Paul Butler Associates
Planning, Development & Heritage Consultants

Aroundtown SA

50 Newton Street, Manchester

Design, Access and Heritage Statement

07 August 2026

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1. Introduction

1.1 This Design, Access and Heritage Statement has been prepared by Paul Butler Associates with input from Donald Insall Associates and C3 Consultancy on behalf of Aroundtown SA in relation to works to 50 Newton Street, Manchester [the site]. This Statement has been prepared to consider the potential impact of the proposals on the significance of the heritage asset alongside any design and access consideration to what is largely a façade and roof repair project.

Approach and Methodology

1.2 This Statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2024), specifically paragraphs 207 and 208, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning applications to assess the effect on significance of any proposed changes. There is also a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making.

1.3 This document broadly follows the staged approach to decision-making set out within *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019):*

- *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
- *Understand the significance of the asset(s)*
- *Understand the impact of the proposal on that significance*
- *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
- *Look for opportunities to better reveal or enhance significance*

1.4 Research has been primarily desk-based, consulting historic mapping and written secondary sources. A visual and photographic survey of the site, its interior and its surroundings was undertaken on 20th November 2025 with further site visits in March 2026.

1.5 Manchester local archive was consulted with the 1907 plans for the building viewed and referenced within this report (ref - GB127.M900/1/1/2/5/7804).

1.6 The Science and Industry Museum hold records for Joseph Wood & Sons, (YA1979.1/MS0224) occupiers of an earlier building on the site; as these records date to 1908-1911 and are for a warehouse at 21 Major Street they were not considered directly relevant.

The Proposal / Design and Access Statement

1.7 The proposals relate to façade works to remedy failing materials or elements and defects and generally improve the condition of the exterior of the building. No works are proposed to the interior as part of this application. The key elements of the proposals are summarised below with further detail within the Heritage Impact Assessment within Chapter 6.

Roof replacement

1.8 The roof finishes are nearing the end of their useable lifespan and across the building there is evidence of significant water ingress. The existing roof will be replaced on a like for like basis in matching Welsh slate as will any lead flashings where perished. Valley gutters where modern replacement materials such as bitumen will be replaced with lead.

1.9 As the interior has historic suspended ceilings on the top floor insulation is best dealt with above ceilings as a cold roof therefore no insulation is proposed as part of this application.

1.10 There is allowance for inspection and repair / replacement of roof timbers as part of the works and due to the limited access this is recommended to be conditioned following stripping of roof finishes.

Rainwater Goods

1.11 Existing downpipes will be retained where in a useable condition, however, lower sections where damaged, broken or replaced with plastic will be replaced with cast iron as per the existing profiles / sections.

Masonry Works

1.12 Generally, across the building facades are open joints or where previous pointing is in cement therefore repointing in lime mortar is proposed where required to all facades along with vegetation removal.

1.13 There are areas of modern render and this is likely over historic terracotta. The condition of the terracotta cannot be determined at this stage without intrusive works, therefore, following careful opening up works if existing terracotta can be retained in good condition this will be the preference. However, if it no longer survives in a suitable condition matching replacement will be required. It is expected this can be agreed via condition / Conservation Officer agreement during the works.

Windows

1.14 Any broken glass or boarded windows will be replaced with matching single glazed glass as per the existing. Windows will be redecorated as per paint analysis that is recommended for condition.

Rear Car Park Elevation

1.15 The elevation facing the adjoining car park has several skins of brickwork, some of which is un-supported due to the demolition of the neighbouring building. A new skin of brickwork is proposed to provide support to the brickwork above which will be tied into the building.

Graffiti/Mural Removal

1.16 The painted bird mural had temporary planning permission in 2012 and this is proposed for removal along with other areas of graffiti across the building.

Structural Works to Parapet

1.17 There are two areas of leaning parapet / pediments at roof level. These will likely require either structural restraint or re-building. The final solution will require high level access for closer inspection and it is expected this can conditioned and agreed with the Conservation Officer. A minimal intervention approach would always be the preferred solution with

existing or new restraint the preference and rebuilding only if required and recommended following high level inspection.

Access Scaffold (Could say who provided the following ie not PBA)

1.18 Following a full review of TG20:21 compliance parameters, BS 5975 temporary works requirements, and the conservation constraints set out in BS 7913 and Historic England's Principles of Repair, a tied scaffold is the only safe, structurally viable and heritage-appropriate solution. All alternative arrangements—freestanding, ballasted, raker-braced or propped—have been discounted on engineering, safety, public-realm, and conservation grounds.

1.19 The building's height-to-base ratio, combined with the requirement for full-elevation access and potential sheeting for weather protection, places the scaffold firmly outside the stability envelope achievable without mechanical restraint. A freestanding scaffold would exceed TG20:21 permissible slenderness limits by a significant margin, resulting in unacceptable overturning risk under wind loadings typical of Manchester's exposure category. Increasing the base width is not possible due to the zero-setback façade, narrow footways, and the need to maintain statutory pedestrian clear widths. Any attempt to achieve stability through mass or geometry alone would require an impractical footprint extending into the public highway, triggering major highway interventions, and creating disproportionate public-realm impacts.

1.20 A ballasted scaffold has also been ruled out. The ballast mass required to counteract wind uplift on a multi-storey, multi-elevation scaffold—particularly if sheeted—would impose excessive point loads on the footway slab and underlying basement structure. These loadings cannot be justified without intrusive structural investigation, which is neither proportionate nor acceptable in a heritage context. Even if load paths could be verified, the resulting mass would obstruct emergency egress routes, impede refuse collection corridors, and create unacceptable trip and impact hazards within a constrained environment.

1.21 Similarly, raker-braced, or buttressed solutions are not feasible. External rakers would project into the public highway, obstructing pedestrian desire lines and conflicting with statutory

access requirements. They would also introduce concentrated bearing loads onto historic kerbs and paving, which are themselves part of the conservation area's significance. From a heritage standpoint, rakers and external bracing introduce a level of visual and physical intrusion that is disproportionate to the temporary works need and contrary to the conservation principle of minimal intervention.

1.22 By contrast, a tied scaffold provides a controlled, predictable, and reversible means of achieving structural stability without imposing excessive loads on the public realm or requiring intrusive ground investigations. Ties will be installed in mortar joints only, avoiding damage to terracotta dressings, stone banding, or original brickwork. All fixings will be fully reversible, with holes made good using compatible lime-based materials in accordance with BS 7913 and Historic England's guidance on repair mortars. The tie pattern will be coordinated with the Temporary Works Designer to ensure compliance with BS 5975, while also respecting the building's architectural hierarchy and avoiding areas of decorative significance.

1.23 This approach ensures that the scaffold is structurally robust, risk-controlled, and heritage-sensitive, enabling essential repair and inspection works to proceed without harm to the building's special architectural interest. It represents the least intrusive, safest, and only technically defensible solution for a building of this height, age, construction type, and urban context.

2. The Application Site and its Surroundings

Site location

2.1 The application site is situated in Manchester City Centre on the junction of Newton Street, Hilton Street and Port Street.

Designations

2.2 50 Newton Street is Grade II Listed as the 'Newton Buildings' with the following list description:

> *'Hat manufacturers' premises. c.1900, altered. Iron frame and concrete floors, with cladding of ashlar, and red brick with buff terracotta dressings, slate roof. Trapezoidal plan on end-of-block site parallel to Hilton Street. Free baroque style. Basement and 4 storeys plus full attic storey and mansard attic; distinguished by 3-storey giant arcades above ground floor, 2 bays to Newton Street, 5 bays to Hilton Street and 3 bays to Port Street; with cornices over ground and 3rd floors. The Newton street facade has a round-headed doorway to the right, with an architrave including 2 columns and a large segmental pediment; the ground floor of all 3 sides has wide rectangular windows with keyed lintels; the arcaded upper floors have wide round-headed arches with quoined surrounds and keystones, most filled by original glazed screens with wooden frames and metal glazing bars making panes of varied size, the windows of the 1st and 2nd floors including floating segmental pediments; but the 2nd and 4th bays to Hilton Street with 2-storey canted oriels enriched with swags etc. The attic storey has coupled windows except to Newton Street, which has a large segmental open-pedimented dormer with a round-headed window, the mansard to Hilton Street has dormers with segmental pediments. Interior said to have segmental barrel-vaulted construction'.*

2.3 The surrounding buildings comprise a number of listed buildings, however, as the proposals are largely like for like repairs no further assessment is proposed.

2.4 The site sits within the Stevenson Square Conservation Area.

The Site

Exterior

2.5 The site has a roughly trapezoidal plot with the building comprising a basement, four storeys, plus full attic storey and mansard attic. The building is built in the Edwardian Baroque style.

2.6 The building utilises yellow terracotta to the ground floor with red brick to the upper stories although with extensive use of terracotta dressings and detailing. Parts of the terracotta are both painted (Port Street) and rendered (Hilton Street).

2.7 There is an arcade of segmental arches at pavement level with basement and pavement lights.

2.8 The Newton Street facade has a round-headed doorway to the right, with an architrave including two columns and a large segmental pediment. The ground floor of all three sides has wide rectangular windows with keyed lintels all of which have modern roller shutters.

2.9 At ground floor on Portland Street there is a former loading bay with cast iron gates above which is a cast iron external fire escape.

2.10 The upper floors utilise extensive glazing in the form of an arcade of windows with wide round-headed arches with quoined surrounds and keystones. The arcades extend across the second, third and fourth floors.

2.11 Windows are wooden frames with metal glazing bars making panes of varied size with some as opening casements. To Hilton Street there are terracotta two storey canted projecting oriel windows with decorative swags and garlands.

2.12 The adjacent plot is currently used as a surface car park with the undressed brickwork of the building showing the scars of where the adjacent buildings have been demolished. There are a series of faded modern murals on the brickwork and at third, fourth and attic level there is a recessed lightwell of white-tiled brickwork.



Figure 2.1 *The Hilton Street Façade.*

Interior

2.13 The Lower Ground Floor was most recently used as a bar and much of the fit-out dates from this use. There is white wall tiling throughout including to splayed pavement lights along the external elevations. The concrete and steel supports to the above lift are visible in one place. A series of columns run through the space supporting the floors above. There are a pair of metal doors opening into a small room which was presumably for the loading of goods from pavement level to basement.

2.14 The ground and upper floors share a largely repeating layout and footprint. Parquet flooring survives throughout most spaces. Ceilings show the exposed vaulted ribbed concrete jack arches supported on steel beams above steel columns. In most locations a simple plaster cornice runs along the length of the beam as a decorative finish, although these have detached or been lost in many areas.

2.15 To the former loading bay (currently used for modern plant) there is a historic crane for the unloading and loading of goods. The rear of this space shows a suspended floor suggesting there was a void between floors for the movement of goods which is not obvious from the floors above.

2.16 The ground floor has a modern kitchen and reception fit-out including modern studwalls and partitions.

2.17 The upper floor is accessed from the principal cantilevered stair of concrete steps with metal balusters with a timber handrail. In the centre of the stairs is a historic lift with timber panelling internally and metal grating. There is a secondary stair of concrete with basic timber balustrades.



Figure 2.2 *The lift within the principal stair*

2.18 The repeating floorplan appears to have historically been subdivided into rooms with a central corridor accessed off the stairs with a glazed screen, however, there are areas of later subdivision. Doors are generally modern firedoors, however, some timber panelled doors do survive on upper floors many of which are inoperable.

2.19 No firegrates were visible although there is evidence of fireplaces where there are chimney breasts with hearth tiles or surrounds.

2.20 WCs are on each floor which include timber partitioned cubicles with *Doulton and Co* ceramic toilets and handbasins (with modern tap fittings).

2.21 Windows frames are generally timber, although where there are openable windows these are steel casements with Art Nouveau handles and window furniture. The mixed use of timber and steel for the windows could suggest that the original windows were timber and the steel casements were inserted. Regardless, the steel casements are likely to be pre-WW2 so if they are a later addition they were added relatively early in the building's history.







Top Left - Figure 2.3 *A typical room on the upper floors note the ribbed concrete ceiling, parquet floor and panelled door.*

Top Right - Figure 2.4 *The supporting columns (within glazed screen)/ The columns are on each floor from basement upwards.*

Bottom Left - Figure 2.5 *The steel casement window furniture.*

3. Historical Development

3.1 The area that is now Piccadilly Gardens, beyond the south-west side of the Stevenson Square Conservation Area, was once the site of the so-called 'daub holes', where mud for the construction of wattle and daub walls was extracted from the ground.

3.2 In the mid-18th century, the land lying between Ancoats Lane and the old daub holes was owned by Sir Ashton Lever. Conceding to the pressure of property developers, Lever eventually sold the land to William Stevenson. Stevenson sold the land on, piecemeal, to entrepreneurs, many of whose names are commemorated in the local street names. Tinker's Map of Manchester of 1772 shows much of the current Conservation Area was still beyond the boundaries of the city, although what would become Oldham Street is indicatively shown as an 'intended road'.

3.3 The original intention was that that this area of Manchester should become a residential area which would rival the serenity of St Ann's Square. Instead, the area became largely commercially oriented.

3.4 By the early 19th century, Pigot's Map of 1813 shows a significant expansion of the city, with the street layout established, Stevenson Square is shown to the north along with the Piccadilly Infirmary to the south on the site of the current gardens.

3.5 Gradually the streets around the Square became lined with private houses and small businesses, including trades such as dry-salter, hat-block maker, cork-cutter and tin-plate worker, as well as some trades and professions which survive today.

3.6 For the last three-quarters of the 19th century, the Square was popular with open-air speakers and became a meeting place and starting point for processions. The most notable of these celebrated the opening of the Town Hall in 1877 and was believed to have engaged 50,000 participants.

3.7 During the latter half of the 19th century most properties in and around the present day conservation area were replaced by solely commercial buildings. Oldham Street, with its

millinery and clothing-related shops was a favourite shopping district with Manchester's fashion-conscious residents up to the last quarter of the 20th century.

The Site

3.8 Although its exact form is difficult to establish, the site area was shown as developed from at least the early 1800s as seen on the Roper (1807) and Pigot (1813) maps of Manchester.

3.9 The Manchester and Salford Town Plan of 1851 show the site occupied by a number of separate premises, one of which was a timber yard. The current surface car park was occupied by a series of terraces and The Wind Mill Public House.

3.10 The site is shown in detail on the Manchester Goad Map of 1888 as 'Joseph Wood & Sons Hat Factory'. In comparing the 1851 and 1888 maps it appears the hat factory replaced the previous properties on the site. The 1888 Goad Map suggests a series of roof lanterns across the building, a loading bay is also shown with a dotted line in the same location as today.

3.11 In May 1906 several newspapers report a fire at the premises which, '*owing to the prevalence of a stiff breeze and the inflammable materials within the building the fire spread with remarkable speed.*'[1] The existing building was described as being five storey but being '*completely wrecked*' by the fire[2]. The top floor was said to have '*fell in with a great crash*' and several yards of brickwork toppled into the road, one large piece of stone smashed a water pipe and burst the main and '*all that remained was a mere skeleton, whose walls were none too safe*'[3].

3.12 Following this fire, the hat makers Joseph Wood & Sons would move premises to 21 Major Street with records of the fit-out of their warehouse premises between 1908-1911 held at the Science and Industry Museum[4].

[1] Daily Record – Wednesday 16 May 1906 "Hat Factory Burned"
[2] London Daily Chronicle – Wednesday 16 May 1906 "Big Manchester Fire"
[3] Manchester Evening News - Wednesday 16 May 1906 "Great Blaze in Newton Street"
[4] YA1979.1/MS0224

3.13 Following the fire local architectural practice Charles Clegg and Son would design the current building which was erected in 1907[5]. Charles Clegg was a Manchester architect with several notable works in the city including the St. James' Building on Oxford Road.

3.14 Drawings by Clegg for the 're-building' (as described by Clegg) of the warehouse are held in Manchester City Archive (see Appendix B). The intended use of the building as described on the plans was for '*merchants and agents*' and in the category for *'intended persons employed for warehouses, &c'* was crossed through, this suggests the building was never intended to have a warehouse or industrial function as was previously the case.

3.15 The 1906 plans show the building largely as survives today, the projecting bay window details are more elaborate than that shown on the plans and at roofline terracotta pediments were shown which were either not implemented or have since been removed. Also, a series of tall chimney stacks were shown on the plans but no longer survive, however, adjacent to the box-gutters along Hilton in the location of the stacks are bases which possibly show their location before removal.



Figure 3.1 – *(left) Hilton Street elevation as proposed in 1906 and as survives today (right). Note the differences at roof-level such as the lack of the pediment and chimneys. The bay windows as seen today are also more ornate than that initially proposed.*

[5] https://manchestervictorianarchitects.org.uk/partnerships/charles-clegg-and-son

3.16 From basement to second floor the end wall adjoining the current car park was labelled as '*existing wall*' which would suggest this element of the previous hat maker's building was retained.

3.17 Much of the interior is recognisable from the 1906 Plan (although there are later losses and additions). At basement level the current stair from Hilton Street is shown to be a later addition along with much of the subdivision currently seen at this level.

3.18 The crane in the loading bay has a turning circle identified on the plans to transfer goods from the adjacent shaft into the bay; this turning circle remains visible in the parquet flooring. The ground floor has experienced the highest degree of loss of the original planform with much of this today open plan.

3.19 The upper floors have a repeating layout which largely survives; this includes the surviving lift, stairs and WCs all shown. The current secondary stair is in the location of a hoist shaft through the building and is a modern insertion.

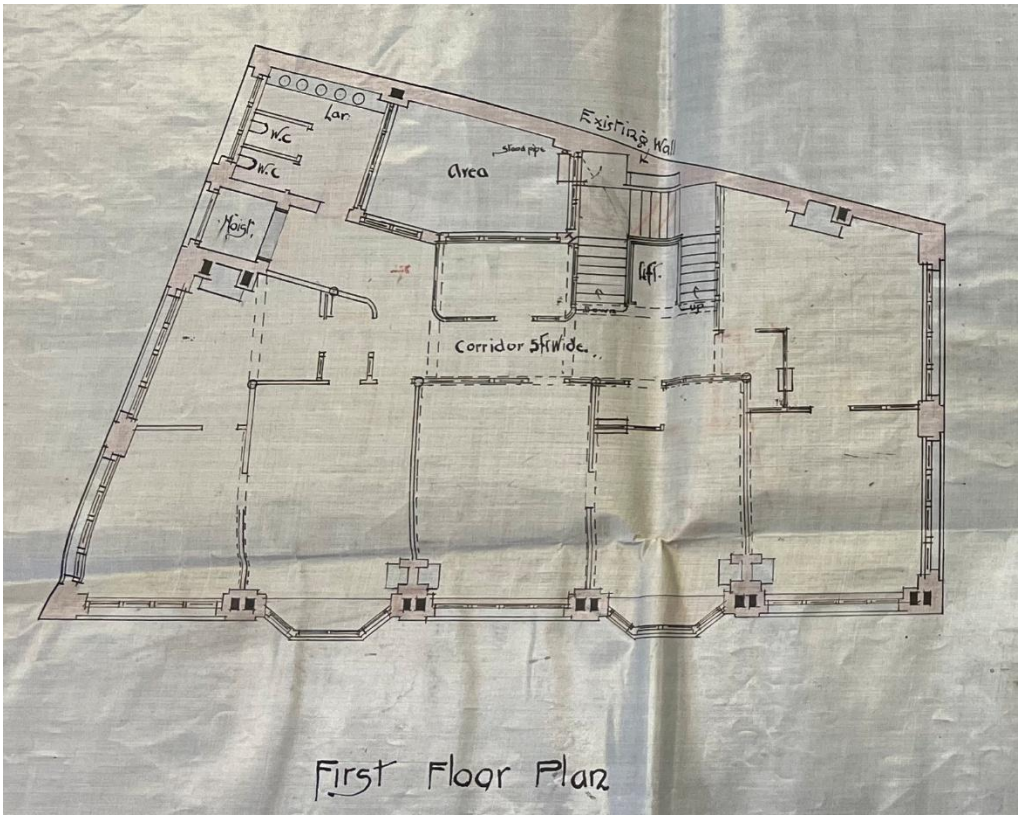


Figure 3.2 *– 1906 Proposed First Floor Plan – the hoist to Port Street is the location of the current secondary stair.*

3.20 The Newton Buildings were advertised to let from July 1907 described as –

…splendidly lighted OFFICES, SHOWROOMS, and WAREHOUSES: building fire-proof, and fitted with all modern convenience, passenger and goods lifts, electric light, sprinkler installation, &c…[6]

3.21 The building (or units within it) were still advertised for let in March of 1909[7].

3.22 Slaters Manchester and Salford Directory (1911) note several occupiers of 50 Newton Street so it seems likely the building was let to several different businesses; the most notable seems to be 'Whyte EM & Co.' as a fabric merchants.

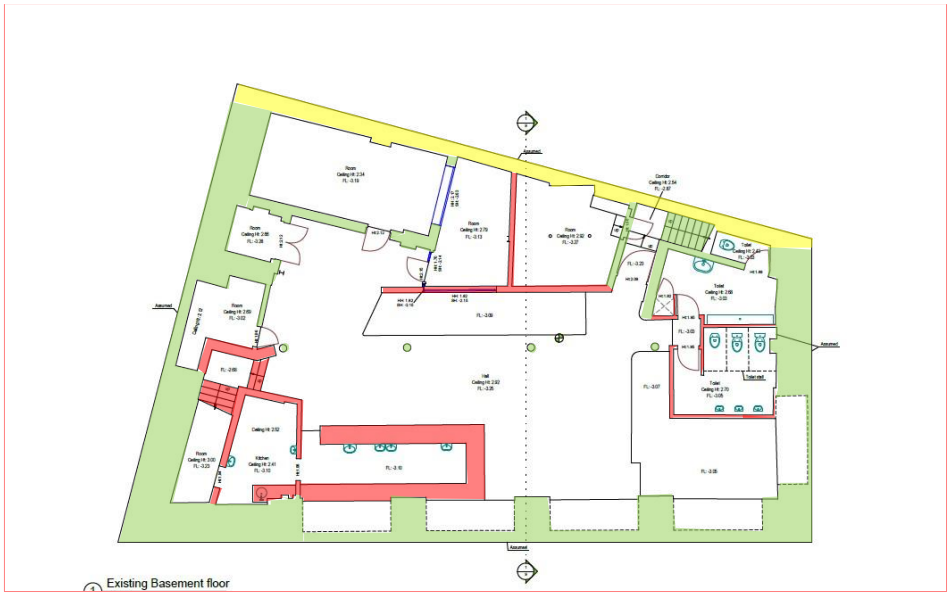
3.23 A photo of the building from 1967 shows the exterior, much as it survives today with a sign on the window again suggesting it was a haberdashery at this time. If the chimneys and roof pediments were built as designed then they were already removed by 1967.

3.24 In recent years the planning portal suggests the upper floors would be used for finishing garments and offices in the 1970s, the basement would be converted from a warehouse into a restaurant and later a bar. The upper floors would eventually be converted into a budget hotel and later backpackers hostel in the early 2000s.

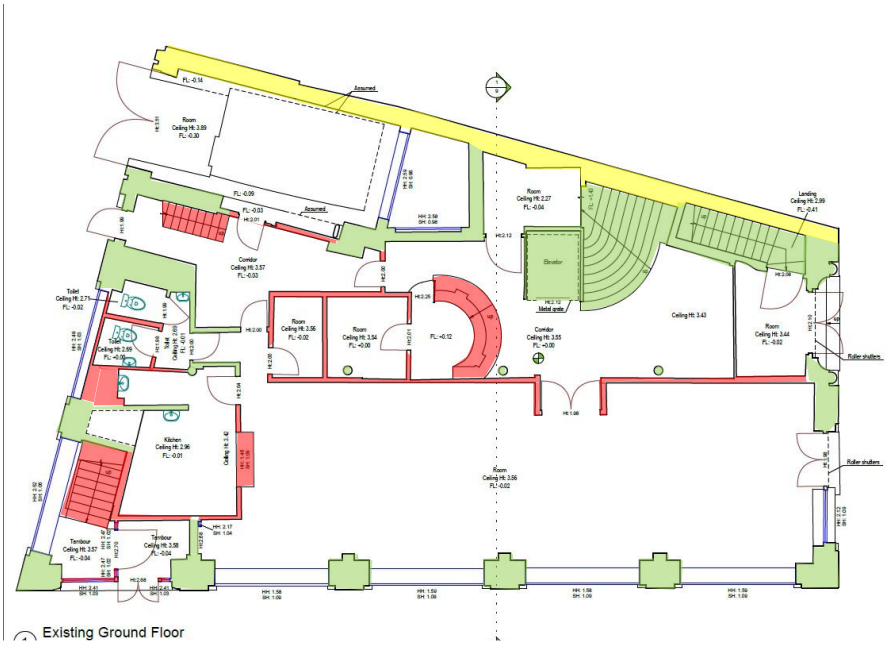
[6] Manchester Guardian 13 July 1907:4
[7] Manchester Courier – Saturday 06 March 1909

Phasing Plans

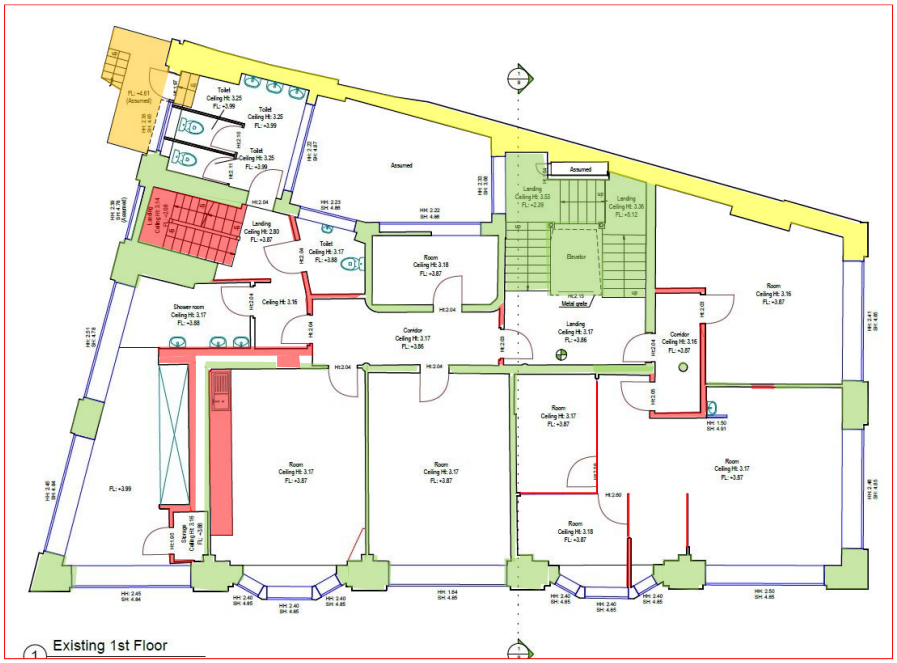
19th century
1906/07
1952
Late-20th century



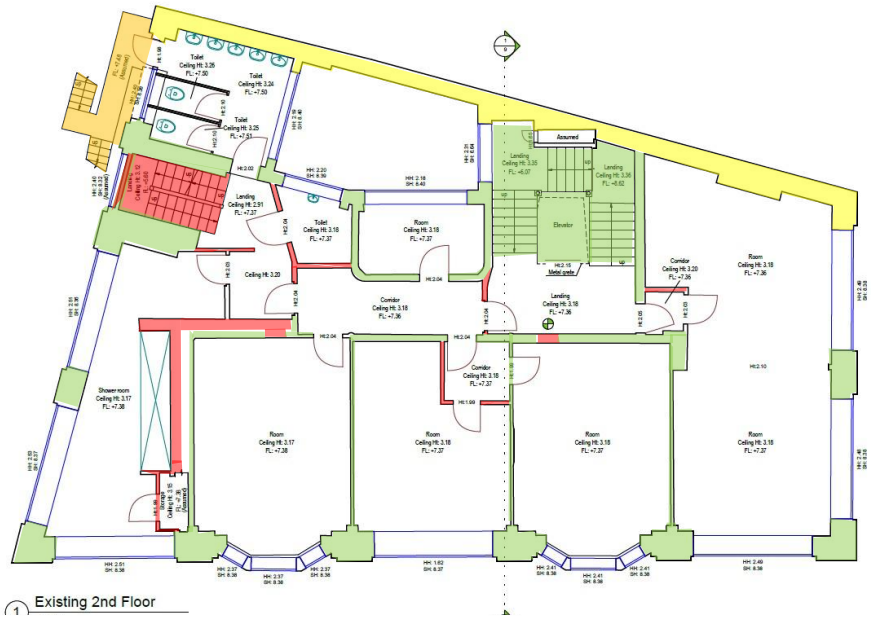
19th century
1906/07
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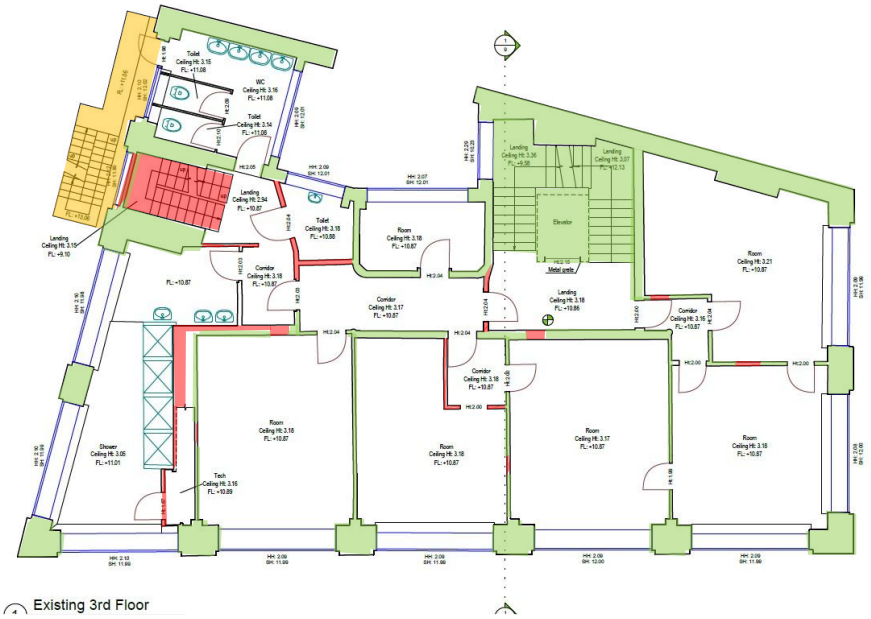
19th century	
1906/07	
1952	
Late-20th century	



19th century	
1906/07	
1952	
Late-20th century	

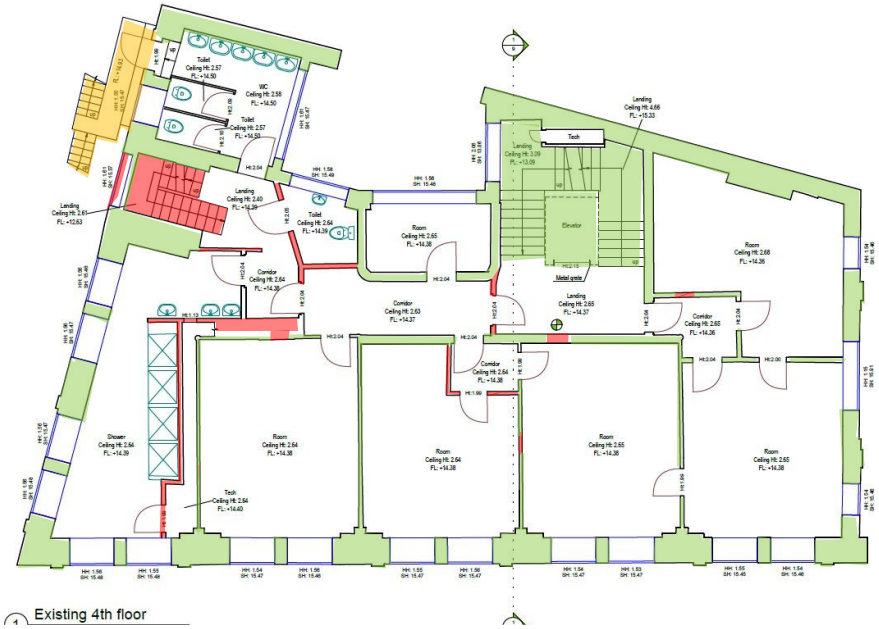


19th century	
1906/07	
1952	
Late-20th century	



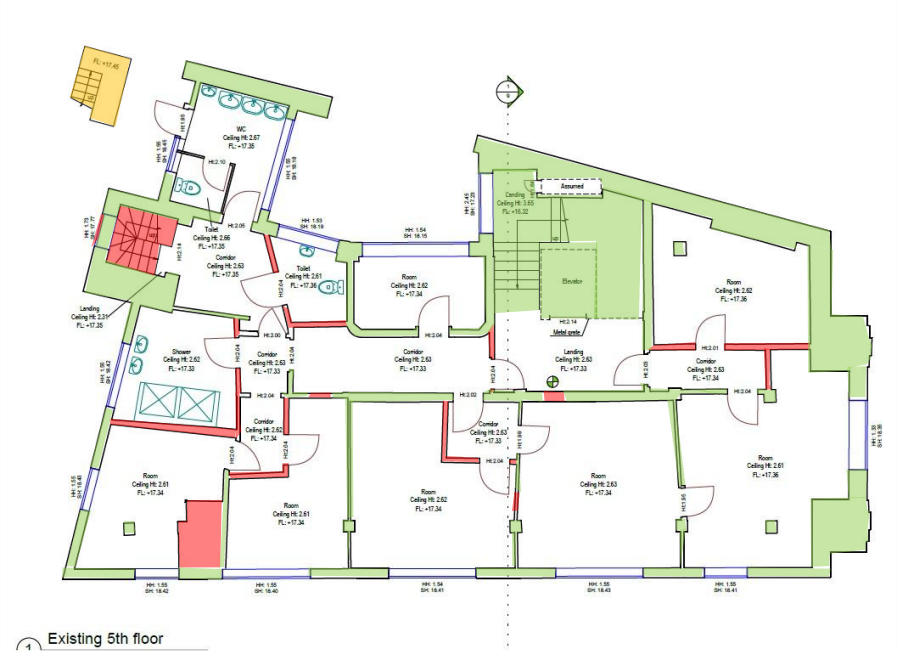
Existing 3rd Floor

19th century	
1906/07	
1952	
Late-20th century	



Existing 4th floor

19th century	
1906/07	
1952	
Late-20th century	



4. Significance

4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:

4.2 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

4.3 **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

4.4 **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

50 Newton Street

4.5 50 Newton Street is a commercial unit built in 1907 by local architects Clegg and Sons following a fire destroying much of the previous building in 1906. The site's current name 'Hatter's Hostel', and the Historic England list entry, appear to incorrectly assume the current building was used as a hat making facility based on the pre-1907 use of the site. The surviving building does not have any direct association with Joseph Wood and Sons and there is no evidence to suggest the current building was used for hat making, more likely it was a general-purpose commercial premise.

4.6 Its known use throughout much of the 20th century was a fabric retailer which is noted in the Conservation Area Appraisal as being typical for the area. The building represents the industrial and commercial growth of Manchester into the early years of the 20th century.

4.7 The involvement of Charles Clegg is of some interest being an architect of local importance with the practice designing several important buildings within Manchester and the wider region.

4.8 The building has strong architectural interest being a prominent building on the junction of Newton Street and Hilton Street. It is impressive for its extensive use of glazing as well as its Edwardian-Baroque style and terracotta detailing which all add architectural interest.

4.9 The interiors, although of fairly utilitarian character, do survive in a recognisable form from that seen on the 1906 plan. The ground floor has been altered, although the upper floor layouts largely survive (although with later changes). Very few historic doors survive and no historic fireplaces.

4.10 The interiors generally have limited architectural interest with the ribbed ceiling and columns related to the fireproofed design of the building the elements of most interest.

4.11 The building was noted as utilising the latest advances of the time, such as electric lighting, internal plumbed WCs, sprinklers and fireproofing along with a relatively early electric lift (the first in England being at the Crystal Palace in 1890[8]).

4.12 There is some archaeological interest in the standing remains as it is possible that parts of the surviving building incorporated the earlier Joseph Wood's building which was destroyed by fire. It is likely the basement to second floor of the wall adjoining the current car park is the original warehouse fabric that was re-used in 1907. The loading bay on Port Street is also in the same location as the 19th century building so it is possible Clegg used part of the remains for his 1907 works.

4.13 Significance lies predominantly in the building's architectural interest within its decorative Edwardian-Baroque external façade. The interiors do make some contribution to significance from the survival of features of interest including: the historic lift, stairs, WCs, the

[8] https://dunbarandboardman.blogspot.com/2015/10/who-built-britains-first-electric-lift.html

ribbed ceilings and columns. The internal layout largely survives which allows the historic use of the building and spaces to be understood.

4.14 The association with local architects Clegg and Sons and the archaeological interest of incorporated earlier fabric are of some local interest.

5. The Heritage Planning Context

Town and Country Planning Act 1990

5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

5.3 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.

5.4 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'.

5.5 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.6 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications-

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness.

5.7 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

5.8 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

5.9 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 216).

5.10 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

5.11 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

5.12 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

5.13 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

5.14 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.

5.15 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

5.16 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723).

Manchester Development Plan

5.17 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Manchester City Council, the adopted Development Plan consists of the Places for Everyone (adopted March 2024), the Core Strategy (adopted 2012) and the Saved Policies of the Manchester Unitary Development Plan (adopted 1995). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Manchester City Council Core Strategy (2012)

5.18 The policies of the Core Strategy in relation to heritage are outlined below –

Policy EN 3 Heritage

5.19 *Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.*

5.20 *Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.*

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

5.21 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are relevant to the proposed scheme include:

- Policy DC19 'Listed Buildings' which seeks to ensure that development does not have a detrimental impact upon the setting of listed buildings.

Places for Everyone (2024)

5.22 The Places for Everyone Plan (2024) has been adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

5.23 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested

parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

5.24 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

5.25 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

5.26 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

6. Heritage Impact Assessment

6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.

6.3 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

6.4 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance. Any mitigation which has been undertaken or could further reduce harm has also been identified.

Proposal	Discussion	Impact
Roof Replacement 	The existing roof has a combination of historic finishes of Welsh slate and later modern repairs and replacement such as flashband tapes and bitumen. The replacement with like for like Welsh slate of the same size, appearance and texture along with the replacement of inappropriate modern materials will not result in any harm and offers a benefit to significance. The roof replacement allows the building to be sustained into the future and protect the interior from further water ingress damage.	**High Beneficial**
Rainwater Goods 	Rainwater goods are a mixture of cast iron, lead with some areas of modern uPVC replacements (generally at lower level). The works allow for the replacement of damaged and defective downpipes and the replacement of any modern materials for cast iron. The works will improve the appearance and architectural interest by reinstating traditional materials as well as ensuring the discharge of rainwater from the building facades.	**Medium Beneficial**
Masonry Works 	Across the building are several areas requiring repointing from either open joints or from there being cementitious mortar. Through the replacement of inappropriate materials with breathable lime mortar this offers a benefit to significance.	**High Beneficial**

Proposal	Discussion	Impact
	Localised areas of damaged brickwork and terracotta is to be repair / replaced on a like for like basis where identified. There are areas of the building that have been overpainted and cement rendered potentially covering the original terracotta giving a very poor appearance at street level. Following removal of the render / paint if the terracotta survives in a good condition it will be retained, however, if it has either been removed or is damaged beyond repair it will be replaced with matching terracotta. The removal of intrusive render and paint along with general masonry repairs offers a major enhancement to significance by not only providing necessary repairs but by removing visually intrusive elements.	
Windows 	Areas of broken, missing, or boarded windows will be replaced with matching single glazed glass. This both safeguards the building but also improves the appearance and architectural interest.	**Low Beneficial**
Rear Car Park Elevation	This rear elevation includes the façade of the site building and elements of the neighbouring building that has since been demolished. The demolition of the neighbouring building has left overhanging, unsupported brickwork at high level.	**Low Beneficial**

Proposal	Discussion	Impact
	The reinstating of a brick skin is considered a repair of lost fabric and will stabilise the wall and offer an enhancement to significance.	
Graffiti Removal 	Graffiti across the building gives a neglected and poor appearance to the building. Graffiti removal which includes the temporary bird mural will improve the appearance of the building and enhance significance.	**Low Beneficial**
Structural Works to Parapet 	The two areas of leaning parapet will likely require either structural restraint or re-building. The final solution will require high level access for closer inspection and it is expected this can conditioned and agreed with the Conservation Officer. If following inspection by a structural engineer the parapets are sufficiently supported by existing restraints then no work will be proposed. If they can be braced or reinforced this would be the preferred approach being one of minimal intervention. If the advice is that these elements cannot be reinforced in-situ they may require careful dismantling and rebuilding. Regardless of the solution, the works are considered necessary for both the safety of the building and the general public.	**Low Beneficial**

Proposal	Discussion	Impact
Access Scaffold	The access scaffold will be fixed into mortar joints allowing a reversible solution for the building repair. A freestanding or ballasted scaffold is not possible due to the need for TG20:21 compliance parameters, BS 5975 temporary works requirements. As a temporary fixture any harm would be entirely reversed on removal and any fixings made good via an appropriate lime mortar repair, therefore the works do not result in any harm.	**Neutral**

Summary

6.5 This Statement is submitted in support of applications which seeks to enable the comprehensive refurbishment and repair of the external facades of 50 Newton Street.

6.6 The application proposal will involve the sensitive repair of the building. The works will guarantee the long-term future of the building ensuring that the positive contribution it makes to the conservation area is maintained. The impact will therefore be wholly positive, both visually and via enhancing significance.

6.7 No harm to significance will arise from the works therefore the tests of the NPPF for public benefits are not relevant (para 215). The heritage asset will be conserved and enhanced and there is considered no conflicts with either local or national heritage planning policy in relation to the works.

References

Manchester City Council. Stevenson Square Conservation Area- https://www.manchester.gov.uk/info/511/conservation_areas/1208/stevenson_square_conservation_area/2

Daily Record – Wednesday 16 May 1906 "Hat Factory Burned"

London Daily Chronicle – Wednesday 16 May 1906 "Big Manchester Fire"

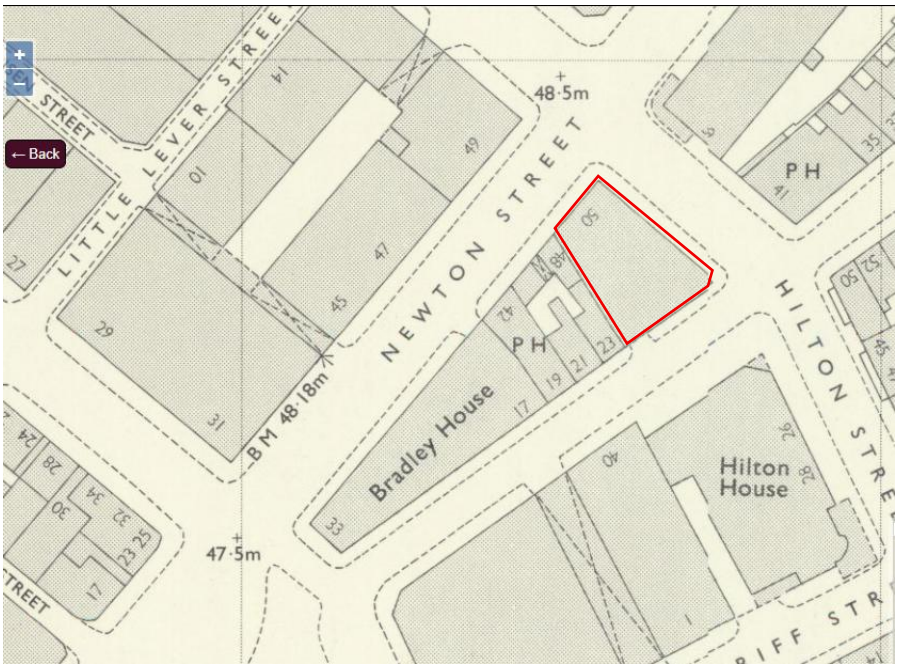
Manchester Evening News - Wednesday 16 May 1906 "Great Blaze in Newton Street"

https://manchestervictorianarchitects.org.uk/partnerships/charles-clegg-and-son

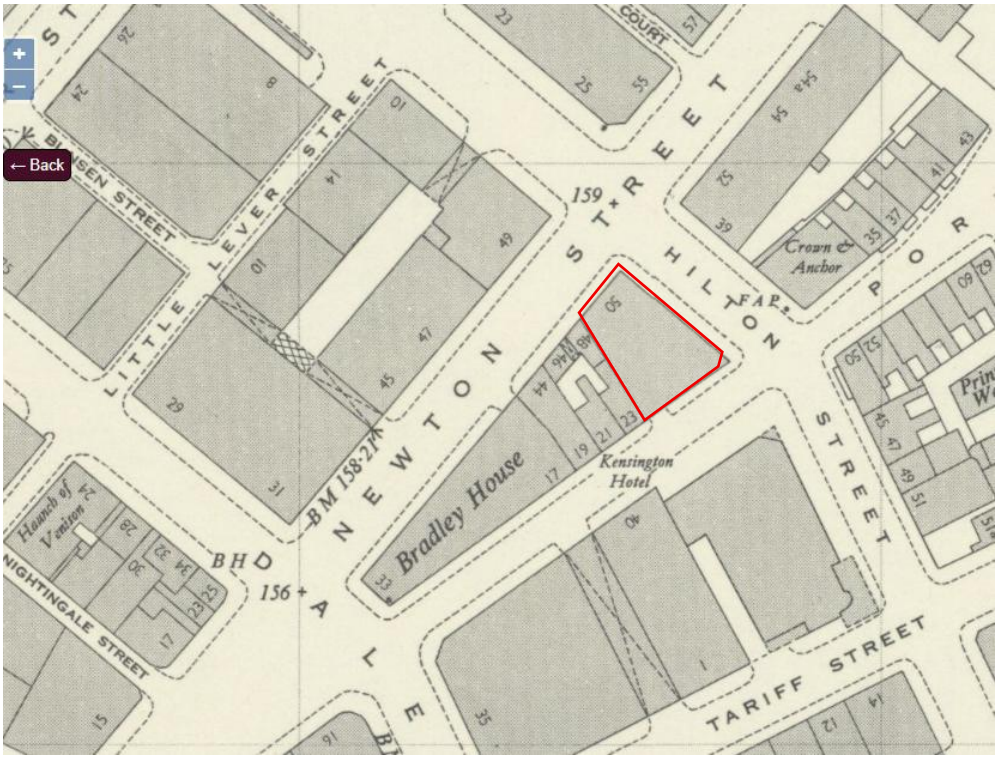
Manchester Guardian 13 July 1907:4

Manchester Courier – Saturday 06 March 1909

Appendix A: Map Regression



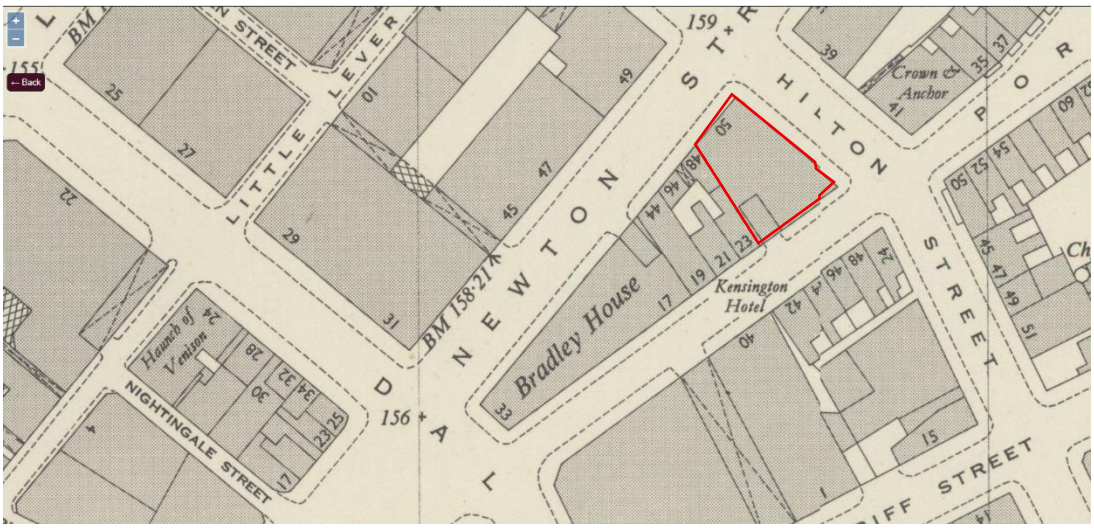
SJ8498SE – C Revised 1970, Published 1971



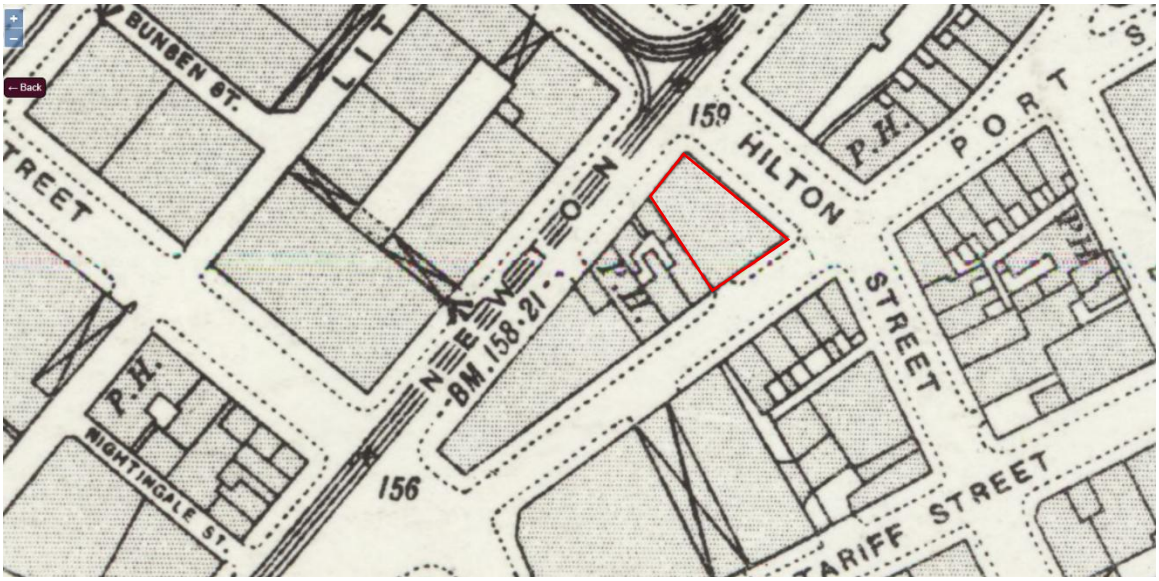
SJ8498-SJ8598 – DD Revised 1953-67, Published 1969



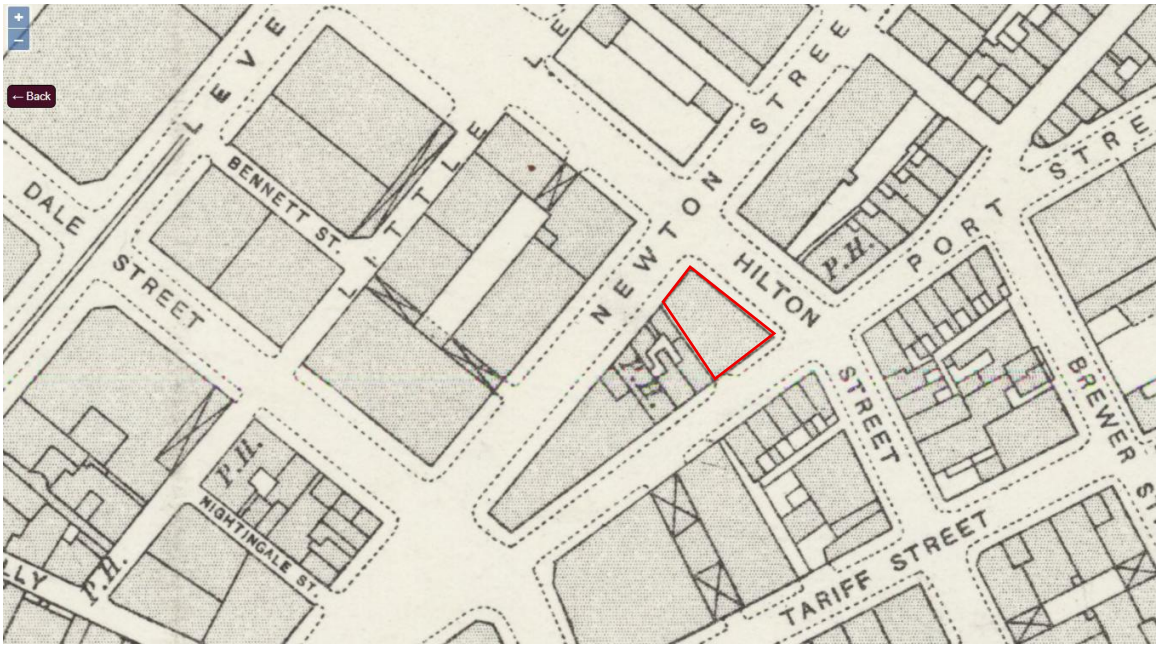
SJ8498 – B. Revised: 1951-53, Published: 1955.



SJ8498SE – A. Surveyed: 1948, Published: ca.1949



Lancashire CIV.7 – Revised: 1931-32, Published: 1934.



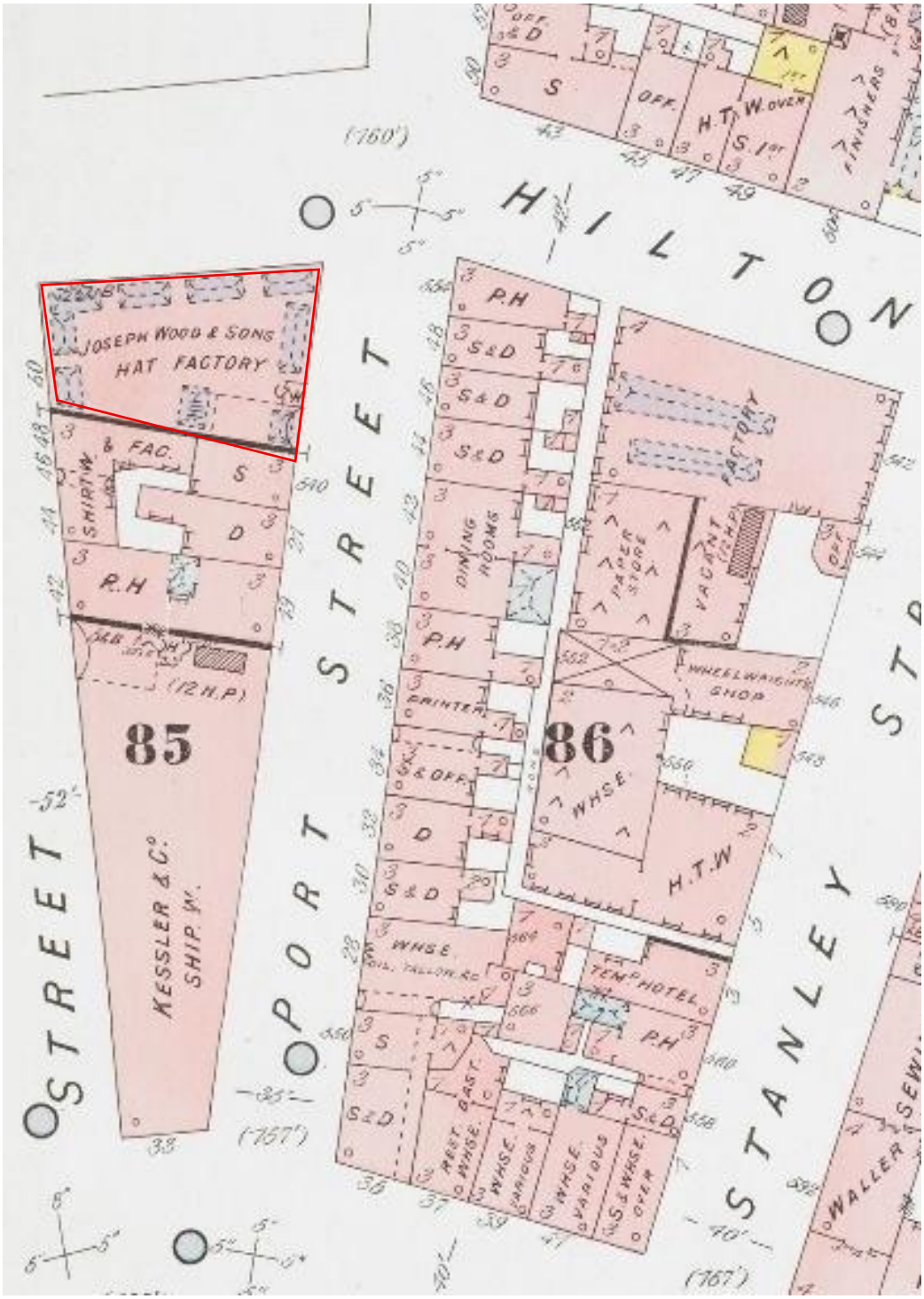
Lancashire CIV.7, Revised: 1915, Published: 1922



Lancashire CIV.NE, Revised 1905-06, Published 1909



Manchester – Lancashire CIV.7.21. Surveyed: 1888, Published: 1891.

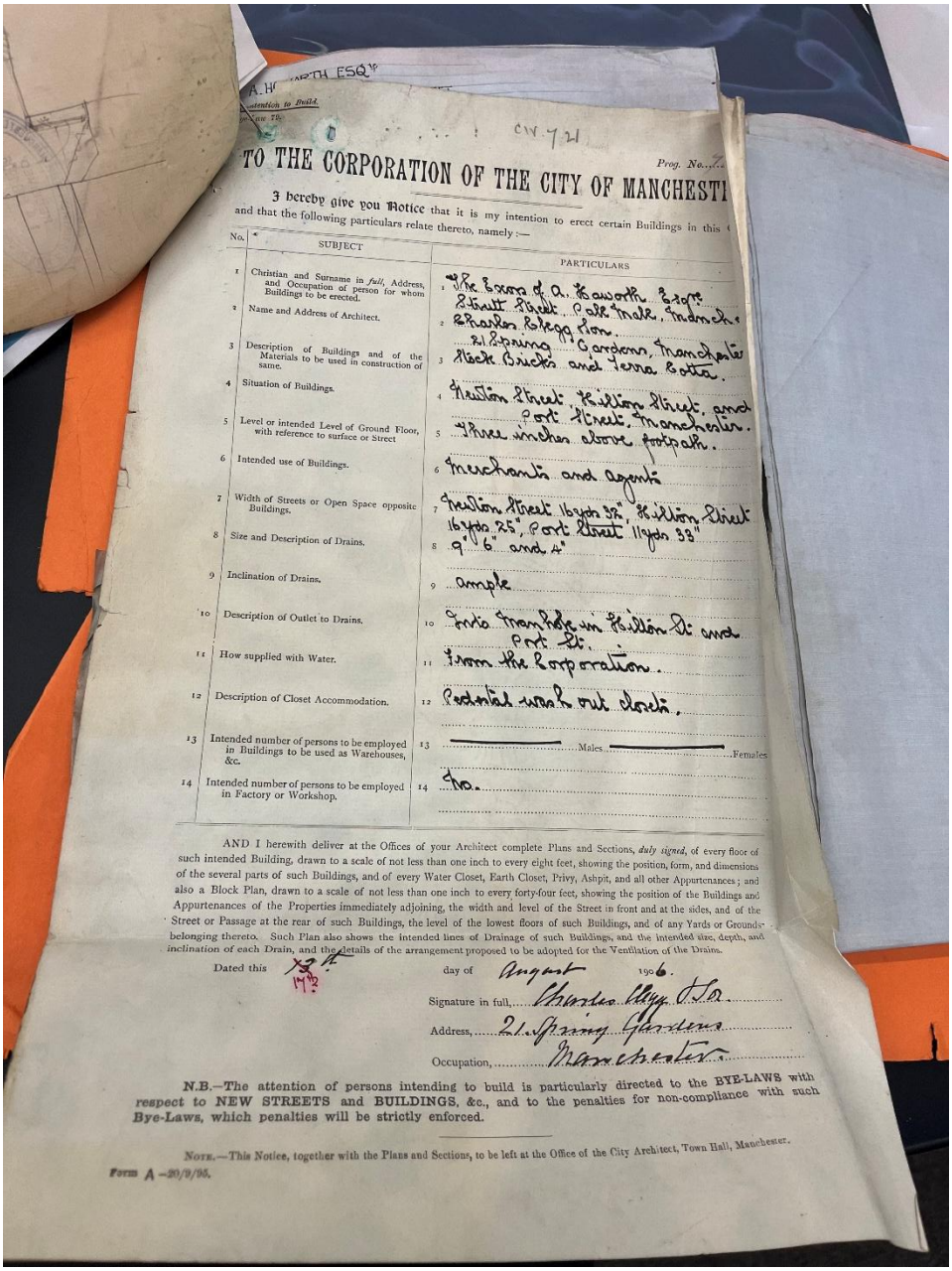


Goad Map (1888)



Manchester and Salford Sheet 29. Surveyed 1849, Published: 1851.

Appendix B – 1907 Plans by Clegg and Sons



TO THE CORPORATION OF THE CITY OF MANCHESTER

Proj. No.

I hereby give you Notice that it is my intention to erect certain Buildings in this and that the following particulars relate thereto, namely :—

No.	SUBJECT	PARTICULARS
1	Christian and Surname in *full*, Address, and Occupation of person for whom Buildings to be erected.	The Exors of A. Haworth Esqre. 2 Hewitt Street Cobden Mills, Miles Platting. Charles Clegg Son. 21 Spring Gardens, Manchester
2	Name and Address of Architect.	
3	Description of Buildings and of the Materials to be used in construction of same.	Block Bricks and Terra Cotta.
4	Situation of Buildings.	Newton Street. Hilton Street. and Port Street. Manchester.
5	Level or intended Level of Ground Floor, with reference to surface or Street	Three inches above footpath.
6	Intended use of Buildings.	Warehouses and Offices
7	Width of Streets or Open Space opposite Buildings.	Newton Street 16yds 2ft, Hilton Street 16yds 2ft, Port Street 11yds 2ft
8	Size and Description of Drains.	9" 6" and 4"
9	Inclination of Drains.	Ample
10	Description of Outlet to Drains.	Into Manhole in Hilton St and Port St.
11	How supplied with Water.	From the Corporation.
12	Description of Closet Accommodation.	Pedestal wash out closets.
13	Intended number of persons to be employed in Buildings to be used as Warehouses, &c.	——— Males ——— Females
14	Intended number of persons to be employed in Factory or Workshop.	None.

AND I herewith deliver at the Offices of your Architect complete Plans and Sections, *duly signed*, of every floor of such intended Building, drawn to a scale of not less than one inch to every eight feet, showing the position, form, and dimensions of the several parts of such Buildings, and of every Water Closet, Earth Closet, Privy, Ashpit, and all other Appurtenances; and also a Block Plan, drawn to a scale of not less than one inch to every forty-four feet, showing the position of the Buildings and Appurtenances of the Properties immediately adjoining, the width and level of the Street in front and at the sides, and of the Street or Passage at the rear of such Buildings, the level of the lowest floors of such Buildings, and of any Yards or Grounds belonging thereto. Such Plan also shows the intended lines of Drainage of such Buildings, and the intended size, depth, and inclination of each Drain, and the details of the arrangement proposed to be adopted for the Ventilation of the Drains.

Dated this 28th day of August 1906.

Signature in full, Charles Clegg & Son.

Address, 21 Spring Gardens

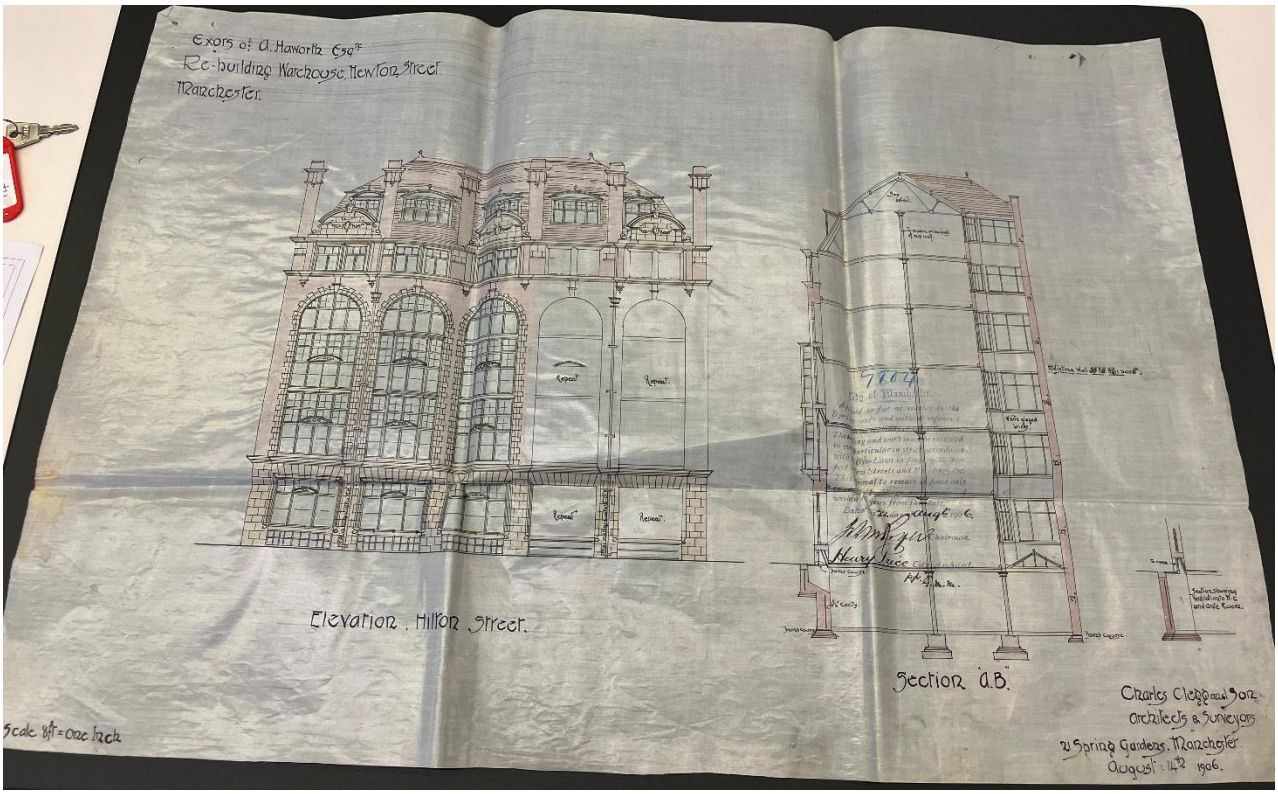
Occupation, Manchester

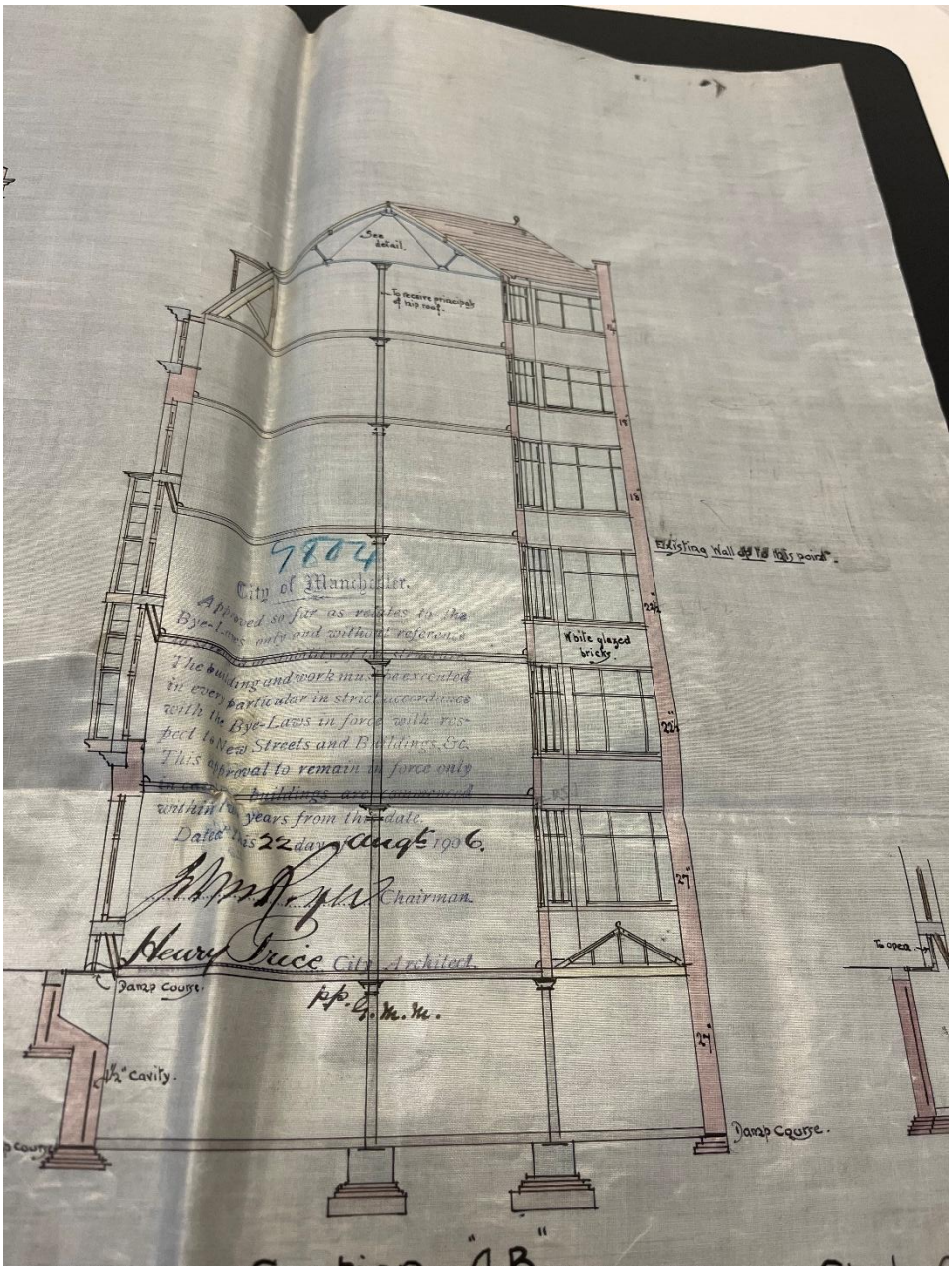
N.B.—The attention of persons intending to build is particularly directed to the BYE-LAWS with respect to NEW STREETS and BUILDINGS, &c., and to the penalties for non-compliance with such Bye-Laws, which penalties will be strictly enforced.

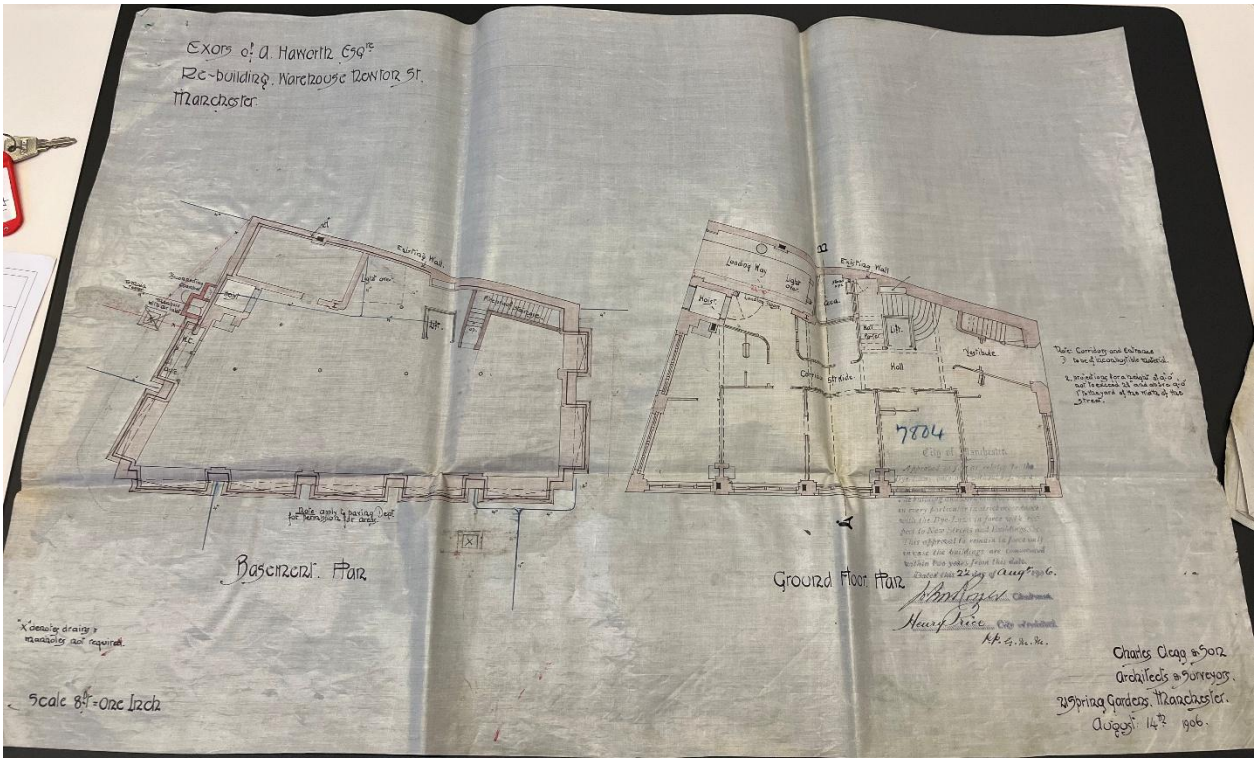
NOTE.—This Notice, together with the Plans and Sections, to be left at the Office of the City Architect, Town Hall, Manchester.

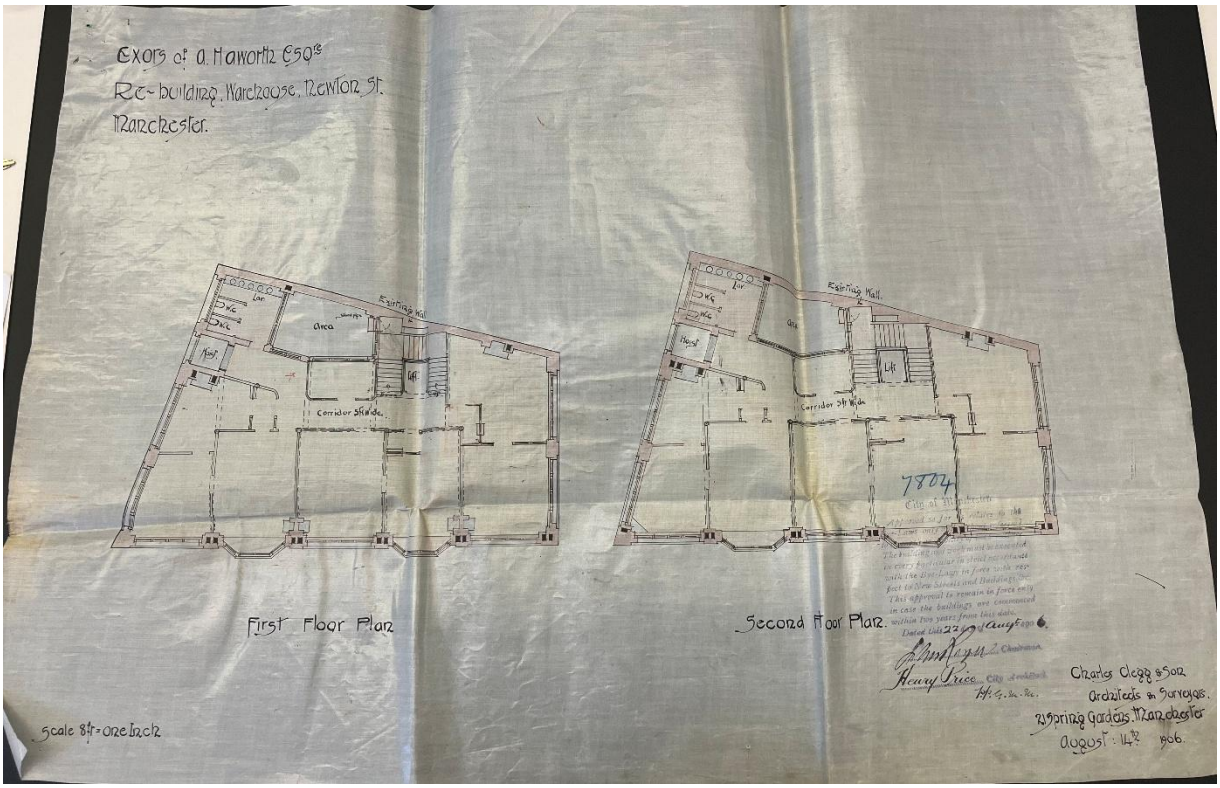
FORM A—20/9/95.

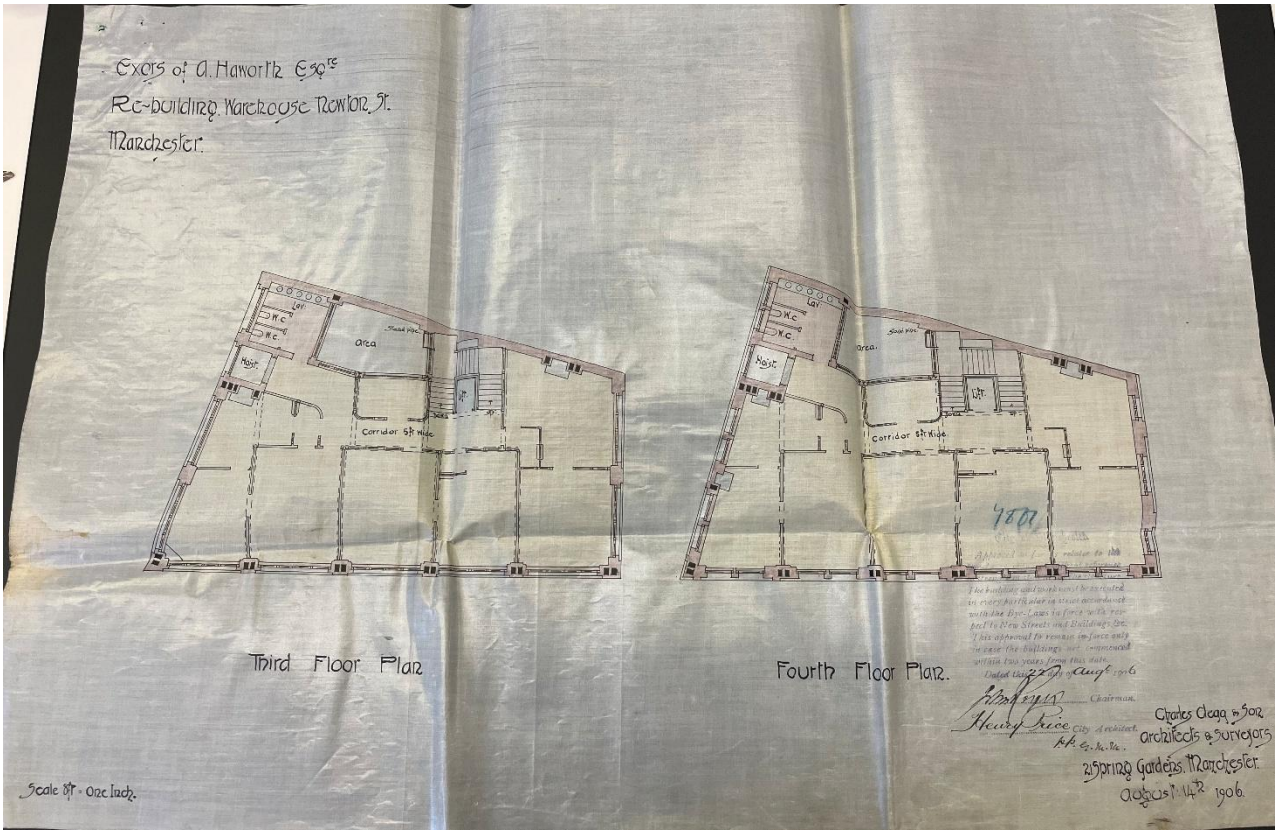

Exors of A. Haworth Esqre
Re-building Warehouse Newton St.
Manchester.
7804
Elevation to Port St.
Elevation to Newton St.
Scale 8ft - One Inch
Charles Clegg and Son
Architects & Surveyors
21 Spring Gardens. Manchester.
August 14th 1906.

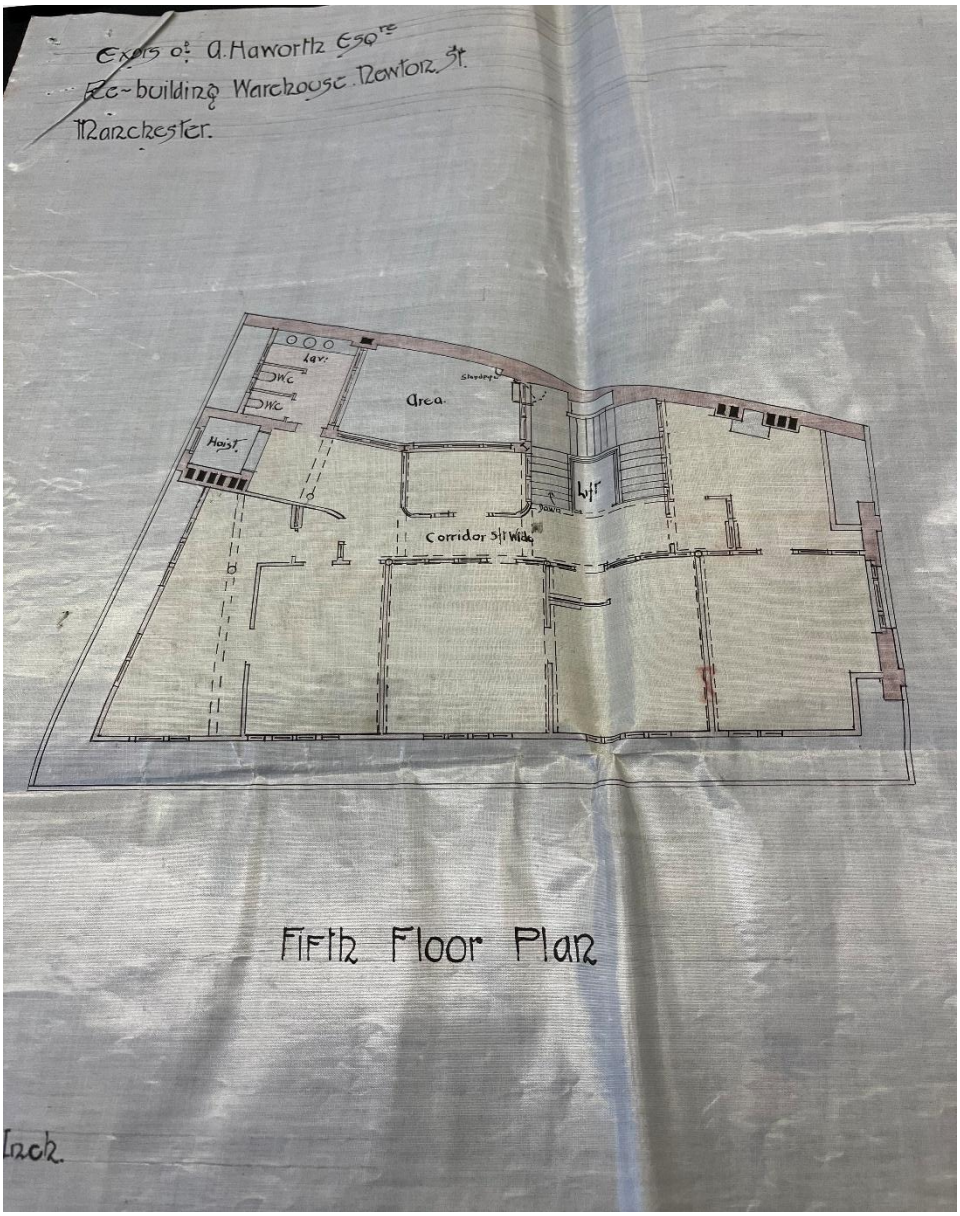

Exors of A. Haworth Esqre
Re-building Warehouse Newton Street
Manchester.
7804
Elevation . Hilton Street.
Section A.B.
Scale 8ft = One Inch
Charles Clegg and Son
Architects & Surveyors
21 Spring Gardens. Manchester.
August 14th 1906.


See detail.
To receive principals of roof roof.
Existing Wall
White glazed bricks.
7104
City of Manchester.
Approved so far as relates to the Bye-Laws only and without reference to
The building and work must be executed in every particular in strict accordance with the Bye-Laws in force with respect to New Streets and Buildings &c.
This approval to remain in force only
years from the date
Dated this 22 day
Chairman.
Henry Price City Architect.
Damp Course.
4½" Cavity.
Damp Course.
To open


Exors of A. Haworth Esqrs
Re-building Warehouse Newton St.
Manchester.
Existing Wall
Basement Plan
Ground Floor Plan
Scale 8ft = One Inch
Charles Clegg & Son
Architects & Surveyors.
29 Spring Gardens. Manchester.
August 14th 1906.


Exors of A. Haworth Esqrs
Re-building Warehouse, Newton St.
Manchester.
Existing Wall
Corridor 5ft Wide
First Floor Plan
Second Floor Plan.
Scale 8ft = One Inch
Charles Clegg & Son
Architects & Surveyors.
29 Spring Gardens Manchester
August 14th 1906.


Exors of A. Haworth Esqrs
Re-building Warehouse Newton St.
Manchester.
Third Floor Plan
Fourth Floor Plan.
Scale 8ft = One Inch.
Charles Clegg & Son
Architects & Surveyors
25 Spring Gardens. Manchester.
August 14th 1906.


Exors of A. Haworth Esqre
Re-building Warehouse Newton St.
Manchester.
Lav:
WC
WC
Area.
Hoist
Lift
Corridor 5ft Wide
Fifth Floor Plan
Inch.

Appendix C – Other Sources



Manchester City Archive – 1967



Manchester City Archive – c.1990



Manchester City Archive – c.1990