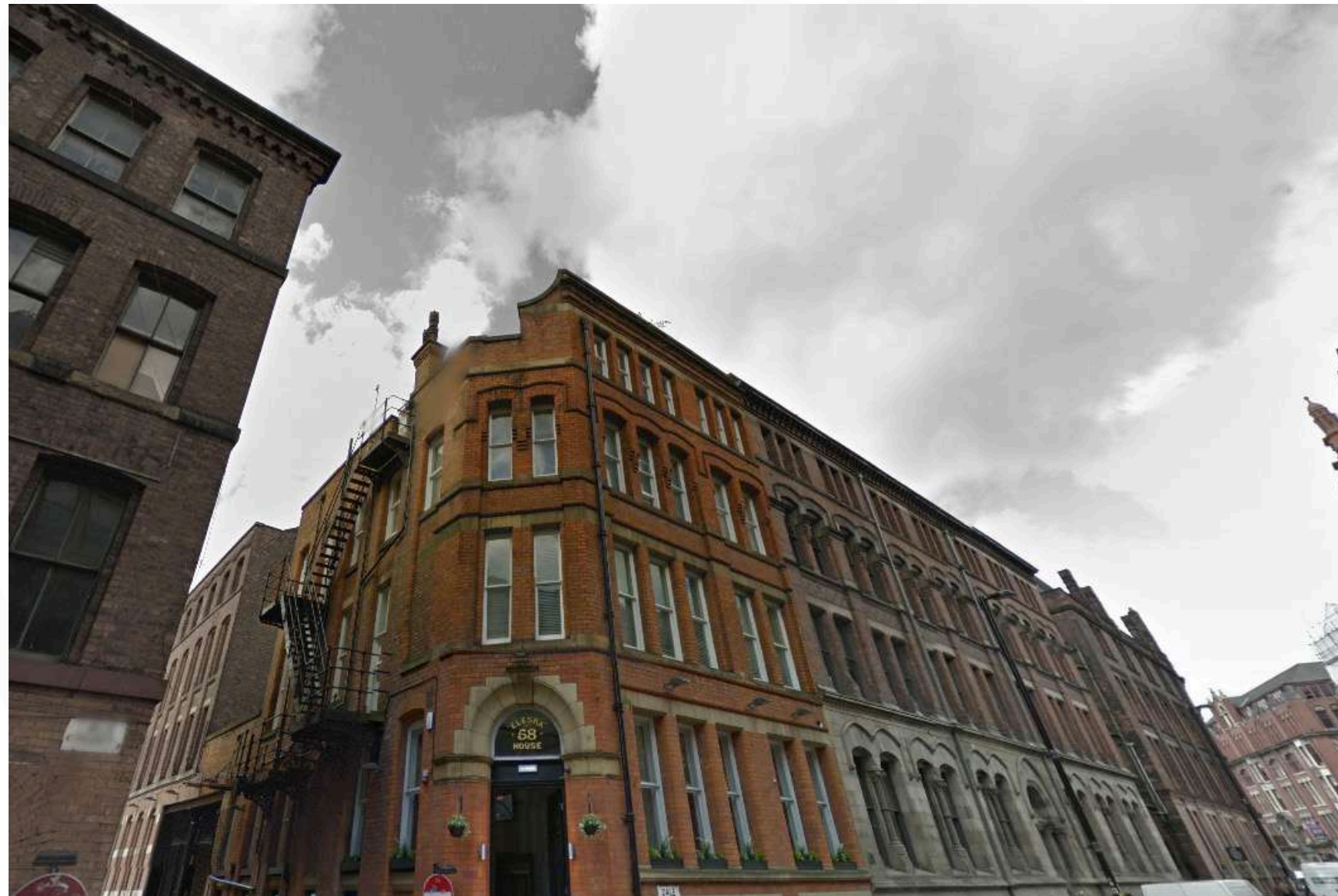




Debenhams Beauty,
Elleska House,
58 Dale Street,
Manchester
Listed Building Consent

Minor internal works only

(Change of Use Limited to Within Class E)

architecture:m

a: Moravian College
14 Fairfield Square
Droylsden
Manchester
M43 6AD
t: +44 [0] 161 370 6166
e: mail@architecturem.co.uk
w: www.architecturem.co.uk

Contents

Appendix

- Site Photos As Existing
- Building as Existing
- Build As Proposed
- Considered Disabled Access Routes
- Waste Strategy
- Cycle Strategy

1. Executive Summary

- Use: Change of use at ground floor from office (Class E(g)(i)) to retail (Class E(a)), with ancillary storage at basement level. Upper floors (first–third) remain in office use and are unaffected.
- Nature of retail use: The ground floor will operate as a conventional retail environment. A small, clearly ancillary area allows customers to trial or sample products prior to purchase, comparable to a beauty counter within a department store, where products are demonstrated or applied to support purchasing decisions. This activity is incidental to retail sales, open-plan, non-clinical, and does not constitute a separate use.
- Works: Internal, minimal, and fully reversible fit-out works only. No alterations to the external envelope, openings, or historic fabric are proposed.
- Heritage position:
The proposal preserves the significance of the listed building. No original fabric is altered, removed, or concealed. Any effect on significance is neutral, or at the very lowest end of “less than substantial harm”, clearly outweighed by public benefits.
- Policy alignment: The proposal accords with the NPPF (Historic Environment), Historic England GPA2 and GPA3, BS 7913:2013, and Manchester Core Strategy policies EN3, CC7, CC8 and CC9.

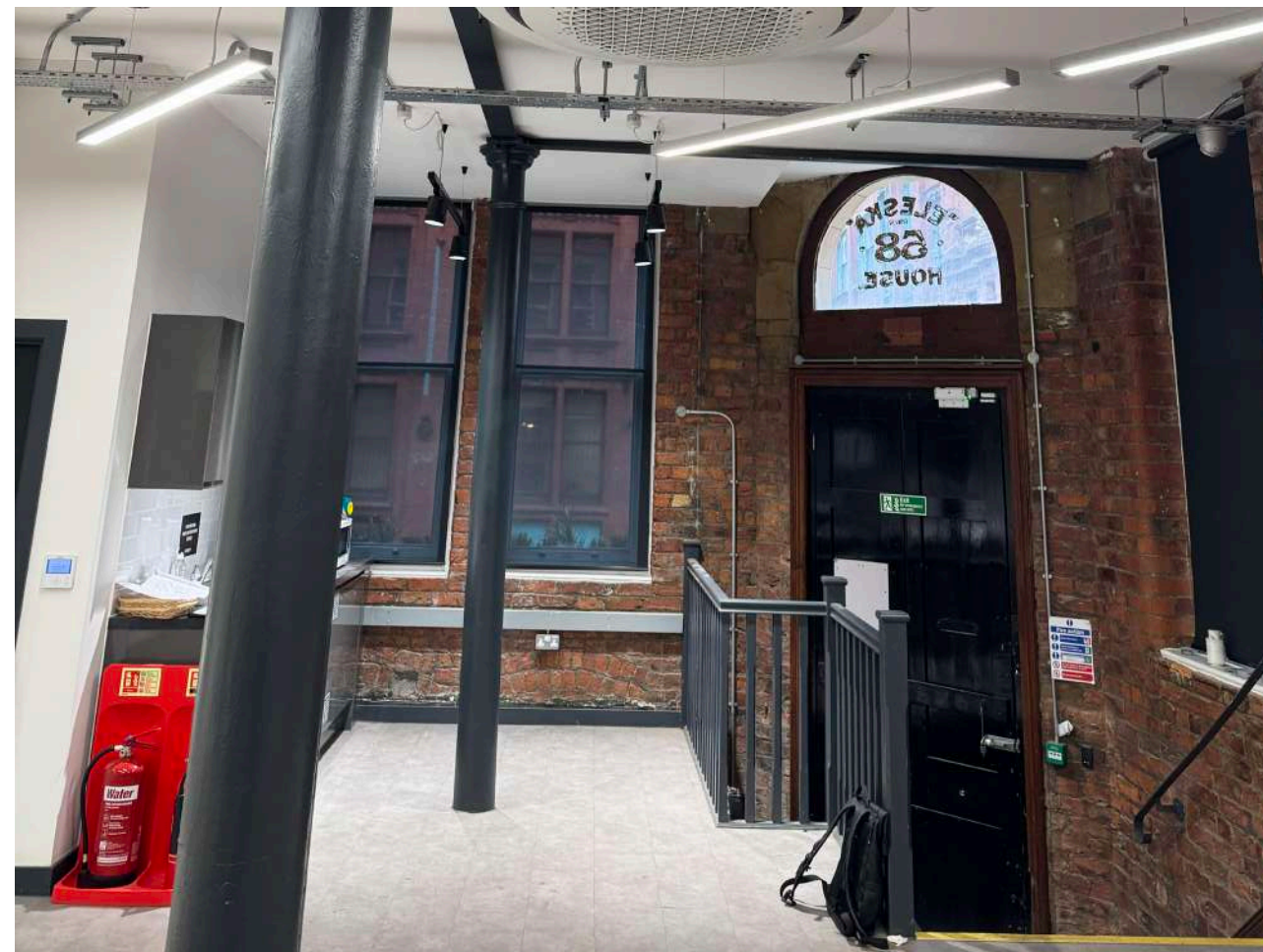
2. Site, Listing & Context

Eleska House (58 Dale Street) is a Grade II listed early-20th-century warehouse, located on the chamfered corner of Dale Street and China Lane, within the Stevenson Square Conservation Area. The building is of red brick with sandstone dressings, vertically proportioned sash windows, and a distinctive historic loading bay to China Lane incorporating ironwork and stone setts.

The building's significance lies primarily in:

- its external elevations and fenestration,
- the chamfered corner and townscape presence,
- the warehouse plan form and legible internal volume,
- and the intact loading bay ensemble.

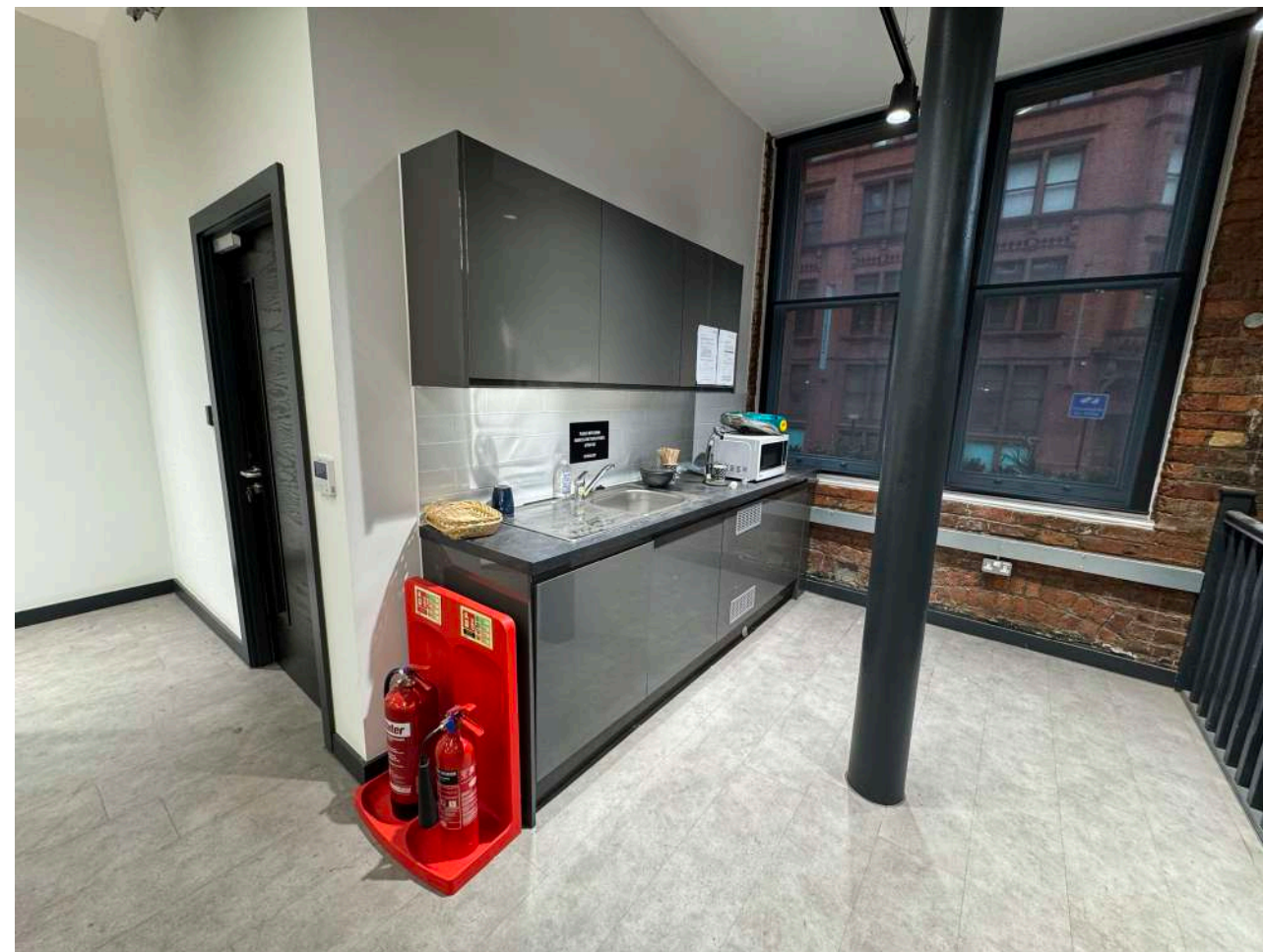
Much of the internal fit-out is modern, reflecting successive phases of commercial adaptation.



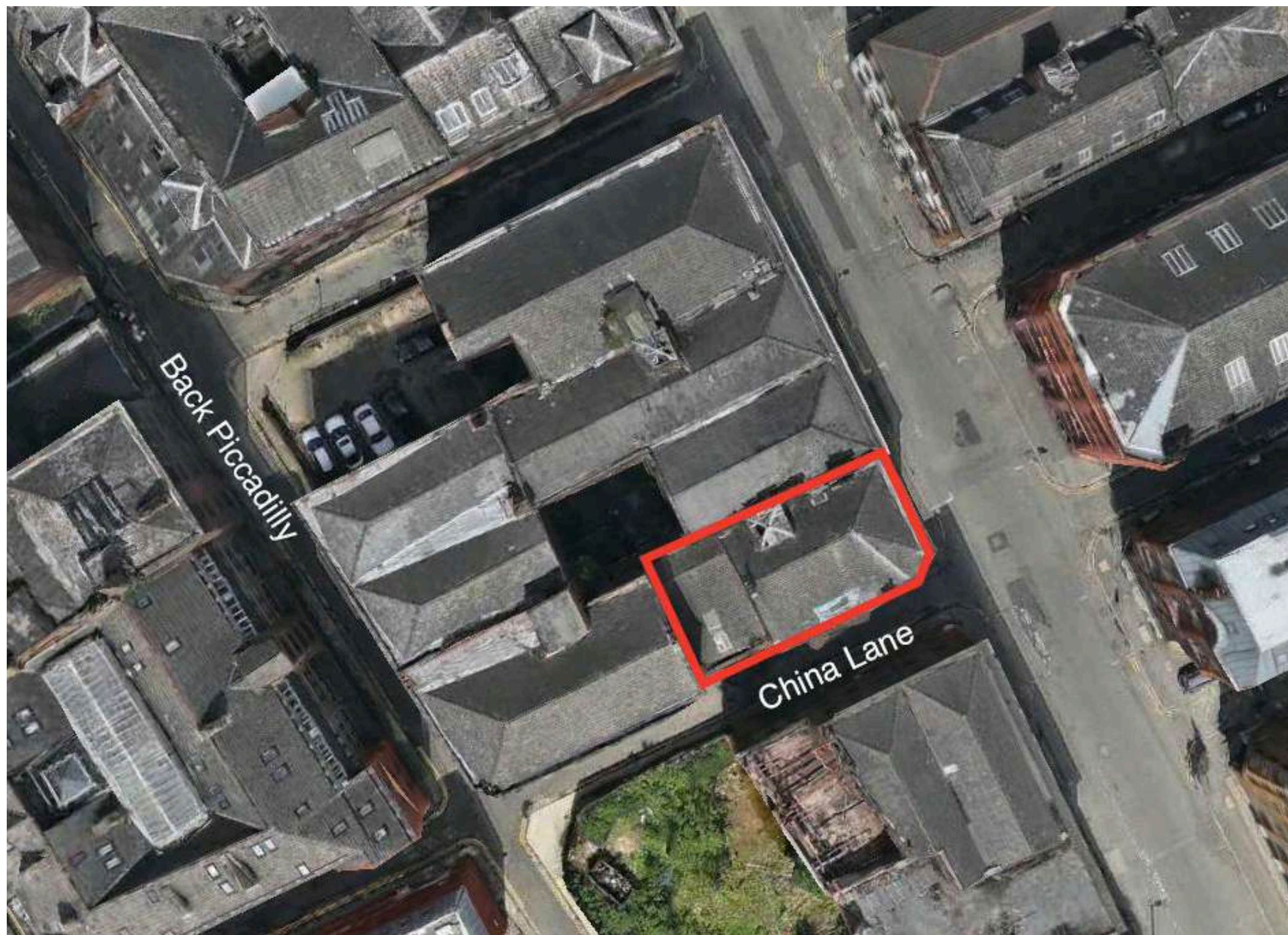
Principle entrance to Ground Floor



Ground Floor as existing



Ground Floor kitchenette



3. Full Planning History (Integrated)

3.1 Listing and Original Use

Eleska House was listed Grade II on 6 June 1994 (List Entry No. 1200842). The list description identifies the building as an early-20th-century clothing warehouse, forming part of Manchester's historic textile and commercial expansion. The listing places primary significance on the external envelope, fenestration and overall form rather than later internal subdivision.

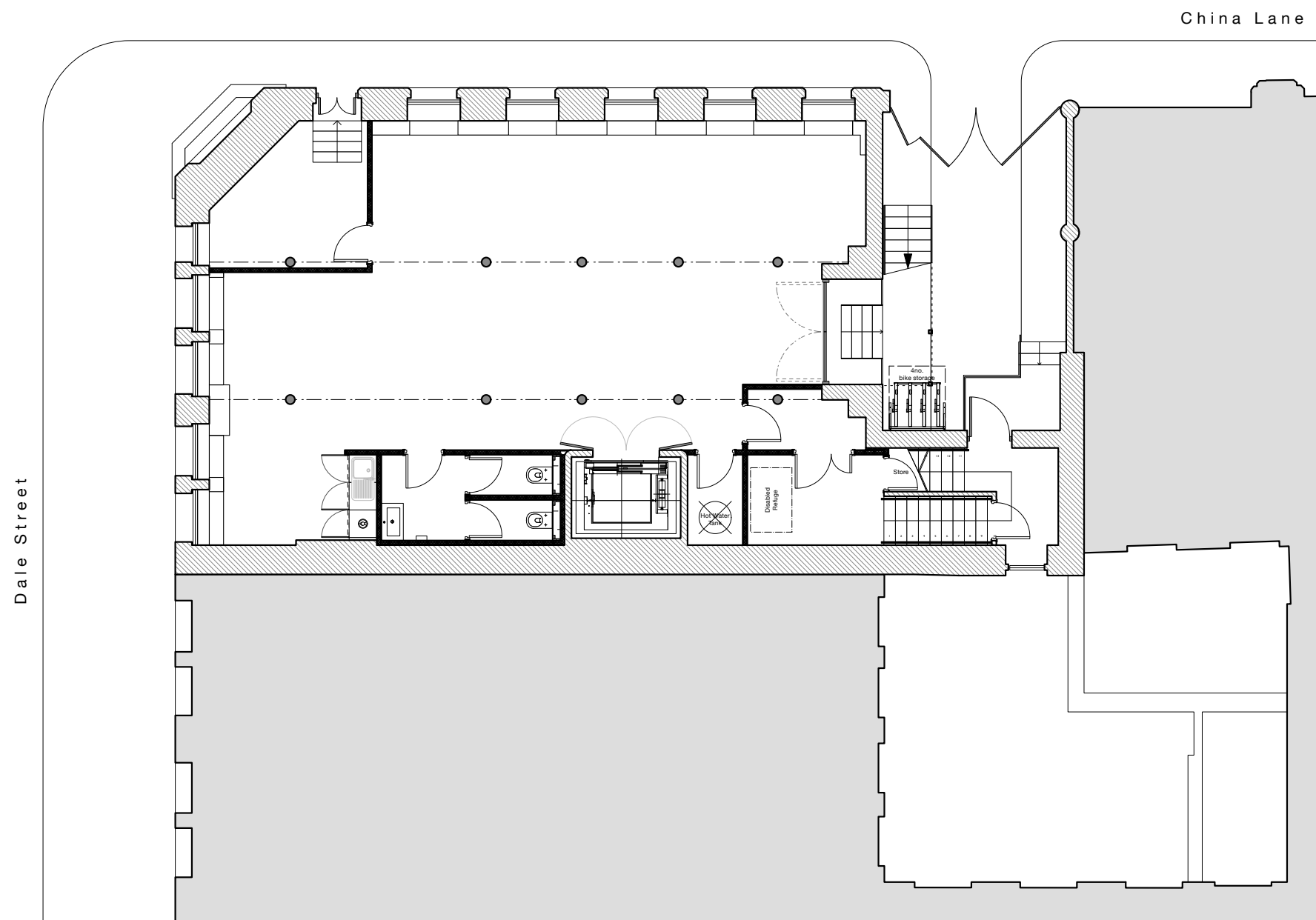
3.2 Conservation Area Designation

The building lies within the Stevenson Square Conservation Area, designated in February 1987 and extended in December 1987. The Conservation Area Appraisal recognises Dale Street as a historically significant commercial street, characterised by strong corner buildings, vertically proportioned windows, and fine-grain urban enclosure.

3.3 Subsequent Permissions and Managed Change

The planning history of Eleska House and the wider block demonstrates a longstanding acceptance of adaptive commercial reuse, including:

- Early 2000s
Permissions across the wider Dale Street / China Lane / Paton Street block supported a mix of commercial and residential uses, establishing a pattern of ground-floor commercial activity with upper-floor offices or residential accommodation.
- 2008
Planning permission granted for conversion to commercial office use (formerly Use Class B1), reflecting Northern Quarter regeneration objectives and reinforcing the building's ongoing commercial role.
- 2013
Permissions affecting parts of the wider block enabled hotel and bar-restaurant uses, together with associated access and servicing arrangements, confirming the principle of flexible town-centre commercial activity within the listed block.
- 2018



Existing Basement Plan
NB No changes

Listed Building Consent and associated planning permission were granted for internal office works at ground and upper floors. These works included lightweight partitions and services, were largely reversible, and explicitly retained the legibility of the original warehouse volume—establishing a clear precedent for minimal-impact internal adaptation.

- 2020–2021
Further consents and discharge of conditions relating to fabric repair and servicing (including roof and rooflight works) confirmed continued stewardship of the historic fabric and compliance with heritage policy.

3.4 Significance of the Planning History

Taken together, the planning history demonstrates:

- consistent acceptance of commercial and mixed-use activity,
- repeated approval of internal, reversible works,
- protection of the external envelope and townscape role, and
- an established principle that the building can evolve internally to support viable city-centre uses.

The current proposal sits squarely within this pattern of managed change.

4. The Proposal (Detailed and Clarified)

4.1 Ground Floor – Retail Use (Class E(a))

The ground floor will operate as a retail space, with open display areas and free-standing fixtures. A small, ancillary area allows customers to trial or sample products prior to purchase, in the same manner as a stool or demonstration point at a department-store beauty counter.

This area:

- is visually and physically part of the retail floor,
- involves no partitions, plumbing, or fixed clinical equipment,
- does not change the character or intensity of the use,
- is incidental to retail sales and typical of Class E(a) retail environments.

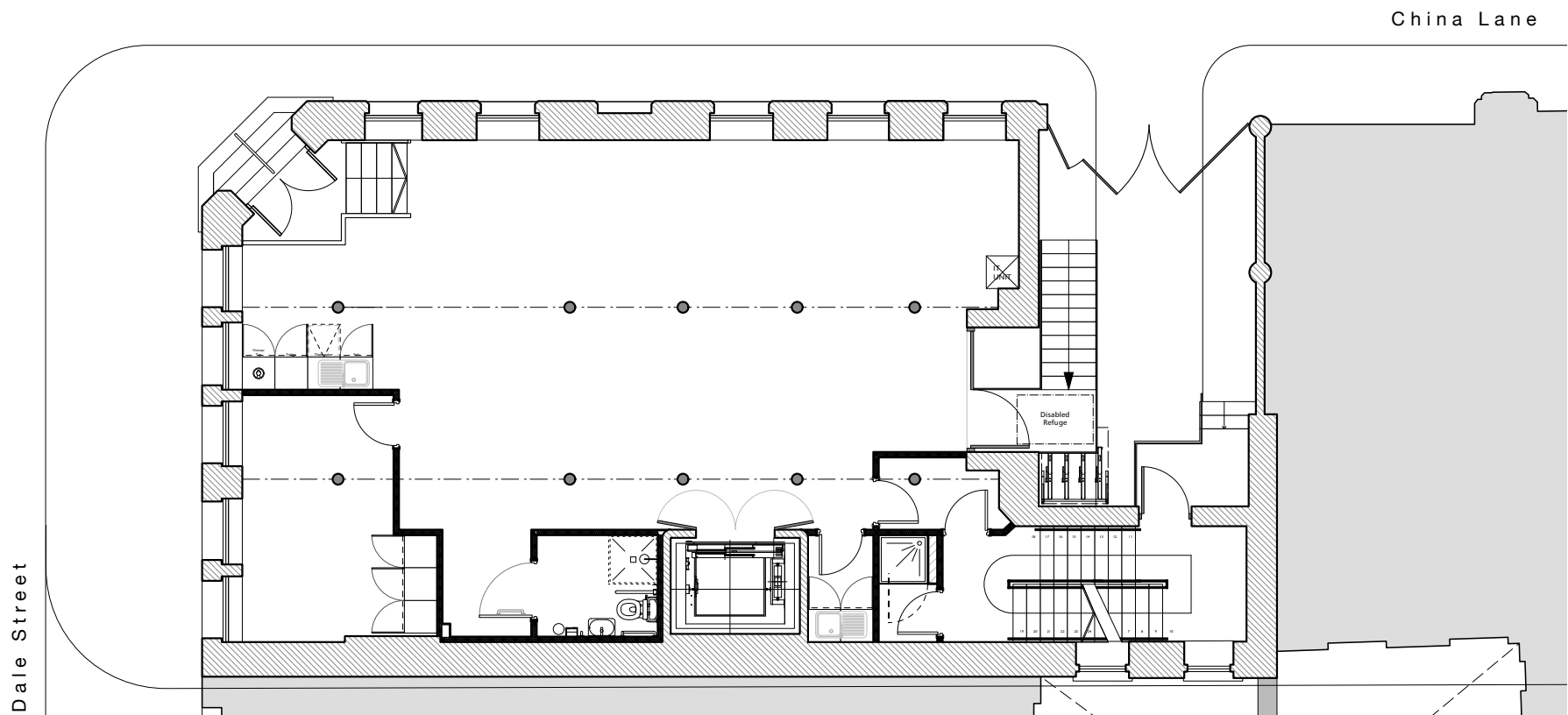
4.2 Internal Works – Fabric Clarification

All works are internal only and limited to:

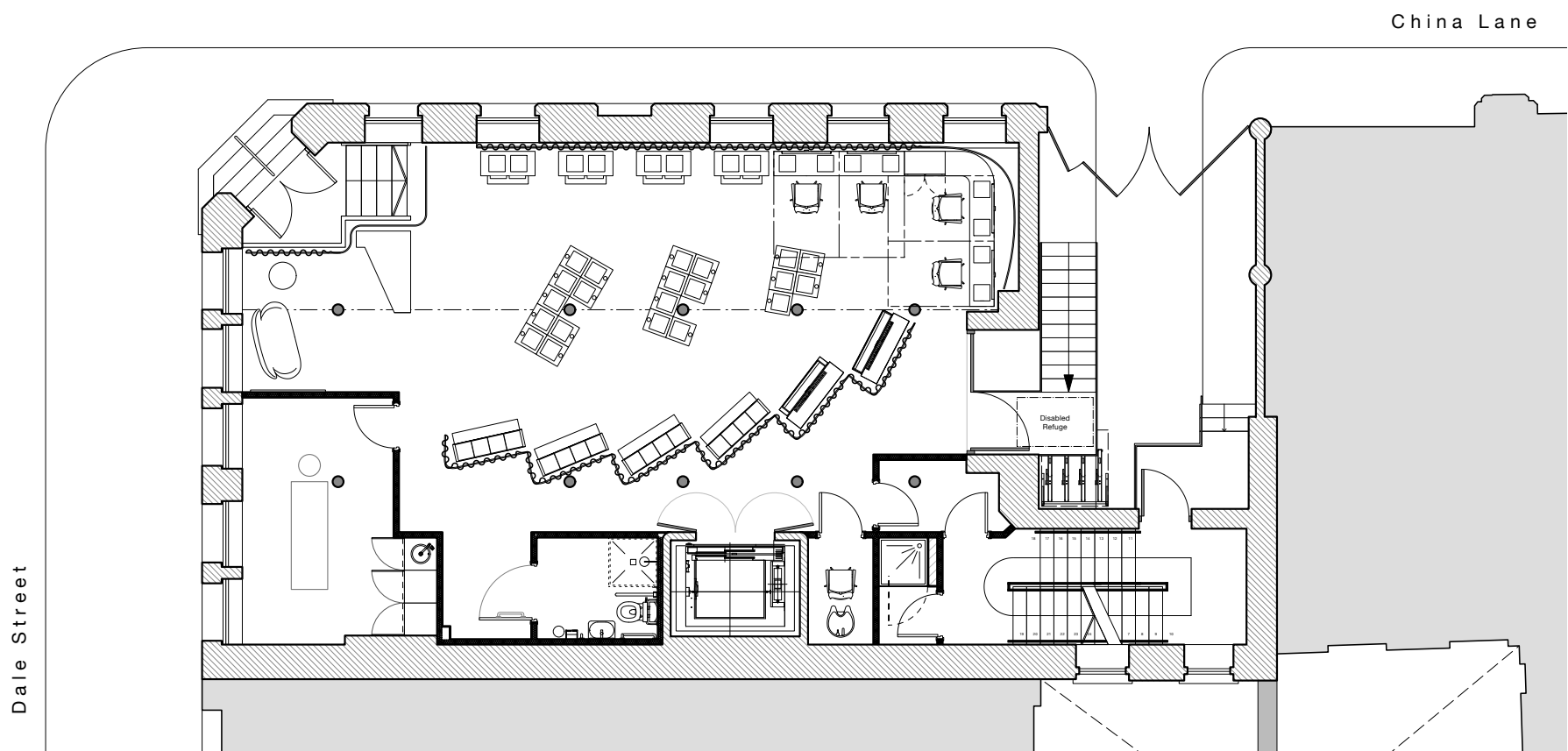
- Flooring
Replacement of existing concrete-effect vinyl tiles with timber-effect vinyl tiles, installed only onto the previously approved 2020 plywood sub-deck. The historic floor construction beneath remains untouched.
- Lighting
Adaptation of existing track-mounted lighting, which remains track-mounted. Fixings are into modern fabric or mortar joints only and are fully reversible.
- Decoration
Repainting of walls and ceilings only. No plaster removal or alteration.
- Curtain installation
Lightweight foil curtain hung from ceiling-mounted hangers to allow soft zoning. No structural intervention.
- Removal of Brew space opposite main door

There are no changes to:

- historic or modern walls,
- windows or doors,
- ceiling structure,
- air-conditioning or services.



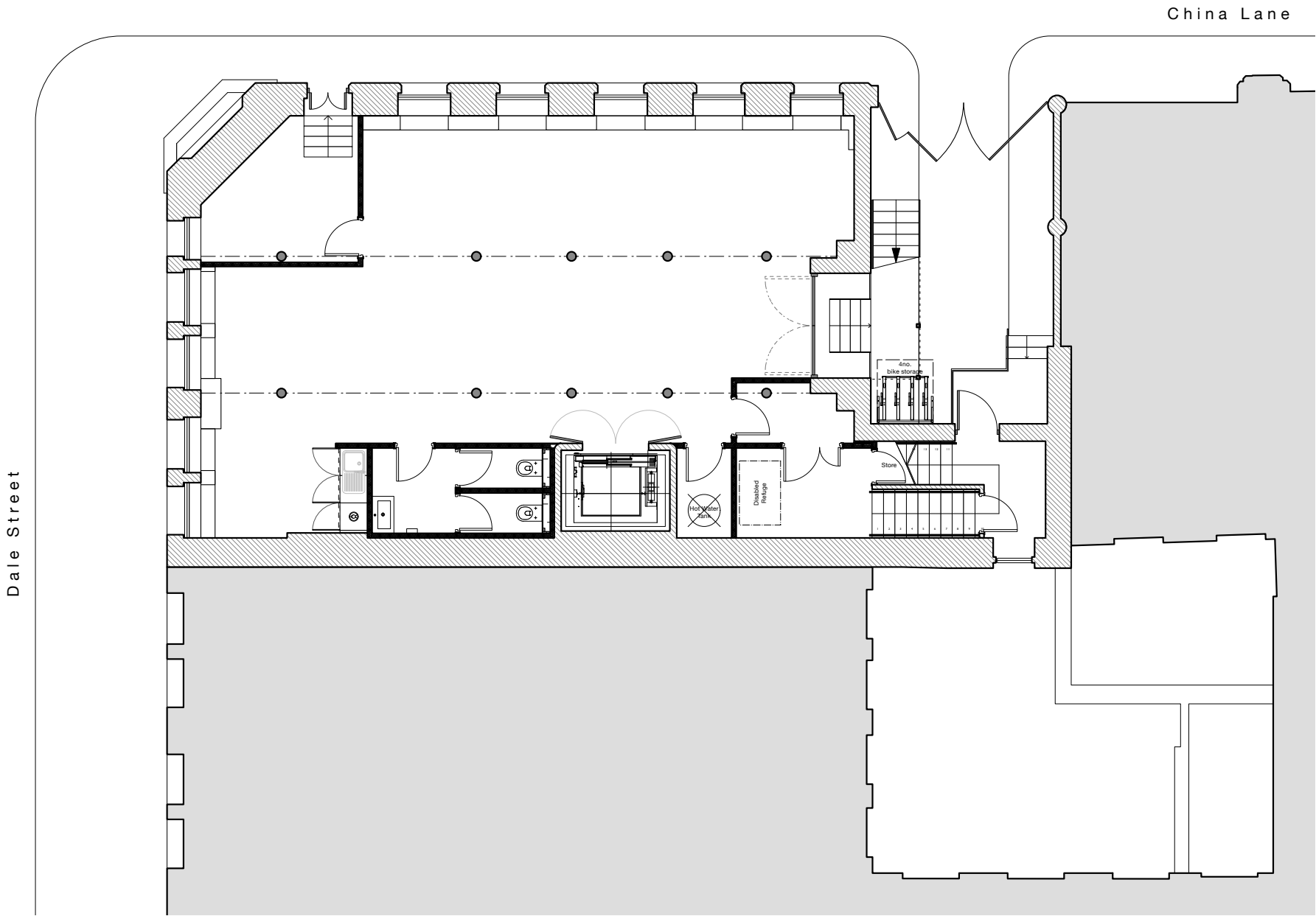
Existing Ground Floor Plan



Proposed Ground Floor Plan

5. Basement Ancillary Storage

The basement will be used solely for ancillary storage associated with the retail use. Works are limited to free-standing racking, with no impact on historic fabric. Its not fixed to walls, or floor.



Proposed Basement Plan

6. External Works (Definitive)

No external works are proposed or sought as part of this application.

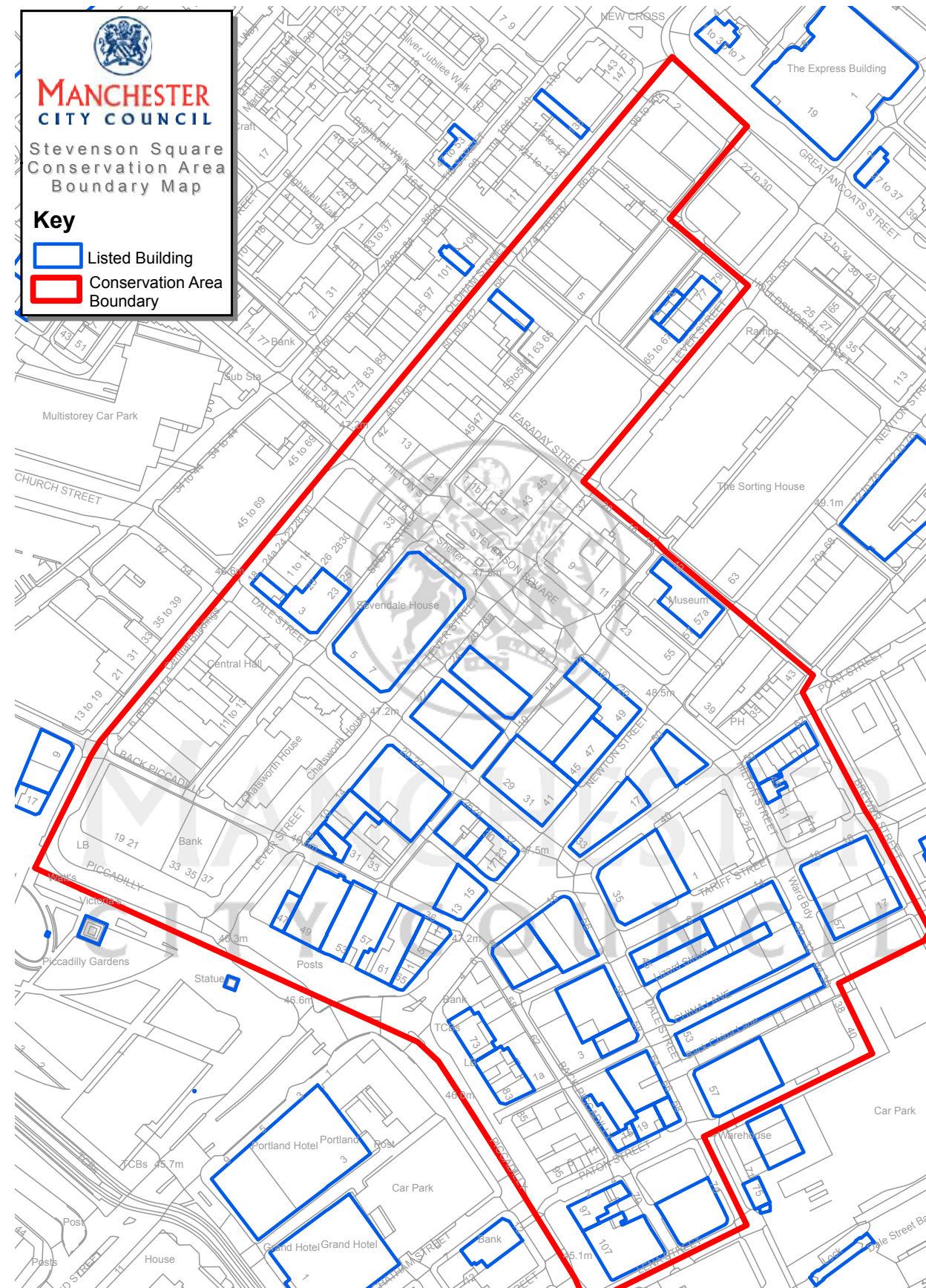
Any future signage would be the subject of a separate Advertisement Consent application.



Dale Street Elevation



China Lane Elevation



Stevenson Square Conservation Area map,
courtesy of Manchester City Council

7. Heritage Impact Assessment

Significance

Significance resides in the external fabric, fenestration, chamfered corner, loading bay ensemble, and legible warehouse volume.

Impact

The proposal involves internal decoration, surface-mounted lighting, vinyl flooring on a modern sub-deck, and free-standing retail furniture. No original fabric is altered, removed, or concealed.

Conclusion

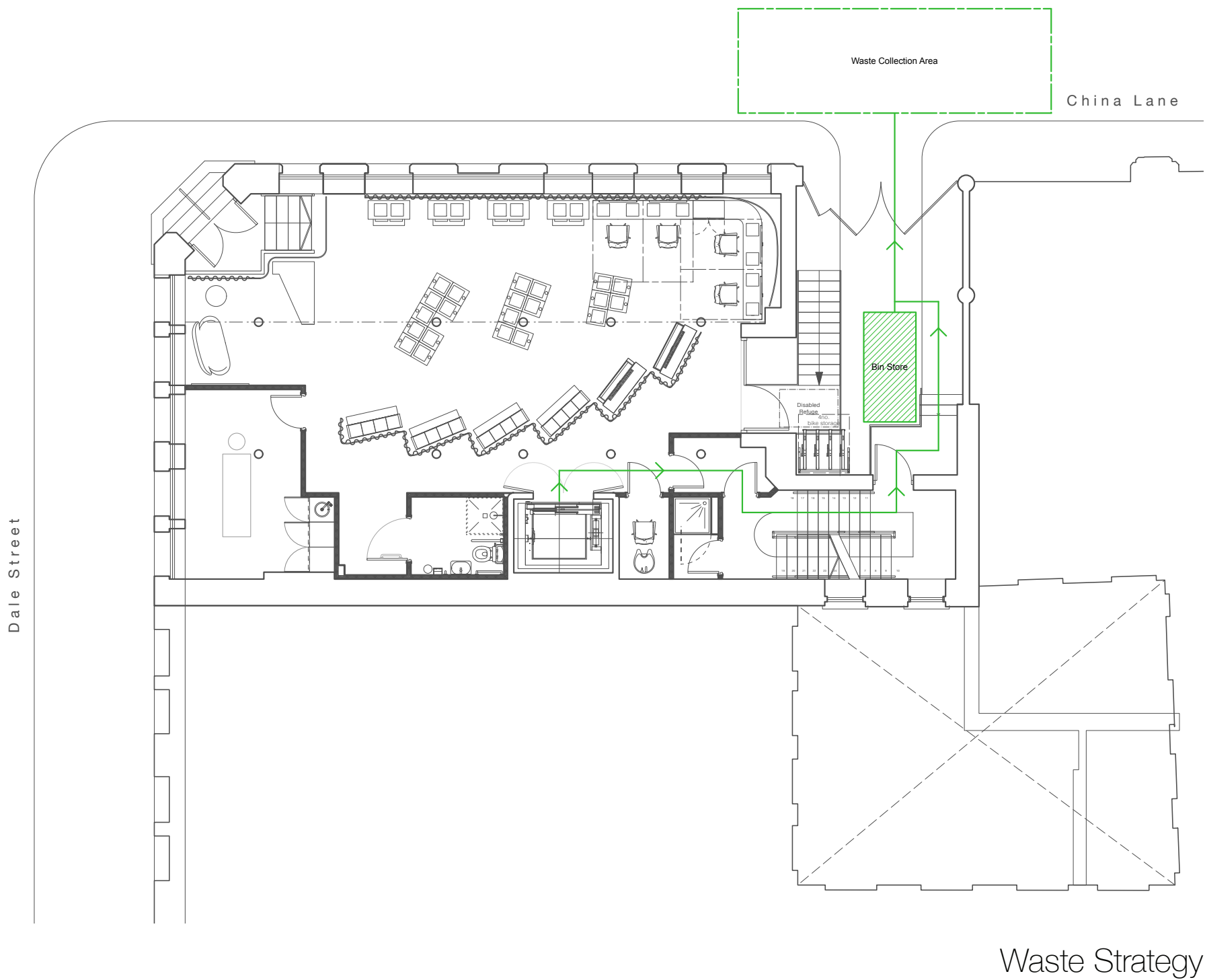
The impact on significance is neutral, or at most very low “less than substantial harm”, outweighed by public benefits including active use, employment, and long-term stewardship.

8. Use Class Clarification

The proposal remains entirely within Class E:

- Office (E(g)(i)) Retail (E(a))

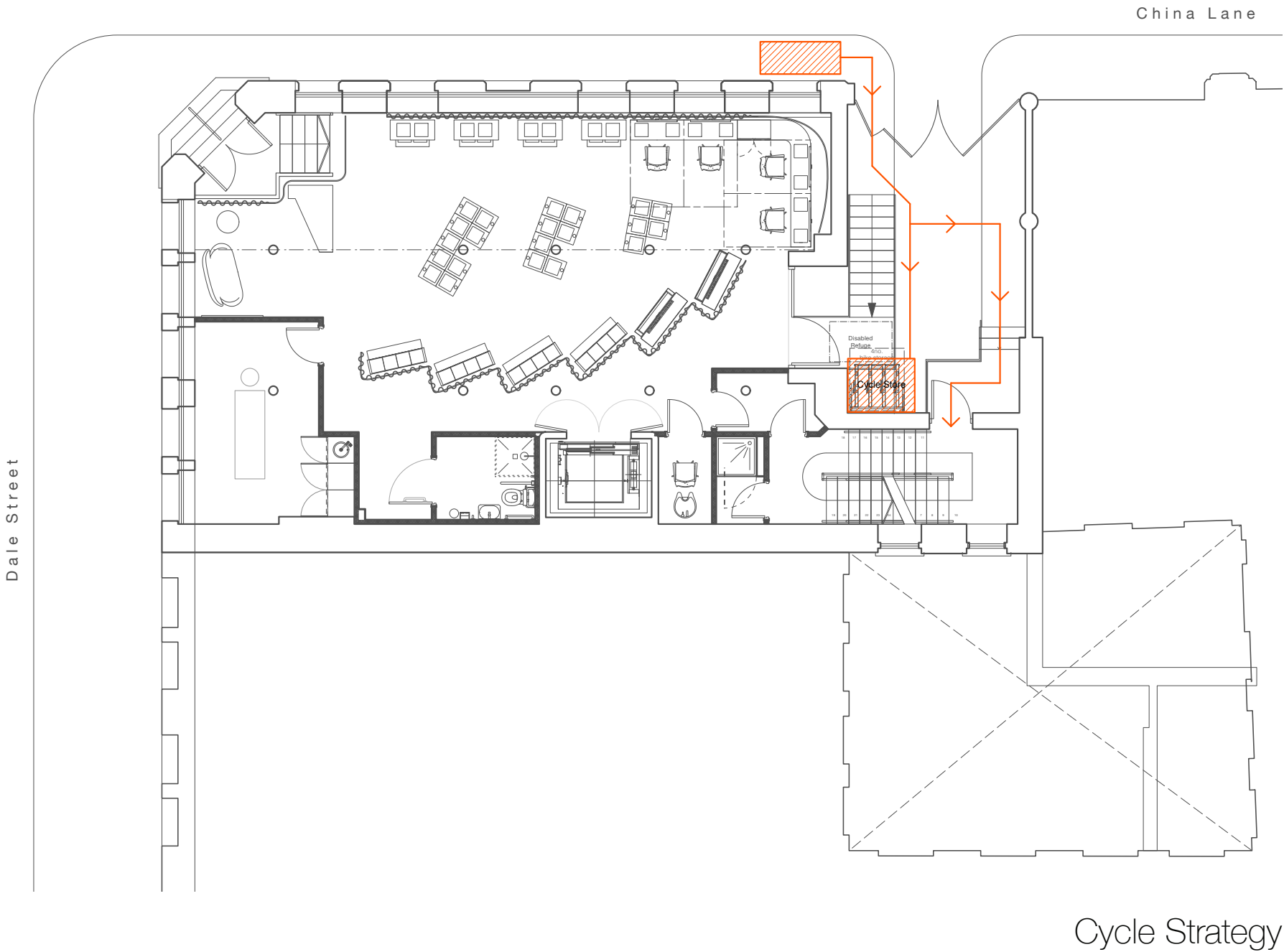
The ancillary product trial area does not constitute a separate use and is typical of retail environments.



9. Policy Compliance (Summary)

The proposal accords with:

- NPPF (Historic Environment chapter)
- Historic England GPA2 and GPA3
- BS 7913:2013
- Manchester Core Strategy (EN3, CC7, CC8, CC9)
- Stevenson Square Conservation Area guidance



10. Conclusion

This is a light-touch, internal-only adaptation of a Grade II listed building to enable a compatible Class E retail use. It follows an established planning trajectory for the site, preserves significance, and delivers clear town-centre benefits without external change.

The proposal is policy-compliant, proportionate, and non-contentious. Planning permission and Listed Building Consent should therefore be granted.