building broadly retains its historic and decorative features. The building is in good condition due to its continued occupation and use. The significance is therefore medium.

Fragility/Vulnerability:

The building is in good condition and is in no danger of collapsing. It has been continually occupied due to the mixed purpose use and the ground floor unit being operated as a PH.

It is not considered to be fragile, but is vulnerable to continued damage from Graffiti.

4.0 The Proposal

Each element of the proposal has been addressed below using the NPPF

4.1 Signage

The proposed signage Scheme has been designed to be sympathetic to the building's historical importance. The scheme proposes to use the existing fixings for the swing sign to ensure no new fixings are required.

The Signage above the windows is proposed to be painted wooden letters fixed within the existing signage band, where the signs have historically been placed. (Refer to historical Image 4)

The existing flood light fittings are to be replaced with more traditional antique brass swan neck sign lights to be more sympathetic to the building and style of the surrounding area.

Circular Timber Signage Plaque is to be installed at high level above the angled ground floor window. This is a hand painted sign which will be fixed back through the mortar joints to prevent any damage to the fabric of the building.

With reference to 210.a) of the NPPF, we do not consider that the signage scheme presents significant damage or impact on the fabric of the building. It has been proposed to use signage which positively enhances the heritage assets, making the site visible and in turn more viable as a business. Increasing the visibility and desirability of the site will assist in ensuring the business is viable.

4.2 Lantern Installation

The proposed introduction of a lantern light to the entrance is considered and proposed to fix on a suitable bracket to the wooden frame to ensure no damage to the stone pediment.

The lantern will enhance the visibility of the site and not cause significant harm to the heritage asset.

In reference to 210 c) of the NPPF, the installation of the lantern would make the street and the building frontage more desirable and have a positive contribution to the local character.

4.3 Fascia Tiling

The proposal to install artisan tiles below the existing window sill level in a traditional dark red colour is proposed to enhance the distinctiveness of the site (ref 210 c of NPPF).

The installation of the tiles would impact the existing building façade by covering over a section of the existing scored stucco at low level. The section which would be covered would be installed using adhesive and suitable external grout techniques.

Referring to the NPPF 203 G, the historical context of the site having run as a PH for a number of years, we feel that the introduction of traditional tiles will contribute to the historic environment positively, giving the building character and more visibility on Dale Street.

The tiling to the façade can be reversed should this be required at any stage and the traditional white, scored stucco finish reinstated.

In line with 203 a, the introduction of the tiling will enhance the character of the asset and assist the trade as a public house by being a visibly traditional public house and therefore make the site more viable.

In addition the use of the site as a PH will provide a wider social and economic benefit to the area by bringing footfall into Dale Street and improving the trade at the proposed business.

4.4. Little Lever Street Signage

To the Little Lever Street elevation, we propose to paint the lower section of wall in a charcoal grey colour with a monotone signage scheme hand painted to the upper brick wall. The proposal to paint this section of wall is made to allow the site to retain a clean and well looked after appearance by allowing them to paint over any graffiti and maintain the clear charcoal wall finish. The side lane is currently very messy and secluded, hence the proposal is to lift the standard along this space to make it safer and more inviting.

In reference to NPPF 203 F, we feel this change will assist in improving the desirability of the local area, making a positive contribution to the local character by cleaning up the currently salubrious side street. By cleaning the side elevation and ensuring that graffiti is kept under control, the area will be improved and enhanced significantly.

There are no structural changes proposed, with the access to the building being retained as existing, using the existing entrance steps, with exit routes retained as existing to the rear of the property via existing exits.

5.0 Summary of Impact

5.1 An assessment of the impact of the proposal has been undertaken. The potentially affected heritage assets are limited to the building itself and the Manchester City Stevenson Square Conservation Area, both of which are designated heritage assets. The assessment has found that the proposal will have minor adverse impact on the exterior of the building, however the proposals are noted as being fully reversible should that be required. Due to the location of these works and the proposed mitigation measures, the harm is regarded as less than substantial. In accordance with the plan, this harm should be weighed against the public benefits of the proposal. The harm resulting from the scheme is outweighed by the following public benefits:

- The re-use of the building will have a positive impact on the continued growth and regeneration of the area, increasing spending within the local area, and encouraging further investment into this key location within Manchester City Centre.
- The successful use of the building will help to increase natural surveillance and reinstate active frontage to the elevation of the building, whilst also increasing overlooking to rear back alley areas
- Creating temporary employment during construction works, and permanent employment once the site is operational.
- Investing in a building which is within a highly accessible location, therefore encouraging the use of sustainable modes of transport.

- It can be demonstrated that the use of the existing building has been sensitively approached to ensure the existing features are retained and highlighted within the design.
- It can be demonstrated that the use of the site will ensure its ongoing upkeep and maintenance to ensure the Listed building for the future.
- It can be demonstrated that the change to the front elevation is in keeping with the site's historical use and will enhance the fascia to echo the historical use as a public house. The enhancements are proposed to ensure trade is received and the heritage site can be traded successfully. The City's Night economy is vibrant and this proposal will help in securing the success of the space with insignificant change to the fabric of the external or internal building.
- The use of high quality and durable materials appropriate to the building and its setting is proposed;
- The proposal, adopts visually appropriate lighting to enhance the frontage.
- The proposal will not result in the loss of any historic routes.
- The proposed signage is using traditional methods and materials to reflect the historical value of the site and reflect the history, mirroring historical signage.

6.0 Conclusion

6.1 This Heritage Statement provides detailed analysis of the heritage significance of 24 Dale Street, Manchester, and sets out an assessment of the impact of the proposed scheme upon that significance.

6.2 The proposal will be undertaken in a discreet manner in order to minimise any negative visual impact within the conservation area and Listed Building frontage.

6.3 The building remains of historic significance as a designated heritage asset, and contributes positively to the character of the Manchester City Conservation Area which it is located within. The identified heritage significance has helped inform the design of the proposed works.

6.4 The assessment of impact has found that the proposed scheme will not significantly adversely impact upon the Listed Building's special interest, and that the re-use of the building will secure its future and enhance its contribution to the Manchester City Conservation Area.

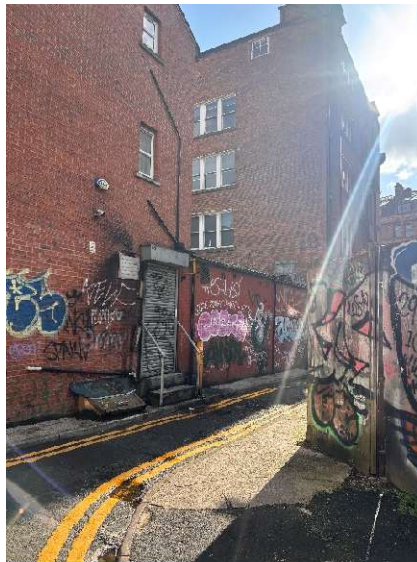
6.5 This Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to a positive determination.

Appendix 2.

External Photographs of the site (24 Dale Street) and reference buildings in the surrounding areas.



7. Neighbouring Property to the left of the site.



8. Image looking towards rear elevation showing continued Graffiti vandalism



9. Image of nearby public house with tiled frontage.



10. Image of nearby public house showing raised lettering on signage band.



11. Images of buildings in the vicinity showing the diversity of materials and indicating the strong use of distinction of materials/ colour to the bottom section of the façade.



References

National Planning Policy Framework – Section 16

The Manchester Citywide Development Control Policy (MCDP)

Manchester's Local Development Framework: Core Strategy (MLDF)

Historic England: Conservation Principles Policies and Guidance