DESIGN AND ACCESS STATEMENT / HERITAGE IMPACT STATEMENT

PROPOSED ALTERATIONS TO EXISTING BUILDING FACADE

24 Manor Street

Ardwick

1.0 INTRODUCTION

Assessing the impact of proposals is essential to ensure that no harm is caused to heritage assets as part of a scheme of works. Also, in determining applications affecting Listed Buildings, Local Authorities are obliged to take account of Section 66 (1) in the 1990 Planning (Listed Buildings and Conservation Areas) Act: 'the desirability of preserving the building or its setting or any features of special architectural or historic interest.

When deciding applications for works to Listed Buildings, local planning authorities have to follow advice set out in the National Planning Policy Framework (NPPF), which expects planners to 'identify and assess the particular significance of heritage assets… taking account of available evidence and necessary expertise', when considering the impact of a proposal, 'to avoid or minimise conflict' between conservation and any aspect of the proposal (para 129).

Proposals affecting heritage assets are expected to enhance and preserve their significance, or have a neutral impact. Heritage significance can be harmed by loss of fabric and features, alterations or new development within the setting, unless proposals take account of this significance. The NPPF advises that when considering the impact of a proposal on the significance of a designated asset, great weight should be given to the asset's conservation. The more important the asset, 'the greater the weight should be' (paragraph 132). 24 Manor Street is a Grade II Listed Building, therefore its conservation is a high priority when proposals for alteration are put forward.

Extract from the List Entry for no.21, 25 and 29 Manor Street / Ardwick Green North SJ8510597331

SJ8597
698-1/20/487
03/10/74

MANCHESTER

MANOR STREET, Ardwick
(East side)
No.27
(Formerly Listed as:
MANOR STREET, Ardwick
(East side)
No.27
Grove Hotel)

GV
II

Town house, forming part of pair (with No.27 Ardwick Green North (q.v.). Red brick in Flemish bond, with some sandstone dressings and hipped slate roof. Double-depth double-fronted plan. Three storeys with cellars, 3 windows, symmetrical; with stone plinth and wooden modillioned eaves cornice. Central round-headed doorway with set-in Tuscan doorcase, panelled door and fanlight with radiating glazing bars; 12-pane sashed windows to ground floor, tall 15-pane sashes to 1st floor, and 9-pane sashes to 2nd floor, all these with raised sills and flat-arched heads of gauged brick. Stone plaque to right at 1st floor, inscribed "ARDWICK GROVE". Gable chimney stack to left. Two-window right-hand return side has matching fenestration. Interior not inspected. Forms group with Nos.21 and 25, and No.25 to left (q.v.), and with No.29 Ardwick Green North.

The building is a Georgian façade, with part timber frame structure. The proposal is to install new timber heritage sash windows to the external façade along with replacement roof, relocation of existing roof light due to roof leak and removal of paint from existing stone cills





The below images show the context of the arrangement of properties forming the corner of Manor Street and Ardwick Green North.




Cakebread St
Cakebread St
First Street Bagels
DNA Acting Class
Charlton Manor Estates
Manor St
Wonder Wheels
Arawak Walton Housing Association
YMCA Training
A G P Solicitors
Pasta Go Experiences
Today
Altogether

The building is currently in a poor state of repair and has been neglected by the previous owner. The current use of the property is as a commercial unit. The applicant has only recently purchased the property but was aware of the condition of the property but is committed to restoring the property.

During the purchase of the property an independent survey was undertaken by GIA Building Consultancy and it noted the poor condition of the roof and windows. Extracts have been copied below but a full copy of this report can be supplied if required.

Several area of timber decay were noted throughout the property, including but not limited to: softened joinery to the bases of the set-in Tuscan main entrance door timber pillars; softened and decayed retaining wall feature timber sleepers to the off-road parking area on Ardwick Green; damp and softened basement timber windows frames; damp, softened and chewed ground, first and second floor timber sash, casement and fixed-light windows and doors, including several broken/ damaged and sealed/ fixed shut frames and panes; softened,

There are approx. 35-40no. chipped, cracked, displaced, slipped and missing roof slates to all 4no individual roof coverings that form part of the property, including cracked, deteriorated and missing mortar beds to ridge and hip tiles. Several lead 'tingles' (strap hooks that hold tile from its base) where it is difficult or impractical to use a new nail in the correct position to fix slates in place, however is also indicative of nail fatigue (corrosion of the nail due to water/ moisture) and early on-set nail fixing corrosion that where nails ultimately completely fail and tiles slip resulting in deterioration of timber battens and often beyond re-use. We are of the view the roof would benefit from being re-roof with a modern lightweight highly-breather bale vapour permeable membrane with as many original slates salvaged as possible

A subsequent condition report was undertaken by RW Sash Windows and the conclusion of this survey is below.

Having inspected the windows, I consider that replacement of the existing sashes with accurately detailed, traditionally constructed timber sash windows represents the most appropriate and practical solution. Retaining and repairing the existing box frames wherever possible will preserve a significant proportion of the original historic fabric while providing windows that faithfully match the building's original appearance.

Any repair work undertaken to retained historic timber would be carried out using traditional linseed oil putty for glazing, together with appropriate traditional repair techniques and compatible materials suitable for listed buildings.

2.0 STRATEGY

The applicant is conscious to reinstate the building's original features in line with the listing associated with the building and to be sympathetic to the building. The applicant is also conscious to respect the original features but to bring the building upto modern standards with regards to building regulations.

The applicant is keen to work with the conservation officer at Manchester City Council to agree the best way forward on the where existing elements can be retained/repaired but where sympathetic modern materials can be used.

3.0 EXISTING CONDITION IMAGES



General images of timber to sash windows and painted cills



General images of timber to sash windows





General images of roof tiles



Image of area where roof leaks due to junction detail of existing valley and roof light

4.0 IMPACT OF THE PROPOSALS

The table below briefly summarizes each aspect of the proposal as it affects individual spaces, with a summary of the heritage significance of the particular feature, the impact and any mitigation recommended. Impacts on significance are assigned to the following categories, with the level of harm largely depending on whether the historic fabric is lost or new installations affect the spatial or aesthetic quality of a room:–

- Enhancement
- Neutral
- Slight Harm
- Moderate Harm
- Substantial Harm

The works are considered to have a neutral impact. Consideration has been given to the division being reversible wherever possible

Area	Significance of Space or Feature	Impact on significance	Proposal & Mitigation
Replacement of existing sash windows with new timber heritage double glazed sash windows	Medium	Medium	New window solution to be presented to local authority. Window look and style to match existing windows. Double glazed modern solution allows building elevation to be upgraded to modern building regulations.
Removal of paint from existing cills to sash windows	Medium	Medium	Paint applied which is not inkeeping with original material. Paintwork is degrading and flaking off. Removal of paint reinstates existing features of the building.
Roof repairs	Low	Neutral	Existing roof to be relaid with new tiles to replace damaged tiles. Existing tiles to be reused, any new tiles to be installed to rear where impact is reduced and new tiles will be salvaged to allow for sympathetic match
Relocation of roof light	Low	Neutral	Rooflight relocated away from valley gutter to allow appropriate flashings to be installed, rooflight is well hidden from view on streetscene
Removal of paint to cills	Medium	Medium	Removal of damaged paint to cills reinstates an original feature of the building

5.0 CONCULSION

The proposals submitted allow a sympathetic solution to repair the existing listed building to allow for the building to continue to survive for the future. The applicant wishes to work with the local authority to gain a planning approval and listed building consent on a site that requires much needed repair.