



Paul Butler Associates

Planning, Development & Heritage Consultants

Church of Scientology

Duckworth Essence Factory

Heritage Statement

04 June 2024

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of the Church of Scientology International. The statement has been provided in support of an application for Planning and Listed Building Consent relating to the former Duckworth Essence Factory on Chester Road, Old Trafford. The proposal is for the physical repair and restoration of the building.

1.2 This Heritage Statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2023), specifically paragraphs 200 and 201, 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 The assessment 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 The report also draws on other best practice guidance documents : *Conservation Principles (2008)* and *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017)* by Historic England.

1.5 This report has been produced following a visual and photographic survey of the site and analysis and assessment of available historic records and cartographic sources held at Salford Library and Greater Manchester Archaeological Advisory Service. The report should be read in conjunction with the 'Heritage Photographic Record' prepared by Paul Butler Associates (Appendix 2).

1.6 This statement includes:

A description of the application site's location;

An overview of the application proposal;

A summary of the heritage planning policy context;

A summary of the application site's historical background;

A physical description of the application property internally and externally;

An assessment of the relative heritage significance of the application site/property;

An appraisal of the impact of the scheme on the heritage significance of the application site/property; and,

An appraisal of the impact of the proposed scheme on the Empress Conservation Area.

2. Site Location and Designations

2.1 The Duckworth Essence Factory is situated on the west side of Chester Road, just to the south of the junction with Empress Street, on its southern side. The building lies in the centre of the Empress Conservation Area and the National Grid Reference of the site is SJ 82319 96605. (figure 1). The site was built upon from at least the mid-19th century with a nursery and cottage. This lasted until the erection of the distillery c. 1896. The distillery retains many of its original features, both internally and externally.



Figure 1: Aerial view of the application property.

2.2 The site and building is bordered to the north by 384 Chester Road, a former and the National Works building on Empress Street, both of which had been converted to a mix of office and apartments. To the west beyond Wright Street is a former factory and warehouse building which had been converted to apartments, but is now vacant. To the south are the Trafford Press and Veno buildings, former home of the Veno Drug Company, also currently vacant and in a dilapidated state. To the east is Chester Road, beyond which

lie Victorian terraced housing, the majority of which appear to have been converted for office / commercial use. The site is located within the Empress Conservation Area.



Figure 2: Essence factory – Main (south) façade



Figure 3: Rear (north) façade

Designations

Listed Buildings

- 2.3 The building is Grade II listed (HER No. 7297.1.0). Three other listed buildings/structures lie within 500m of the site. The closest of these is Brindley's Weir approximately 500m north (Grade II; HER No. 1218.1.0), as well as Hulme Barracks, approximately 500m north-west (Grade II; HER No. 8580.1.0).

Empress Conservation Area

- 2.4 The Empress Conservation Area is described as having historical significance '*due to its link to the development of the Stretford region during the industrial expansion of the 19th century. Its development can be charted against the introduction of key transport links, such as the Bridgewater Canal in 1765, the Manchester South Junction and Altrincham Railway in the 1840s and the Manchester Ship Canal in the 1890s. It is associated with key industries and industrialists through the presence of public facing offices for factories on Chester Road, such as Duckworth's Essence Factory*'.
- 2.5 The Assessment of the Conservation Area also notes the significance of the area, stating that '*the special interest and heritage values of the Empress Conservation Area stem from the ability of the surviving historic sections of the Conservation Area to convey the story of its*

industrial development: workers' terraces intermingled with the industrial building
Architecturally, the Conservation Area displays three distinct building types, reflective of their use and purpose: residential, industrial and office use, the last of these presenting the public front to the street with grand decorative facades. The Conservation Area revolves around the impressive landmark feature of the Essence Factory. There is group value within the area due to the distinctive zones of building types which predominantly feature red brick and slate as their principal building materials'.

Non-Designated Heritage Assets

- 2.6 The Conservation Area Appraisal and Management Plan show positive contributors, although not all may be considered of enough significance to be considered Non-Designated Heritage Assets (NDHAs). The neighbouring Vino and Trafford Press Buildings, the opposite Empress Building and 384 Chester Road are in close proximity to the site and are likely to be considered NDHAs.
- 2.7 The Chester to Manchester Roman Road (HER No. 26.1.1) runs close to the site, along the line of the main road through Stretford into Manchester with being an archaeological NDHA.
- 2.8 A comprehensive review of the Conservation Area Appraisal and associated Management Plan is provided in Section 9.

3. The Proposed Scheme

- 3.1 The proposed scheme involves the comprehensive external repair of the building envelope along with internal repair work.

Stage 1 Works – Building Restoration – ‘Arrest the Decline’

- 3.2 In terms of the repair and refurbishment of the building, this is required urgently. Extensive roof works are required as there is currently significant water ingress. In general, the building is in a poor state of repair and requires urgent works. In broad terms, the proposals include repair to the roof and refurbishment of the building facades to make the building weathertight along with some internal works as noted above. All works will be undertaken by competent tradesmen with experience of dealing with heritage assets. Materials will be obtained from specialist suppliers.
- 3.3 The various works are summarised below and should be read alongside the submitted plans, Design & Access Statement, and Structural Report:

Re-Roofing

- 3.4 The proposals include the comprehensive re-roofing of the building. Whilst the intention is to remove and repair the original Welsh slate it is likely that much of the slate can be salvaged and reused. The former boiler house / West Annex has been re-roofed with concrete tiles which detract from this part of the building. This roof will also be re-roofed using Welsh slate.
- 3.5 Existing hip and ridge tiles are to be re-used. All lead roof flashings and gutters be replaced. The existing timber rafters have decayed and will therefore require entire replacement.
- 3.6 Roof hatches will also be installed to provide for and encourage regular roof maintenance. A Mansafe fall arrest system (comprising a single projected wire) will also be installed to ensure maintenance personnel safety. This will be concealed behind the parapet, and will project from beneath the slate so that visual impact is minimised as far as possible.
- 3.7 The four clay tiled tower roofs to the front elevation are to be carefully stripped off and re-tiled. Any damaged tiles will be discarded, and replaced with new tiles, as these remain

in production. Insulation and a breather membrane will also be installed to improve energy performance and waterproofing.

- 3.8 Existing tower rafters may need to be replaced dependent on condition, which will only be known once tiles are removed and they can be inspected in detail. All lead gutters need replacing, and lead finials re-leading.

Flat Roof Re-Roofing

- 3.9 The main flat roof is to the two storey infill building at the easterr . Further to the partial collapse of this section of roof in 2023, a temporary roof was installed and has helped to ensure the weathertightness of the internal spaces below, and structural stability of this part of the building. It is proposed to rebuild the roof completely, with a new timber joist and a ply structural deck over. The proposed roof finish is polymer modified mastic asphalt which is physically robust, and sympathetic to the character of the building.

Rainwater Goods and Soil Pipes

- 3.10 All existing external uPVC rainwater goods are to be removed and replaced with heritage style cast aluminium gutters and downpipes, thereby helping to reinstate the original appearance of the building. Existing uPVC soil pipes will be removed to enable the brick wall to be made good before being replaced with new cast aluminium soil pipes.
- 3.11 All existing internal cast-iron, lead, and uPVC rainwater goods are to be removed and replaced with new HDPE or UPVC downpipes. These goods will be concealed from view, and the selection of these materials reduces the potential for out-of-sight deterioration. This is necessary due to the condition of the current internal pipes, many of which are leaking badly and damaging the internal fabric of the building.
- 3.12 All drainage outlets from flat roofs, the oriel roofs and parapet gutters are to be replaced with new cast aluminium outlets.

Windows

- 3.13 It is proposed to retain and refurbish the majority of both timber and cast iron windows. An exception to this will be the windows with opening lights on the front building elevation. These do not accord with the original building design and compromise the symmetry and balance of the window groupings. This is due to the transoms which have been introduced between the fixed lower light and top-hung opening lights. It is proposed to remove these and replace with inward opening casement windows with frames designed to closely match the existing adjacent fixed windows.
- 3.14 A ground floor timber door and first floor window will be inserted into the east annex building, with architectural features to match the appearance of nearby historic openings. This will be to non—historic fabric, and will help to reinstate the original appearance of this part of the building.

Roof Windows

- 3.15 There are eight timber roof windows, all of which are generally in a poor condition which has resulted in significant water ingress to the building. Two of these windows to the rear roof elevation have been removed and replaced with polycarbonate sheeting. It is proposed to, replace them with new windows, as will the two windows which have been removed.

External Staircases and Eaves Brackets

- 3.16 The proposed works include the removal of the external fire escape staircases and eaves brackets (likely to have assisted with roof maintenance at some point). Whilst these are of some historic interest, they are contributing to the deterioration of original fabric.

Brick and Terracotta Repairs

- 3.17 The brickwork to all elevations will be repaired and repointed as required. All cementitious mortar pointing will be removed to the front and side elevations as required using lime mortar to match existing, providing this can be achieved without damaging the brick and terracotta.

- 3.18 It is proposed to rebuild all existing chimney stacks; new chimney pots will be installed to match existing where these have been removed.
- 3.19 The terracotta to the front and side elevations is proposed for localised repair as necessary. A small number of terracotta blocks will require replacement due to mechanical damage. Bespoke replacement blocks will be made if these are no longer available. Please refer to the submitted plans which identify the areas where replacement is necessary.
- 3.20 Brick and terracotta to all elevations is to be sensitively cleaned using the DOFF system in order to remove atmospheric pollution, biological growth, and efflorescence.

Internal Repairs

- 3.21 Whilst consent for the majority of internal works to the building will be sought as part of the Stage 2 works, some urgent work is required. These works include the repair of timber floor boards to match existing in numerous areas due to water ingress. Please refer to the submitted SN5 Timber Condition Survey by Hutton and Rostron which includes a detailed schedule of works, along with plans identifying where such works are required to take place.
- 3.22 Repairs will also be made to several small areas of the concrete filler joist floors where steel has corroded resulting in the damage to the concrete, and also where structural steel beams have rusted. Repairs will also be made to cracks and to the central stair structure.

4. The Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposed scheme, and context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 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.
- 4.3 In this instance the development plan currently comprises the Trafford Core Strategy (Adopted January 2012), saved policies of the Trafford Unitary Development Plan (Adopted June 2006) and The Draft Trafford Local Plan (Draft published for consultation in January 2014). The provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.4 The Duckworth's Essence Factory was listed Grade II on 1 February 1994. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its special interest.
- 4.5 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.
- 4.6 In considering development affecting the Duckworth's Essence Factory, 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

- 4.7 The Revised NPPF which was published in July 2018 and most recently updated in 2023, sets out the Government's planning policies regarding the conservation of the historic environment.
- 4.8 Section 16, *Conserving and Enhancing the Historic Environment*, and policies 195-214 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'.
- 4.9 Paragraphs 200 and 201 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 proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.10 Paragraph 203 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; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.11 Paragraph 205 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 conservation. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 4.12 Paragraph 207 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 demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 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.
- 4.13 Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal 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)

- 4.14 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:
- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
 - 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.
 - 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

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.

- An unlisted building that makes a positive contribution to a conservation area individually of lesser importance than a listed building.
- 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.
- Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

4.15 With regard to assessing substantial harm, National Planning Practice Guidance advises: *‘Whether a proposal causes substantial harm will be a judgment for the decision maker 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).

Historic England Guidance

- 4.16 HE has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following HE Guidance.

Historic England Advice Note 2: Making Changes to Heritage Assets

- 4.17 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision Making - Taking in the Historic Environment'

- 4.18 This document was published in March 2015 and 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)

- 4.19 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscape: 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

- 4.20 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 change to heritage assets.

Historic England: Conservation Principles Policies and Guidance

4.21 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 offer guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), assessing heritage significance.

Local Planning Policy Guidance: The Development Plan for Trafford

Trafford Core Strategy (Adopted January 2012)

4.22 Heritage policies of the core strategy of relevance to the proposed scheme include:

Policy R1 'Historic Environment' states that developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets; and, demonstrate how their development will protect, preserve and enhance heritage assets and their wider settings.

Trafford Local Plan – Land Allocations (Consultation Draft January 2014)

4.23 Whilst the Land Allocations document has not yet been adopted and therefore limited weight should be apportioned to it, the relevant heritage policies have been considered nonetheless.

Policy HE1 'Conservation Areas' confirms that the Conservation Areas will be identified on the Policies Map. On the Draft Policies Map, the site remains within the Empress Conservation Area.

Policy HE2 'Heritage Assets' states that the Council will continue to preserve, protect and enhance all types of heritage assets listed in Policy R1 of the Core Strategy. As a Listed Building, the policy applies to the application site.

Places for Everyone (2024)

- 4.24 The Places for Everyone Plan (2024) was adopted by Trafford Borough Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –
- 4.25 *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.*
- 4.26 *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.*
- 4.27 *Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard their significance and secure a sustainable future for Greater Manchester's heritage at risk will*

be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

The Empress Conservation Area Guidance

4.28 The site is located within the Empress Conservation Area. Trafford Council have adopted both the Empress Conservation Area Appraisal and Empress Conservation Area Management Guidance as Supplementary Planning Documents 5.17 and 5.17a respectively. The guidance sets out the various elements that contribute to the character and appearance of the conservation area. The site’s conservation area location is a significant material consideration in the determination of the application.

5. Archaeological and Historical Background

- 5.1 There are no known prehistoric archaeological sites in the in prehistoric material has been recovered. Mesolithic flints were discovered in Trafford during excavations at Timperley Old Hall, although they appear to have been redeposited (Nevell 1997). Also dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal (OAN 2005). Two possible Neolithic settlement sites have been identified in Trafford (Stickling Island and north of Hale Moss), but the evidence for both this period and the Bronze Age is sparse (Nevell 1997). All of the prehistoric artefacts from the area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.
- 5.2 Roman Activity in the area is much more prevalent, with a fort established in the Castlefield area in 79AD (Fletcher 1989, 3) and rebuilt in stone around AD 200 (Bryant et al 1986). This was supported by a substantial settlement, or vicus which originated largely during the early 2nd century. This was served by the Chester to Manchester Road, which ran close to the line of the current main road through Stretford to Manchester, and lay close to the site.
- 5.3 After the Romans, the Anglo-Saxons built a settlement to the north of the fort, founding the beginning of the medieval town of Manchester. However, the period between the withdrawal of the Romans and the Norman Conquest has little archaeological evidence surviving. Evidence does survive through place names however. The Domesday Book of 1086 records that the medieval parish consisted of 13 manors. 7 of the manors in the parish were held by Alweard, which suggests a large late Saxon estate in the area (Nevell 1997).
- 5.4 During the Medieval period Stretford was divided in two by a band of mossland running east – west across it, with a narrow moss free band along the line of the Roman road. The north side of this mossland was the manor of Trafford, the focus of which was Trafford Old Hall, seat of the de Trafford family. Henry de Trafford Held the manor with a rent of 5s. per year. The de Mascy family held the manor of Stretford and around 1250 Hamon de Mascy gave the whole of Stretford to his daughter Margery. She later granted Stretford to Richard de Trafford and the Trafford family acquired the whole of Stretford and Trafford (Farrer & Brownbill 1911).

- 5.5 The hamlet and farmstead remained the most important settlement area through the Medieval and post Medieval periods, until around 1765. The main industry over this period was agriculture. As the textile industry boomed in the 18th century transportation became a key issue. The Bridgewater Canal was constructed in the late 18th-century to facilitate the rapid transportation of coal from the Duke of Bridgewater's mines at Worsley to the burgeoning industrial city of Manchester (UMAU 2006). In the Autumn of 1763 the canal reached Cornbrook and coal was carried into the town from there by cart. It was soon joined to the river Irwell and by 1765 it was navigable to Castlefield (Fletcher 1989, 6).
- 5.6 By 1848 the OS map shows the site was built upon by a 'nursery' and Empress Street was not yet present. By 1893 however, Empress Street is shown on the OS map. The nursery was much smaller by this time and with a cottage (Nursery Cottage) erected just to the southwest of the site. Empress Brewery was also erected by this time, lying on the opposite side of Empress Street.



Figure 4: 1848 OS Map



Figure 5: 1893 OS Map

- 5.7 The Essence Distillery is believed to have been erected in 1896, although in Slater trade directory of that year. Indeed, Thomas Salthouse is listed as the nurseryman at Nursery Cottage in that year as well as the 1897 directory. Slater's directory of 1898 is the first to list 'Duckworth & Co., Manufacturing Chemists' at the location, although Thomas Salthouse is also listed alongside, suggesting that the nursery was still present immediately after the distillery's construction.

5.8 The original plans for the building show that they were approved in J two storey extension to the northeast was not included. The Annex building (a boiler and engine house) appears to have been constructed at the same time as the main building, albeit the northern part of this may have been enclosed slightly later. The building was designed and built by Briggs and Wolstenholme. Frank Gatley Briggs was educated at Lower Bank Academy, Blackburn and both he and Henry Vernon Wolstenholme worked as assistants for Thomas Chatfield before establishing their own practice in 1887. They designed several buildings in Lancashire, mainly in Blackburn and Liverpool (Dictionary of Scottish Architects 2016).



Figure 6: 1908 OS Map

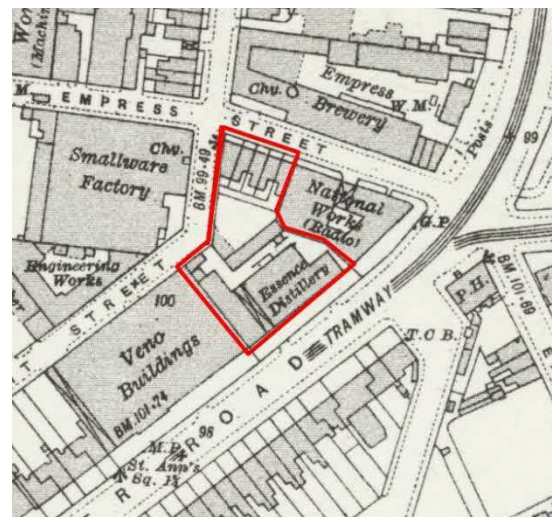


Figure 7: 1933 OS Map

5.9 By 1922 the extension was still not built, although a long 'L' shaped range of buildings lay to the rear, replacing the original small toilet block. William Duckworth was the owner of the distillery and in 1928 he applied for the registration of the trade mark for 'Heart Brand' essences. Several applications were made, relating to different types of essences. These were for; Class 4 'essential oils in the use of manufacturers and dyes'; Class 42 'essences (non-alcoholic), essential oils (non-alcoholic), colourings, flavourings, brewing sugars, caramels, finings, preservatives, frothing preparations, soda-bicarbonate, and the like materials for use in manufacture of beverages and confectionary and the preparation of food'; Class 43 'Alcoholic essence'; Class 44 'mineral and aerated waters, natural and artificial, including ginger beer'; and Class 48 'perfumes' (Kenya Gazette 1928, 253-254).



Almanaque de Bolsillo
 para
1962
 Publicado por
DUCKWORTH & CO.
(ESSENCES) LIMITED
Old Trafford Essence Distillery
MANCHESTER 16
 Inglaterra
 Sucursal de Londres:
1, LEADENHALL ST.
 Fabricantes y destiladores de
 Esencias solubles concentradas,
 Esencias de frutas,
 Aceites esenciales, Colorantes, &c.
 "MARCA CORAZON"
 Telégrafos y cablesgramas:
 "GINGERINE, MANCHESTER"
 "BAROLODY, LONDRES"
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 (Edición Castellana) Printed in Great Britain

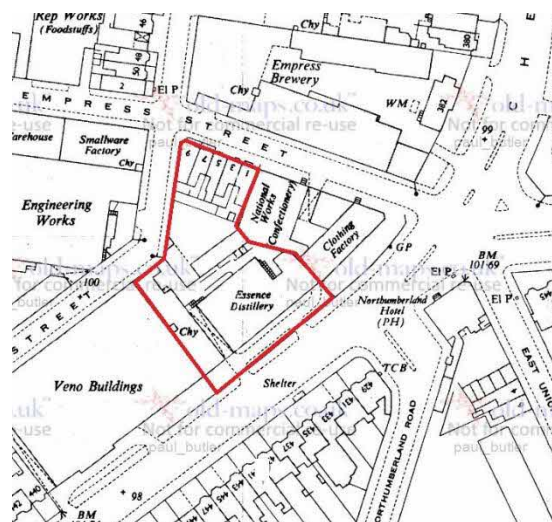


Figure 8: 1962 Spanish Price List

Figure 9: 1950 OS Map

5.10 By 1933 the OS map shows much the same situation as previously. The listing for Duckworth & Co. also remains the same throughout the turn of the century up until the 1940's where Kelly's directory lists them for the first time as Duckworth and Co. (Essences) Ltd. Duckworth and Co. traded across the world, with a Spanish price list brochure made in 1962. By the time of the 1950's OS mapping, the two storey extension had been erected.

6. Physical Description of Duckworth Essence Factory

6.1 The Listed Building Description describes the building as follows:

Essence Factory, incorporating office and warehouse functions. 1896, with late C20 alterations. By Briggs and Wostenholme of Blackburn, for Messrs. Duckworth and Co. Red brick with terracotta dressings and detailing. Plain tile and Welsh slates to roof. Symmetrical elevation conceals asymmetry of plan and functional divisions within the 'L' shaped complex. South elevation: 4 storeys with 5 storeyed towers to ends and centre. 12 bays, arranged 1:3:3:3:1:1 with towers at bays 1, 4, 7 and 11, with bay 12 of 2 storeys and gabled possibly an afterthought. Entrance at bay 6 with semi-circular-headed doorway in moulded terracotta surround and panelled double doors. Polygonal attached columns surmounted by urns flank doorway. Stacked 3-light mullioned and transomed windows with flat, then segmental, then semi-circular arched heads to ascending windows. Tower bays flank doorways, with 2-storey oriels and octagonal corner turrets to fifth storey extended downwards to third floor. 3 bays to each side of entrance range with semi-circular headed arcades of tall windows at ground and first floor levels, the latter spanning 2 floors. Triple semi-circular headed windows to upper floor below blind parapet, the bays delineated by pinnacles. End towers are wider versions of those to the centre, and are 2 bays deep. Rear elevation obscured by C20 addition which is not of special interest. Service courtyard to right with former engine and boiler houses, stable and low entrance tower. Interior: frame of steel joists supported by iron columns. 5 bay office range to front, entered through vestibule, with central colonnade, and moulded ceiling plaster. Wide strutted roof trusses with iron props at junction of tie beam and principal rafter.

General

6.2 The building is roughly rectangular and constructed of red brick with terracotta dressings. The building is four stories, with five storey towers over a basement. To the northeast is a two storey single bay extension, butting the adjoining building.

- 6.3 The building was erected in a style which Briggs and Wolstenholm were known for during the late nineteenth century, described as “their jolly Loire style with gothic touches...with heavy Gibbs surrounds revived in the late nineteenth century with so much gusto” (HSLC 1992). The Loire style refers to a revival architectural style based on the French Renaissance architecture of the monumental French country houses built in the Loire Valley from the late fifteenth century to the early seventeenth century.

Exterior

- 6.4 The southeast elevation (plates 1 -8) forms the main frontage of the building and is 12 bays across, including the two storey unit to the northeast. Each bay at each floor contains brick mullioned windows, with exception of the doorways at ground floor level. These are located in bays 3 and 6. That in bay 3 is a large loading doorway, the rounded brick lintel matching those of the windows on the level. The doorway in bay 6 is the main central entrance. This tall opening likewise has a matching brick lintel but is set within an ornate terracotta tile surround, with columns to each side with ornate capitals and circular terracotta lion heads motifs in the surround.



Figure 10 – Main Facade

6.5 At first floor level the windows are different, with flat lintels. Also at this level, in bays 1, 5, 7 and 11 the windows are bays, forming the base of the towers. At second floor level the windows differ again, similar to those at ground floor level, but the brick mullions are also rounded. Below the tower windows at first and second floor are tile reliefs, with an ornate pattern flanking a central face. Those in bays 1 and 11 show an open mouthed face whereas those in bay 5 and 7 show a Green Man. The windows in the fourth floor are different in that each bay contains three smaller portrait windows, each with a rounded arch. The two storey unit matches the rest of the building for both of its floors, although at the top of the gable is the datestone reading '1896' in a tiled surround



Figure 11 – Rear Facade

6.6 The rear elevation (plates 9 – 14) is of 12 bays, with the northeastern three bays recessed. The face is much less ornate than the front, constructed of a brown brick and with the slate roof visible. Each of the 9 forward bays contains a pair of 6 light casement windows within it, each with a red tiled cill and a depressed arch lintel of red brick. The exception to this is bay 3, which has a large loading entrance with red brick rounded lintel. A fire escape has also been installed on this bay, which contains no windows but a single door at each floor,

including the attic level. Bay 10 matches the other 8 bays, although also has a fire escape at second, third and fourth floors.

Interior

- 6.7 The majority of the interior (plates: GF 22-33, 43 – 50, 83 – 96; Mezz 97 & 98; 1st 99 & 100, 108 – 136; 2nd 137 – 161; 3rd 162 – 176; 4th 177 – 190; B 191 - 212) consists of bare brick walls with concrete floors and plastered ceilings with the steel beams visible, supported on cast iron stanchions. At ground floor level many of these spaces have been subdivided with stud walls, and on most other levels concrete block walls have also been inserted. However, the exception to these areas are the ground floor rooms 9, 15, 16 & 17 and first floor room 2. Room 9 (plates 34 – 42) is the main entrance foyer and has marble steps and floor with the walls marble coated half way up to the marble dado rail. An ornate plaster cornice runs around the foyer and the ceiling also has a detailed plasterwork across the whole. The doorway to the southwest has been removed, but that to the northeast (to room 15) remains. This is a large opening with a timber surround set within. The double doors are set flanked by a pair of fluted columns with ornate capitals and a large circular light lies above. Room 15 (Plates 51 – 66) is the most ornate of the rooms in the building, and also the largest. Three columns run down the centre of the room, plaster covered and supporting the lath and plaster covered beams. The walls and ceiling are likewise plaster covered and the floor is formed of small rectangular timber tiles in a herringbone pattern. The ceiling contains an ornate cornice as well as ornate plaster corbels where the beams meet the walls. In the northwest wall lies a fireplace with a marble and timber surround. A simple high skirting runs around the room. In the northwest wall are a pair of doorways. Each contains a timber panelled door with brass fittings in a timber surround, although the westernmost is a double door.
- 6.8 To the northeast is room 16, the staircase (plates 67 – 72). This has a timber panelling to the side and a square newel post with a single panel on each face. The balusters are rounded. To the northwest is a sliding panel covering the heavy reinforced doorway to the safe room (room 18) (plates 81 & 82). To the southeast is the doorway to room 17 (plate 73 – 80), with a thick carved timber surround. This room is an office with many features similar to room 15. These include a fireplace, cornice and skirting, but it also has plaster panels on each wall as

well as a decorative plaster frieze above the picture rail. Directly above this room, on the first floor is room 2 (plates 101 – 107). This matches that below it, although does not contain the plaster frieze.

Annex

- 6.9 (Plates 15 – 19 ext; 213 – 222 int) This single storey building is the former boiler and engine house and lies to the rear of the building on its west side. The main frontage of this faces northeast and at the southern end has wide loading doorway flanked by a pair of windows. Each has a depressed arched lintel. Above the doorway is a further window with a rounded arched lintel of brick. Between these the area appears to have been rebuilt. In the southern side of the face is a blocked doorway, showing the original entrance. To the north of this gabled face the elevation is set back and a long chamfered sandstone beam spans much of the face, with a long timber framed window filling the space below. To the north of this is a doorway. The northern end of the annex has a 2 storey extension to the east side. The northwest elevation is simple, with four windows of differing styles across the face. Internally the building has been modernised, with the dividing wall between the engine and boiler houses removed. The sole surviving feature is the large queen post truss resting on corbels set within the wall.

7. Significance of Duckworth Essence Factory

- 7.1 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:
- 7.2 Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 7.3 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.
- 7.4 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.
- 7.5 An assessment of the significance of the building is made against these values. This assessment should be read in conjunction with Historical Plans provided at Appendix 4 and Heritage Value Plans provided at Appendix 5. These provide an analysis of the age of fabric and establish the heritage significance of fixtures/features found within the application area.

7.6 The criteria for relative levels of significance is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of ‘exceptional’, ‘more than special interest’ or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged ‘special interest’ and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of ‘some interest’ and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of ‘limited interest’ sometimes considered of local interest. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of ‘no or negligible interest’. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of ‘no or negligible interest’ that harm the setting or significance of wider assets.

Archaeological interest

7.7 The archaeological interest is of **medium significance**. The building provides evidence of past human activity in terms of the construction and use of a purpose-built distillery building built to accommodate a company which had outgrown its then-existing facility.

7.8 The use of steel in buildings was becoming more common by the early 20th century, although the UK’s first steel framed building was the Royal Insurance Building in Liverpool of 1896-1903 (although there are earlier railway structures). The structural report suggests that the building

is not steel framed, as the masonry is load bearing, although steel has been used for the joists, with columns of cast iron so the Essence Factory is a particularly early example of its use of steel structurally that potentially warrants further study.

- 7.9 Internally, many original features survive showing the contrast between the office/public spaces (Ground floor rooms 9, 15, 16 & 17 and first floor room 2), and the exposed brick of the working spaces (remainder of building). The loss of much of the internal apparatus and equipment diminishes this value. There is likely to be further to understand regarding the usage of the spaces and the processes involved in the essence production.

Historical Interest

- 7.10 The historical value of the building is of **high significance** as the building maintains its original façade and is the centre point – both architectural as well as in terms of scale – of the Empress Conservation Area. The building retains much of its original external fabric, albeit this has been subject to extensive weather damage and poor quality repair/maintenance by previous owners. Internally many of the original features survive, including the ornate cornice, doors and surrounds, fireplaces, wall plaster, plaster ceiling and wall details. Many parts of the building lack any features of note as these parts of the building would have accommodated machinery and apparatus for essence and flavouring production, with appropriate stores, laboratories, and offices, however these have all been removed.

Architectural and artistic interest

- 7.11 The aesthetic value is of **high significance** as the building is constructed in an ornate terracotta style and has not substantially changed since its original design. The building is an extremely prominent feature within Chester Road and the surrounding landscape. Whilst other commercial buildings of the same period were designed to appear as grand and decorative, the Essence Factory is the grandest and benefits from the highest level of detail.
- 7.12 Both degradation and poor quality later interventions harm the architectural interest of the building, these include elements such as the modern asbestos sheet roof.
- 7.13 Some original fixtures and fittings remain in situ and are of a high quality and ornate design, the majority of these show signs of decay. Furthermore, across the remainder of the floors,

the aesthetic value is limited. The features which survive here are functional and simple, compared with the ground floor areas.

Summary of Significance

- 7.14 The Duckworth Essence Factory is a red brick and terracotta building designed specifically for the distilling of essences and beverage manufacturing – a use which endured at the site for over 100 years. The site had been selected specifically due to it being removed from the atmospheric pollution of the city, which was vital for the distilling process. The Duckworth company had previously been based in Corporation Street Manchester but required bigger and better located premises.
- 7.15 The building is a good example of Victorian manufacturing architecture, with elaborate detailing to its main façade. The architectural intention of the building was for it to make a statement as a facility where new and world leading processes were being developed.
- 7.16 The imposing façade comprises red brick and terracotta, beneath an intricate pinnacled slate roof. The building features Romanesque arches, parapet balustrades, towers, finials and oriel windows which contribute to its vertical emphasis. The building utilised steel joists, alongside load bearing masonry and cast iron, with the use of structural steel a particularly early example in buildings in the UK.
- 7.17 Internally the ground floor and parts of the first floor were ornately decorated with Siena marble and mosaic floors. The steel frame is expressed in the more utilitarian areas, reflective of the design of the building’s rear façade which is significantly more utilitarian in appearance than the main façade.
- 7.18 Unity of materials, colour and scale: The use of slate, red brick and terracotta is adopted by the later adjacent Trafford Press building and is consistent with other nineteenth century buildings within the Conservation Area creating a unified relationship between the building and its setting. The Essence Factory is however clearly the most prominent, and important building within the Conservation Area.

- 7.19 The Essence Factory is an important element with the Chester Road townscape: The building's imposing façade ensures its prominence over the other historic buildings within the Conservation Area and makes a considerable townscape contribution to the street it fronts.
- 7.20 The public and office spaces have a good survival of decorative schemes such as: marble floors, walls and dados; wall panelling; plaster cornices and ornate fireplaces and surrounds.
- 7.21 Please refer to Appendix 3 for the corresponding photographic record. Having regard to the criteria noted above, the values attributed to the Essence Factory are:
- 7.22 The heritage value of the building can be seen to be of a **high significance**.

8. Impact of the Scheme on the Significance of the Duckworth Essence Factory and its Setting

- 8.1 Heritage impact is defined as the potential level of harm or benefit to the architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 8.2 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.
- 8.3 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 enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in 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.

8.4 The following gives a breakdown of the proposals giving 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 shown. The itemised schedule uses the same references as that submitted within the pre-app response to allow ease of cross-reference, although some items have been omitted or merged. Please also refer to Appendix 6: Pre-Application Responses and References to Hutton and Rostron Site Notes which sets out how the applicant has responded to queries raised during the pre-application process, and also references the relevant Site Notes prepared by Hutton and Rostron.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
	Roofs		
1	New lead spitters with hoppers to north elevation of all clay roofs	<p>Blocked gutters and outlets over the medium to long term can cause extensive damage to heritage fabric and overflows and outlets will allow for the discharge of water away from the building in the event of blockage allowing for maintenance or repair to take place to remedy the issue. The impacts of climate change and increased levels of rainfall and severe weather events also means that it is common for historic buildings to struggle with the discharge of rainwater so measures such as this help to futureproof the building. There will be a small visual impact to the external façade of the building, however, this in itself is not considered harmful with the intervention of appropriate materiality.</p> <p>There will be a small loss of heritage fabric to form the overflows and the downpipes will be visible from some locations on the sides of the building</p> <p>Impact on Significance – Low Adverse</p>	All materials to be conditioned.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
2	The clay roofs will be reroofed in new clay tiles.	<p>The existing roofs are covered with a mixture of original tiles and modern clay tiles c. 30-years old. The roof is now in a poor condition. The newer tiles have low historic significance, and most of the original ones will need to be replaced. It is therefore proposed to reroof in a new clay tile. This will involve the loss of historic fabric but a matching replacement is not considered harmful to significance; this is considered a necessary replacement of building fabric.</p> <p>Some historic clay tiles could theoretically be re-used but the re-roofing of the building is a once in a generation opportunity and ensuring the longevity of the building and roof and to minimise the need for patch repairs in the short term, is considered more beneficial than re-using some historic tiles that are reaching the end of their usable life. There will be a small improvement in the visual appearance of the building resulting from the works.</p> <p>Impact on Significance – Neutral</p>	All materials to be conditioned but assuming a well-matched replacement will mitigate any potential harm.
3 (a amended detail)	New insulation installed internally between and under the rafters.	<p>Reroofing triggers a Building Regulations requirement to insulate the roof [AD L2 11.3]. Listed buildings may be exempt from Part L2 energy efficiency requirements but only if compliance would “unacceptably alter the building’s character or appearance” [AD L2 0.13].</p> <p>New wood fibre vapour permeable insulation will be installed between and under the rafters. The proposal</p>	All materials to be conditioned. The material proposed is breathable for a historic building and reversible.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
		<p>will offer an increase in energy efficiency and compliance with building regulations.</p> <p>This will change the appearance of the roof internally in these locations as the rafters will no longer be visible. This will result in some harm to the visual appearance of the internal spaces roof level, however, these spaces currently make a limited contribution to the significance of the building with the resulting harm from the proposal limited.</p> <p>Impact on Significance – Low Adverse</p>	
4	The clay roofs will incorporate new access hatches at gutter outlet positions.	<p>The new hatches will give easy access to the lead gutter outlets to the clay tile roofs to allow regular cleaning without needing to hire a large MEWP and potentially close pavements or highways.</p> <p>Lack of ongoing maintenance has partly resulted in the ongoing decline of the building. Actions such as this will allow blocked gutters to be dealt with swiftly before issues build. The proposal will result in the loss of some historic fabric through the installation of the roof hatches but this will be small and localised on a roof that is already due for full replacement. There will be a small visual impact from changes to the roofscape although most will be largely hidden by the existing parapet.</p> <p>The locations have been considered to hide the hatches where possible</p>	All materials to be conditioned.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
		<p>and we consider the proposed locations the most viable options for practicality and heritage.</p> <p>Impact on Significance – Low Adverse</p>	
5	All leadwork to clay tile roofs to be replaced, with improvements incorporated as required to improve drainage	<p>The leadwork is considered a sacrificial element of the building as its replacement at the end of its usable life is not considered harmful to significance and neither is the slight increase in the height of the gutter boarding.</p> <p>Impact on Significance – Neutral</p>	All materials and workmanship to be conditioned.
6	The main building slate roofs will be completely reroofed using the original slates	<p>The existing roofs are covered in thick Welsh slates. These are the original slates and therefore have high historical significance. The slates have been overpainted with a liquid applied membrane. H+R's reports suggest that the slates are in good condition and that the coverings can easily be removed without damaging them. H+R's reports suggest that the salvage rate of the original slates may be as high as 95% as they are 9mm thick. Some new slates will be required to make up any shortfall.</p> <p>New slates will be used to cover areas of roof that are concealed from most vantage points, such as behind the parapet wall to the front elevation.</p> <p>Impact on Significance – Neutral</p>	Mitigation has already reduced and minimised harm through the re-use of slates but detail of replacement slates and workmanship can be conditioned.
7	All associated roof leadwork to be replaced, with improvements	<p>The leadwork is considered a sacrificial element of the building as its replacement at the end of its usable life is not considered harmful</p>	All materials and workmanship

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
	incorporated as required to improve drainage	to significance and neither is the slight increase in the height of the gutter boarding.	to be conditioned.
8	The annexe slate and fibre cement roofs will be reroofed in new slates. Annexe tower will be reroofed using the original slates.	The annexe main roof is currently mostly covered in modern fibre cement slates with no historic significance. The annexe tower is roofed in natural slates with mitred hips which will be reused. There is limited visibility of these proposals but they offer a reinstatement of the historic materiality of this part of the building and therefore an enhancement to significance. Impact on Significance – Moderate Beneficial	All materials and workmanship to be conditioned.
9	Re-roofing of the main roof and small roof above the front entrance to have new insulation fitted above the rafters	As above comments to item 3. Impact on Significance – Low Adverse	All materials to be conditioned. The material proposed is breathable for a historic building and reversible.
10	The smaller slate roofs above the lift and rear entrance to have new insulation fitted between and under the rafters	As above comments to item 3. Impact on Significance – Low Adverse	All materials to be conditioned. The material proposed is breathable for a historic building and reversible.
11	The main roof re-roofing to include three new access hatches for maintenance access	As above for item 4. The hatches on the main roof should have no visibility from the main frontage due to the existing parapet meaning the associated harm is minimal whilst they facilitate the ongoing repair and	All materials and workmanship to be conditioned.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
		<p>maintenance of difficult to reach roofs and gutters in the future.</p> <p>Impact on Significance – Low Adverse</p>	
12	New mansafe system installed, if required, to main roof.	<p>Short sections of mansafe line may be installed behind the parapets to the main roof (south side east slope, south side west slope and west slope) if a risk assessment requires them. These offer the public benefit of offering personnel safe roof access for maintenance. These will be completely hidden from ground level by the parapet walls.</p> <p>Impact on Significance – Neutral</p>	<p>Details of fixings and equipment may be conditioned to minimise physical and visual impacts.</p>
13	The smaller slate roofs to include several small hatches to allow cleaning of outlet locations and gutter sumps.	<p>As above for item 4.</p> <p>The hatches on the main roof should have no visibility from the main frontage due to the existing parapet meaning the associated harm is less.</p> <p>Impact on Significance – Low Adverse</p>	<p>All materials and workmanship to be conditioned.</p>
14	The area of flat roof to the east and west annexe will be reroofed	<p>The flat roof will be a warm roof construction with insulation over the structural deck. It will be covered with a suitable product for an historic building, such as polymer modified mastic asphalt. The roof will incorporate structural modifications as required to allow it to be used to support any plant and equipment that may be located there as part of the Phase 2 works.</p> <p>Impact on Significance – Neutral</p>	<p>All materials and workmanship to be conditioned.</p>
Rainwater Goods			
15	Removal of all internal cast-iron, lead, and	<p>These works will see the removal of rainwater goods many of which are</p>	<p>All materials and</p>

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
	uPVC rainwater goods and their replacement with new HDPE or UPVC goods.	leaking badly and damaging the internal fabric of the building. Whilst this will result in some loss of original fabric, this fabric is deteriorated and would not be visible. The use of modern materials in this instances will help to ensure the long term maintenance of the building. Impact on Significance – Neutral	workmanship to be conditioned.
16	The external rainwater goods to the main building and annexe will be replaced with cast aluminium heritage type.	The existing external rainwater goods are mostly UPVC and negatively impact significance. These works will see the removal of rainwater goods which are in parts defective (and therefore causing further damage to the building), The works will see the reinstatement of a more appropriate material in the use of aluminium and ensure rainwater is effectively discharged. Impact on Significance – Moderate Beneficial	All materials and workmanship to be conditioned.
17	Minor improvements made to the rainwater system where possible to make it more reliable	The towers were reroofed about 25 years ago but are in a poor state of repair because the stepped lead gutters are very hard to clean safely. This has led to routine maintenance, such as regularly clearing debris from outlets, being systematically ignored. It is proposed to move outlets to locations where they can be more easily cleaned without needing to hire expensive specialist access equipment. In addition, the rainwater pipes will be moved externally where possible, with a hopper and overflow chute, so that if there are blockages then the water will overflow outside the building rather than inside.	All materials and workmanship to be conditioned.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
		<p>The locations of the downpipes likely those originally proposed but their relocation to allow the building to be better maintained is not considered overly harmful as they make a very limited contribution to the architectural quality of the building.</p> <p>The proposed downpipes to the side of the towers will have some visibility from the main elevation although will not be read as an alteration or modern addition or addition.</p> <p>Impact on Significance – Low Adverse</p>	
Windows			
18	All existing timber windows to the south elevation to be completely repaired and refurbished in a workshop environment.	<p>The windows are largely in a poor condition and in need of repair and this will not result in any harm to significance and will improve the aesthetic qualities of the building to some extent.</p> <p>Impact on Significance – Moderate Beneficial</p>	All materials and workmanship to be conditioned.
19	South elevation windows containing non-original opening lights to be either significantly modified or replaced to give a full opening casement that will better reflect the original historic design, whilst retaining the ability to open for ventilation.	<p>Several of the windows have been replaced or retrofitted with opening casements in the 20th century, the frame thickness and change in the window proportions from the original design is considered detrimental to significance. The removal of the casements and their replacement with a design to match the historic windows will offer an enhancement to the architectural interest of the building and low level enhancement to the surrounding conservation area.</p>	All materials and workmanship to be conditioned.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
		Impact on Significance – Moderate Beneficial	
20	All existing roof windows on the main building to be replaced with suitable heritage type replacements.	The condition of the windows are considered beyond repair and in need of replacement. The proposal will result in the loss of some heritage fabric, with a non-‘like for like’ replacement, however, ensuring energy efficiency and safety for roof personnel is considered to outweigh this very minor harm and visually the appearance will be maintained. Some roof windows are now polycarbonate sheeting and the proposal will offer an enhancement over the existing in these locations. Impact on Significance – Low Beneficial	All materials and workmanship to be conditioned.
Brick and Terracotta Repairs			
21	All brickwork and terracotta to the south elevation of the building to be repaired and restored	Works will improve the appearance of building, reverse previously undertaken inappropriate works, and help to ensure building is made sound / weatherproof. Impact on Significance - Moderate Beneficial	Method Statement to ensure works can be undertaken without damaging the brick and terracotta.
22	All brickwork and terracotta to the front boundary wall to be repaired	Works will improve the appearance of the structure and the setting of the host building, reverse previously undertaken inappropriate works, and help to ensure the structure is made sound / weatherproof. Impact on Significance - Moderate Beneficial	Method Statement to ensure works can be undertaken without damaging the brick and terracotta.

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
23	Bird deterrent spikes to be fitted to all applicable locations	<p>Bird spikes have the potential to both enhance the appearance of a building through removal of bird guano and pests from the façade although equally the physical and visual appearance of the spikes can cause some harm to significance depending upon their location.</p> <p>Impact on Significance - Neutral</p>	The exact type and location of fixtures can be controlled to mitigate impacts.
24	The brickwork to the rear and side elevations to be generally repaired as required	<p>Works will improve the appearance of building, reverse previously undertaken inappropriate works, and help to ensure building is made sound / weatherproof.</p> <p>Impact on Significance - Moderate Beneficial</p>	Method Statement to ensure works can be undertaken without damaging the brick and terracotta.
26	Existing cast iron walkway support brackets to be removed.	<p>The existing walkway supports do not appear to be original and are most likely a mid-20th century addition to aid in roof maintenance. They are of some low significance demonstrating the evolution of the building but equally they detract from the architectural qualities of the rear elevation.</p> <p>The expansion of the cast iron is causing damage to the brickwork and their removal is for practical reasons but also enhances significance.</p> <p>Impact on Significance – Moderate Beneficial</p>	Method Statement to ensure works can be undertaken without damaging the brick and terracotta.
27	Two existing metal staircases to the rear to be removed.	<p>The existing staircases do not appear to be original, as the turret on which they are fixed seems most likely to have been a loading bay to hoist</p>	Method Statement to ensure works can be

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
		<p>material to the upper floors. The exact date of the stairs is unclear but they are cast iron suggesting some age, they are a historic (but not original) feature of the building that although utilitarian and located at the rear are of some significance as they are a historic feature of the building demonstrating its past use and adaptation.</p> <p>The expansion of the cast iron is causing damage to the brickwork and the future rehabilitation of the building will mean the existing staircases will not meet regulations and will likely require their removal. Upgrading the existing stairs to meet regulations would be extremely costly, unlikely to be feasible and would in itself involve the extensive loss of heritage fabric. This is therefore not considered a reasonable response in proportion to their significance and contribution to the building.</p> <p>Impact on Significance - Low adverse</p>	<p>undertaken without damaging the brick and terracotta.</p>
28 / 29	<p>Two existing vent openings to be bricked up.</p> <p>29 AC units and other redundant M&E clutter to be removed</p>	<p>Various modern services and interventions clutter the building and their removal will offer an enhancement to the appearance of the building.</p> <p>Impact on Significance - Moderate Beneficial</p>	<p>Method Statement to ensure works can be undertaken without damaging the brick and terracotta.</p>
30	<p>Minimal Phase 1 works to flat roofed area.</p>	<p>Works will improve appearance of building, reverse previously undertaken inappropriate works, and</p>	<p>Method Statement to ensure works</p>

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
		<p>help to ensure building is made sound / weatherproof.</p> <p>Impact on Significance - Neutral</p>	<p>can be undertaken without damaging the brick and terracotta.</p>
31 / 32	<p>All existing chimneys and the corner stack to be repaired or rebuilt as required.</p> <p>Any missing pots to be reinstated.</p>	<p>The works will largely be a like for like repair not resulting in any harm to significance. The reinstatement of missing pots will offer a small enhancement to significance.</p> <p>Impact on Significance – Low Beneficial</p>	<p>Method Statement to ensure works can be undertaken without damaging the brick and terracotta along with condition of materials.</p>
33 / 34	<p>Brickwork to the annexe to be generally repaired as required.</p> <p>Brickwork to the annexe eaves on the west elevation to be built up to reinstate the original parapet with stepped lead gutter behind.</p>	<p>Works will improve the appearance of building, reverse previously undertaken inappropriate works, and help to ensure building is made sound / weatherproof. The reinstatement of the parapet and stepped lead gutter will reintroduce a lost historic feature enhancing significance.</p> <p>Impact on Significance - Moderate Beneficial</p>	<p>Method Statement to ensure works can be undertaken without damaging the brick and terracotta along with condition of materials.</p>
35 / 36	<p>Existing underground drains to be repaired as required.</p> <p>Some new underground drains may be required relating to improvements to the rainwater system.</p>	<p>The drains make no meaningful contribution to significance and the repair or replacement, even if with modern materials, will not result in any impact either positive or negative to significance.</p> <p>Impact on Significance – Neutral</p>	<p>Method statement can be conditioned.</p>
Internal Repairs			

Pre-app reference	Proposed Works	Justification and Impact on significance	Mitigation required to be undertaken
37	Any necessary compliance work to be done to existing MEP services and incoming utility services.	Final details of the MEP system is to be conditioned which may vary the level of impact. The primary concern for heritage impacts will relate to fixing: to historic fabric and the visual impact of services. Both of which can be conditioned. Impact on Significance – Neutral	Detailed M&E plans to be conditioned.
38	All primary structural roof timber elements to be repaired or replaced as required All decayed common rafters to be replaced with new	The repairs are part of the comprehensive re-roofing of the building and replacing or repairing elements past their useful life or suffering from water damage and rot. Assuming an adequate conservative philosophy, the repair or replacement of decayed elements is not considered harmful; assuming loss of fabric is minimised which can be controlled by condition. Impact on Significance – Neutral	All materials and workmanship to be conditioned.
39 / 40	All existing timber floors to be repaired. Filler joists to floors to be repaired	Assuming an adequate conservative philosophy the repair or replacement of decayed elements is not considered harmful; assuming loss of fabric is minimised which can be controlled by condition. Impact on Significance – Neutral	All materials and workmanship to be conditioned.

Summary

8.5 The proposals which form part of the application for Planning Permission and Listed Building Consent relate solely to the repair and restoration of the building. Whilst some negative impacts have been identified, these are necessary in terms of the restoration of the building

–for example the loss of original fabric which cannot be salvaged, or its adaption for modern use, e.g. the installation of loft insulation.

- 8.6 The main element of harm will arise from the insulation of the roofs which is both necessary for building regulation compliance and has been mitigated fully by considered options to reduce this harm as far as possible. This and other low levels of harm result in a low level of harm to the asset which cumulatively when considered with the many beneficial elements of the scheme the works will have a positive impact and enhancement significance.

9. Impact of the Scheme on the Empress Conservation Area

9.1 In addition to considering the direct impact of the proposed scheme on the physical fabric and setting of the Duckworth Essence Factory, it is also necessary to consider any indirect impact that the scheme may have on the setting of other designated heritage assets. As identified by figure 12 below, the Duckworth Essence Factory lies within the Empress Conservation Area.

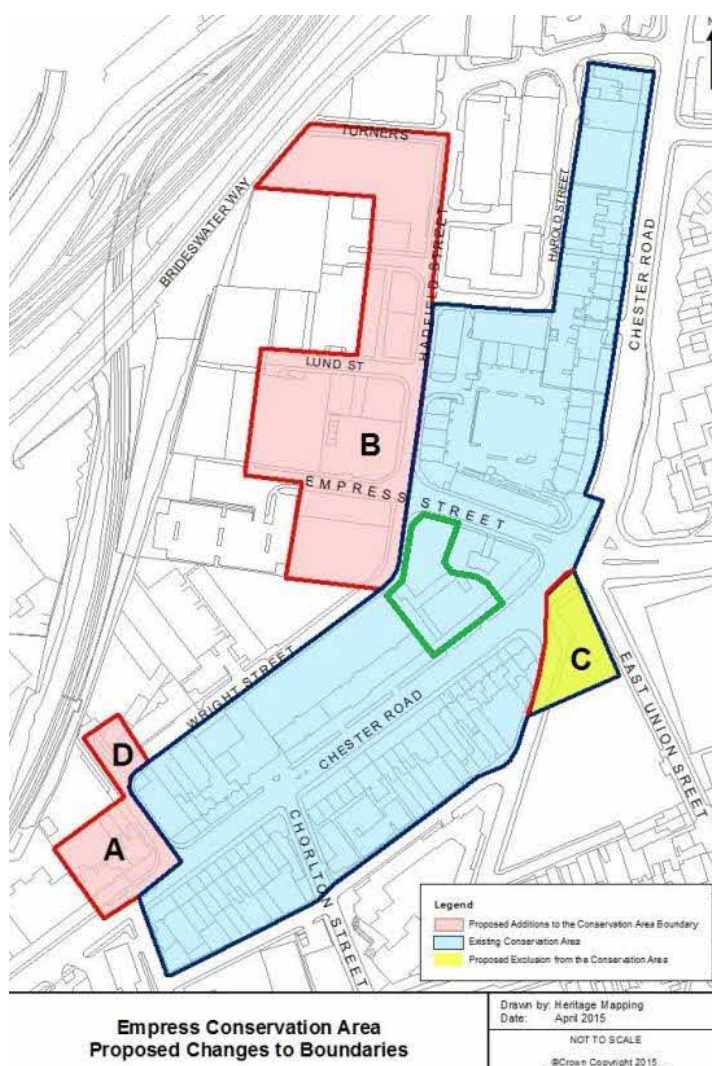


Figure 12: Extract from the Empress Conservation Area Appraisal with site outline added in green.

9.2 To assess the indirect impact of development upon the setting of the Empress Conservation Area, it is first necessary to consider whether the Conservation Area has a setting which contributes to its significance and whether the proposed development impacts upon this setting.

Empress Conservation Area

- 9.3 The Empress Conservation Area is located within Old Trafford and was designated by Trafford Council on 21 November 1995. The Conservation Area was placed on the ‘at risk’ register in 2012, and was described as being in a ‘very bad’ and ‘deteriorating’ condition. It is understood that the Conservation Area remains on this register. The Conservation Area is centred around Chester Road with its northernmost point close to the junction with Hadfield Street, and its southernmost point at the junction with Nuttall Street. The Conservation Area was extended west to incorporate predominantly industrial areas around Hadfield Street. The Duckworth Essence Factory is located centrally within the Conservation Area and is its only Listed Building. Trafford Council published a Conservation Area Appraisal (CAA) in October 2016 (SPD5.17) with an associated Management Plan (SPD5.17a). These documents are material considerations in the determination of planning applications and are therefore reviewed below.
- 9.4 The Chester Road elevations of the Conservation Area contain the buildings of the greatest architectural and historical merit. These include the Duckworth Essence Factory, Empress Mill, Trafford Press, and Veno Buildings. Also of merit are a row of red brick, grey slate roofed two-storey terraced houses, most of which have now been converted into office accommodation. The majority are in reasonable condition and retain many of their original features, including wooden panelled doors with semi-circular fanlights and segmental door arches with terminating decorative scroll corbels. A low boundary wall with moulded coping surmounted by metal railings runs the length of the terrace, although in some sections the railings have been removed. The buildings within the terrace immediately opposite Duckworth’s have square bay windows at both ground and first floor level and a semi-circular decorative fanlight with coloured glass floral motif above the door.
- 9.5 The four-storey listed distillery building is constructed of a deep red brick and was constructed in 1896. Three individual one-storey towers with pavilion-hipped roofs extend beyond the roofline. Four decorative oriel windows are located at first and second floor level.

- 9.6 The Wright Street elevation of the Conservation Area is less characterful than the frontages of Chester Road, particularly in the immediate vicinity of the application site where the street scene has been damaged by the demolition of previous commercial buildings and the stalling of replacement redevelopment. The exception is the hipped roof former boiler house which forms part of the site.
- 9.7 The Duckworth Essence Factory undoubtedly contributes to the character and appearance of the Empress Conservation Area – it forms its centre point and is the building of greatest significance within it, which is reflected by its Listing. Whilst the building appears to be in reasonable condition from street level, it is deteriorating particularly due to its defective roof. The fact that the building is vacant is a further negative factor, meaning that it does not make as full a contribution to the vibrancy of the area as it should.

Empress Conservation Area Appraisal: October 2016

- 9.8 The CAA summarises the special interest of the Conservation Area in terms of its architectural value, streetscape and open spaces, views and landmarks, and communal value. In terms of its history, the CAA notes the area's link to the development of the Stretford region during the industrial expansion of the 19th Century, noting with specific reference to the Duckworth Essence Factory the presence of public facing offices for factories on Chester Road, and the association with key industries and industrialists.
- 9.9 In terms of architectural value, the CAA notes that the street-front office buildings for the factories on Chester Road are grand and decorative, and are designed to show off the businesses to the public. Architectural detailing is concentrated on the façade. The CAA notes that those buildings which have not been regenerated are marred by their poor condition.
- 9.10 With regards to streetscapes and open spaces, the CAA identifies the Essence Factory as having front forecourts, which help to give separation from the road. In terms of views and landmarks, the CAA states that views in the area 'centre around the Essence factory', which is the tallest building, has a strong streetscape presence and interesting roofline'. The Essence

Factory is identified as the key landmark building in the area, and its street presence is having remained ‘virtually unchanged’ for over a century.

9.11 The Conservation Area is identified as having low communal value as whilst some historic buildings are in office/residential use, the busy road and poor condition of many of the buildings is off-putting and creates a feeling of neglect.

9.12 Section 4 of the CAA comprises an Assessment of Special Interest. The key characteristics which are of special interest and relevant to the proposals are set out below:

Red Brick, often in conjunction with terracotta is the predominant building material, most notably used in the former Essence Factory.

The regeneration of the Essence Factory is identified along with the Trafford Press and Veno buildings as having stalled.

The large former industrial buildings in the centre of the Conservation Area were built over a period of several decades during the late 19th and early 20th century and managed to avoid substantial bomb damage during World War 2.

The CAA identifies four distinctive ‘Character Zones’. The Duckworth Essence Factory is located within Character Zone B ‘Chester Road Office / Factory Buildings’.

Character Zone B is formed by a line of distinctive late 19th Century and early 20th Century buildings, most of which were identified as being vacant. The CAA notes that whilst the buildings are individually significant, they are especially significant for their group value.

The Essence Factory has two central and two end turret features which create a distinctive roofline and a partial fifth floor with rooms at the top of the turrets. It is identified as a substantial building that vastly contrasts its immediate neighbours and the simple terraces further south on Chester Road. It is noted that the highly ornate Chester Road elevation also contrasts its more utilitarian Wright Street elevation.

It is noted that there are minimal open spaces, parks and gardens, with the only ‘real open space’ being the Essence Factory rear car park, which is identified as overgrown with shrubbery, with cleared hard standing for car parking. It notes that the area between the front façade and the boundary wall are also overgrown and untended.

In terms of development opportunities, it is noted that there is a ‘good opportunity to establish a viable use for the Essence Factory, which is suffering through neglect, and also to bring the rear service yard into use’.

The use of red brick, Flemish bond, the decorative use of red brick to create string courses, and arches etc are identified as local details within the Conservation Area. The use of Terracotta features on both the Essence Factory and Trafford Press ‘to create more elaborate details’ is also noted, as is the typical use of slate roofs.

9.13 The CAA includes a basic audit of heritage assets. The Essence Factory is identified as being in fair to poor condition. The retention of the historic service area to the rear is noted as giving a good idea as to how the factory operated. In terms of its condition, the CAA noted that this is in need of attention, with the building’s roof leaking and letting in substantial amounts of water, and therefore ‘works to repair the building need to be undertaken soon to ensure its condition does not deteriorate further’.

9.14 Within the Assessment of Condition, and with regards to the Essence Factory, the CA identifies:

Damage to terracotta dressings, some having been repaired with inappropriate mortar. Damage is extensive to gate posts.

Vegetation is growing to façade at multiple ledges, cills and parapets, which has the potential to cause damage if not addressed.

Glazing broken to some windows, allowing birds to access the building.

Damage to brickwork from signage fixings and pointing required to open joints where Trafford Press building roof flashing has been chased into gable.

Efflorescence to west bay brickwork.

Rust to the iron gates facing onto Chester Road, though not severe.

Lead finial to one of the central towers is skewed and requires straightening.

Timber window surrounds are in need of decorating and there is exposed timber in many locations.

Rear elevation in poor condition, with multiple bricked up window openings, multiple extract vents and damaged corrugated sheet rooflights.

Former boiler house to the rear yard has blocked and missing gutters which are causing spalled bricks, efflorescence and vegetation to the elevations.

Concrete tile roof to the main slopes, with the eaves in poor condition.

The large service yard to the rear is poorly maintained, with self-seeded vegetation.

The boundary walls, though to a suitable scale and material are not original and have barbed security measures to the full extent.

- 9.15 In terms of problems, pressures, and capacity for change, the most pressing issue is identified as the vacancy of the Essence Factory along with the adjacent Veno and Trafford Pres buildings. Within the Plan for Further Action, key issues include addressing the issues of inappropriate materials and methods of repair, and the need to work with owners of stalled developments to bring vacant buildings back into use.

Empress Conservation Area Management Plan: October 2016

- 9.16 The Empress Conservation Area Management Plan (CAMP) was prepared in conjunction with and published alongside the CAA. The CAMP notes that it fulfils the statutory duty placed on the local planning authority ‘to formulate and publish proposals preservation and enhancement of any parts of their area which are conservation areas’.
- 9.17 Paragraph 2.2.4 of the CAMP notes with regards to the Essence Factory along with other historically commercial buildings which form part of the central Chester Road group, that

they each have a distinct architectural palette which should be retained and enhanced. In the first instance this should be 'through like-for-like replacement of deteriorating features and secondly, where development is proposed, through well considered design'.

- 9.18 Section 3 of the CAMP sets out the Conservation Area Management Policies which are described as 'parameters to manage future change to the Conservation Area proposals are in accordance with all relevant policies for the following reasons:

The proposals include extensive repair work which will be carried out on a like-for-like basis (Policy 9).

The repointing of brickwork or masonry will be carried out using traditional lime mortar (Policy 10).

It is proposed to retain all original window frames as far as possible. Survey works have and will be undertaken to identify which windows can be refurbished, and which are damaged beyond repair. Refurbishment will be undertaken in a like-for-like manner (Policy 11).

Any replacement windows will significantly improve both the soundness of the building and its visual character. This includes reinstating windows which have been removed with the openings bricked up, and replacing non-original windows including those which have been adapted to provide openable lights and ventilation equipment that detract from the building. Replacement windows will occupy the original window openings, will respect the glazing bar pattern and will be of an appropriate and original design (Policy 12).

Replacement rainwater goods will be cast iron and painted black as original (Policy 15).

Original architectural detailing and features will not be removed or replaced unless absolutely necessary, including for rebuilding (i.e. chimneys), and any replacement will be on a like-for-like basis. (Policy 16).

Where possible, functional features will not be installed on the building's primary elevation. Any functional features which are necessary such as rainwater goods will be of an appropriate design and material, and design so as not to be intrusive in order to protect the visual amenity of the Conservation Area (Policy 17).

Summary

- 9.19 This Statement is submitted in support of applications for Planning Permission and Listed Building Consent, which seek to enable the comprehensive refurbishment and repair of the Duckworth Essence Factory.

- 9.20 The application proposal will involve the sensitive restoration 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 on the Empress Conservation Area will therefore be wholly positive as a result of these works, both visually, as well as enabling the repair of its most important Heritage Asset.

10. Conclusion

- 10.1 This Heritage Statement provides detailed analysis of the heritage significance of the Duckworth Essence Factory. The identified heritage significance has helped inform the design of the proposed scheme. The subsequent impact on the heritage significance of the Listed Building and Empress Conservation Area has been considered.
- 10.2 The Duckworth Essence Factory is a Grade II Listed Building and therefore of national significance. The special interest of the building will be improved, preserved, and maintained by the proposed scheme, both in terms of its significant fabric, and its contribution to the character of the Empress Conservation Area, which it forms the centre point of. The proposed works will make it easier for the building's original design and purpose to be understood, and original fabric will only be lost where it is beyond repair or absolutely necessary to secure the future use of the building. This loss is considered negligible when balanced with the substantial heritage benefits which the proposals will result in, and intervention to the Listed Building's original fabric has been minimised.
- 10.3 Importantly, the scheme proposes to reinstate and expose original features and fabric through a sensitive design, and enable restoration and repair works. Works will be undertaken by competent tradesmen with specific experience of dealing with heritage assets. Materials will be obtained from specialist suppliers.
- 10.4 This Heritage Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council progressing the proposals through to determination.

11. Bibliography

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HER – Historic Environment Record

GMAC - Greater Manchester Archaeological Contracts

GMAU - Greater Manchester Archaeology Unit

GMAAS– Greater Manchester Archaeological Advisory Service

THSLC - Transactions of the Historic Society of Lancashire and Cheshire

NPPF – National Planning Policy Framework

OS– Ordnance Survey

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Maps

1848 OS map 1:10,000 scale Lancashire Sheet CIV

1893 OS map 1:2,500 scale Lancashire Sheet CIV.14

1922 OS map 1:2,500 scale Lancashire Sheet CIV.14

1933 OS map 1:2,500 scale Lancashire Sheet CIV.14

Appendix 1: Listed Building Description

Essence Factory, incorporating office and warehouse functions. 1896, with late C20 alterations. By Briggs and Wostenholme of Blackburn, for Messrs. Duckworth and Co. Red brick with terracotta dressings and detailing. Plain tile and Welsh slates to roof. Symmetrical elevation conceals asymmetry of plan and functional divisions within the 'L' shaped complex. South elevation: four storeys with 5-storeyed towers to ends and centre. 12 bays, arranged 1:3:3:3:1:1 with towers at bays 1, 4, 7 and 11, with bay 12 of two storeys and gabled possibly an afterthought. Entrance at bay 6 with semi-circular-headed doorway in moulded terracotta surround and panelled double doors. Polygonal attached columns surmounted by urns flank doorway. Stacked 3-light mullioned and transomed windows with flat, then segmental, then semi-circular arched heads to ascending windows. Tower bays flank doorways, with 2-storey oriels and octagonal corner turrets to fifth storey extended downwards to third floor. Three bays to each side of entrance range with semi-circular headed arcades of tall windows at ground and first floor levels, the latter spanning two floors. Triple semi-circular headed windows to upper floor below blind parapet, the bays delineated by pinnacles. End towers are wider versions of those to the centre, and are 2 bays deep. Rear elevation obscured by C20 addition which is not of special interest. Service courtyard to right with former engine and boiler houses, stable and low entrance tower. Interior: frame of steel joists supported by iron columns. 5-bay office range to front, entered through vestibule, with central colonnade, and moulded ceiling plaster. Wide strutted roof trusses with iron props at junction of tie beam and principal rafter.

Appendix 2: Plates

Figure 37: Photograph Register

Plate No.	Digital No.	Film/Frame	Description	View to
Main Building Exterior				
1	P9104321	1/1	General shot of main frontage	N
2	P9104323	1/2	General shot of main frontage	W
3	P9104326	1/5	Detail of ground floor level	W
4	P9104327	1/6	Detail of ground floor level	N
5	P9104325	1/4	Detail of vehicle entrance in bay 3	W
6	P9104324	1/3	Detail of main entrance in bay 6	W
7	P9104330	1/9	Detail of projecting bay window at first and second floors	NW
8	P9104328	1/7	Two story extension	N
9	P9104329	1/8	Detail of date stone	NW
10	P9104331	1/10	General shot of rear elevation	SE
11	P9104332	1/11	General shot of rear elevation	E
12	P9104337	1/16	Loading entrance with inserted platform and doorway	SE
13	P9104333	1/12	Fire escape	S
14	P9104334	1/13	Bay 7 rebuilding at first floor	SE
15	P9104335	1/14	Bays 10 and 11	SE
16	P9104336	1/15	Bays 10 and 11 upper floors	SE
Annex Exterior				
17	P9104338	1/17	Annex Northeast elevation	SW
18	P9104339	1/18	Annex Northeast elevation	S
19	P9104341	1/19	Annex northeast elevation, northwestern end	W
20	P9104342	1/20	Annex northwest elevation	S
21	P9104343	1/21	Annex northwest elevation	E
22	P9104344	1/22	Annex Southwest elevation	E
23	P9104345	1/23	Annex Southwest elevation	SE
Main Building Ground Floor				
24	P9104346	1/24	Room 1	SE
25	P9104347	1/25	Room 1	NW
26	P9104348	1/26	Room 2	W
27	P9104356	1/27	Room 2	S
28	P9104357	1/28	Inserted staircase between rooms 2 and 3	NE
29	P9104359	1/29	Room 3	E
30	P9104360	1/30	Room 3	W
31	P9104361	1/31	Room 4	S
32	P9104362	1/32	Room 5	NE
33	P9104364	1/33	Room 6	E
34	P9104365	1/34	Room 6	W
35	P9104366	1/35	Room 7	S
36	P9104367	1/36	Room 8	E
37	P9104368	2/1	Room 9, main entrance lobby showing doorway to room 15	N
38	P9104372	2/5	Main entrance, room 9 showing marble	E

			steps	
39	P9104371	2/4	Marble floor detail, room 9	N
40	P9104370	2/3	Ceiling detail, room 9	NW
41	P9104369	2/2	Blocked windows in room 9 onto stairwe	NW
42	P9104373	2/6	Room 10	NE
43	P9104374	2/7	Central staircase	S
44	P9104376	2/8	Room 11 showing window inserted into doorway	W
45	P9104377	2/9	Room 11	E
46	P9104379	2/11	Room 12 showing inserted lift	NW
47	P9104378	2/10	Inserted toilet block, room 13	NW
48	P9104380	2/12	Room 14	S
49	P9104381	2/13	Room 14	N
50	P9104382	2/14	Room 15, general shot	NE
51	P9104388	2/20	General shot of room 15	S
52	P9104383	2/15	Room 15 detail of plaster on column ar beam	NE
53	P9104384	2/16	Detail of corbel	N
54	P9104389	2/21	Shot showing difference in flooring, with herringbone pattern and mosaic tile:	NE
55	P9104386	2/18	Detail of doorway to room 14	NW
56	P9104385	2/17	Detail of doorway to entrance lobb: (room 9)	SW
57	P9104387	2/19	Detail of removed doorway and reveal opening to staircase (room 16)	NE
58	P9104390	2/22	Staircase room 16	NE
59	P9104391	2/23	Doorway to room 18	NW
60	P9104392	2/24	Staircase detail	NE
61	P9104394	2/26	Room 17	E
62	P9104395	2/27	Room 17 showing doorway	W
63	P9104396	2/28	Room 17 fireplace	NE
64	P9104397	2/29	Room 17 plaster frieze	N
65	P9104393	2/25	Room 18	NE
66	P9104398	2/30	Room 19	SE
67	P9104399	2/31	Room 19	NW
68	P9104400	2/32	Room 20	N
69	P9104401	2/33	Room 21	W
70	P9104402	2/34	Room 22	W
71	P9104403	2/35	Room 23 showing blocked window high the wall	SW
72	P9104404	2/36	Room 23 showing concrete block construction	E
Main Building Mezzanine Floor				
73	P9104405	2/37	Inaccessible room 1	W
74	P9104406	3/1	Frosted glass window on staircase	NE
Main Building First Floor				
75	P9104408	3/3	Room 2	E
76	P9104409	3/4	Room 2	W
77	P9104410	3/5	Fireplace detail, room 2	NE
78	P9104407	3/2	Inaccessible room 3	N

79	P9104411	3/6	Room 4	S
80	P9104412	3/7	Room 4	N
81	P9104415	3/10	Room 5	SW
82	P9104413	3/8	Room 6	S
83	P9104414	3/9	Room 6	W
84	P9104416	3/11	Room 7	W
85	P9104417	3/12	Room 8 showing blocked window	S
86	P9104418	3/13	Room 9	N
87	P9104419	3/14	Room 9	S
88	P9104420	3/15	Room 10	W
89	P9104421	3/16	Room 11	S
90	P9104423	3/17	Room 12	SW
91	P9104424	3/18	Room 13	N
92	P9104425	3/19	Room 13	S
93	P9104426	3/20	Room 14	S
94	P9104427	3/21	Room 14	N
95	P9104428	3/22	Room 15	N
96	P9104429	3/23	Room 16	E
Main Building Second Floor				
97	P9104430	3/24	Main staircase room 1	E
98	P9104431	3/25	Room 2	E
99	P9104432	3/26	Room 2	S
100	P9104433	3/27	Room 2 showing ceiling scars of removed walls	NE
101	P9104437	3/31	Room 3	SW
102	P9104434	3/28	Room 4	NE
103	P9104435	3/29	Room 5	W
104	P9104436	3/30	Room 5	E
105	P9104438	3/32	Room 6 showing inserted wall to stairwell	E
106	P9104440	3/34	Room 7	W
107	P9104439	3/33	Room 8	NW
108	P9104442	3/35	Room 9	SE
109	P9104443	3/36	Room 9	W
110	P9104444	3/37	Room 10	S
111	P9104445	4/1	Room 10	N
112	P9104446	4/2	Room 11	W
113	P9104447	4/3	Room 11	E
Main Building Third Floor				
114	P9104448	4/4	Main stairwell room 1	SW
115	P9104451	4/7	Room 2	E
116	P9104452	4/8	Room 2	W
117	P9104449	4/5	Room 3 showing blocked circular window	N
118	P9104450	4/6	Room 3	S
119	P9104453	4/9	Room 4	W
120	P9104454	4/10	Room 4	E
121	P9104455	4/11	Room 5, inserted lift	NW
122	P9104457	4/12	Room 6	S
123	P9104458	4/13	Room 6	N
124	P9104459	4/14	Room 7	S
125	P9104460	4/15	Room 7 showing change in ceiling and	W

			metal door	
126	P9104461	4/16	Room 8	N
Main Building Fourth Floor				
127	P9104462	4/17	Main stairwell, room 1	SW
128	P9104463	4/18	Inserted lift, room 2	NW
129	P9104464	4/19	Room 3	E
130	P9104465	4/20	Detail of king post truss, room 3	N
131	P9104466	4/21	Room 3 showing arched entrance to room 5	SW
132	P9104468	4/23	Room 4	SE
133	P9104467	4/22	Room 5	S
134	P9104469	4/24	Room 6	SW
135	P9104470	4/25	Room 6 showing fire escape	N
136	P9104471	4/26	Room 7	S
137	P9104472	4/27	Detail of king post truss in room 7	NW
Main Building Basement				
138	P9104473	4/28	Room 1 main stairwell	S
139	P9104474	4/29	Room 2	NE
140	P9104475	4/30	Room 2	NE
141	P9104477	4/31	Room 2	SW
142	P9104478	4/32	Room 3	NE
143	P9104479	4/33	Alcove in room 4	N
144	P9104480	4/34	Room 5	W
145	P9104481	4/35	Room 6	SE
146	P9104484	4/37	Room 7	N
147	P9114489	RAW	Room 7	N
148	P9104483	4/36	Room 8	S
149	P9114490	RAW	Room 9	SE
150	P9114491	RAW	Room 10	SW
151	P9114495	RAW	Room 11	SE
152	P9114496	RAW	Room 11	NW
153	P9114497	RAW	Room 12	SE
Annex Interior				
154	P9114498	RAW	Room 1	SW
155	P9114499	RAW	Room 2, toilet	NW
156	P9114500	RAW	Room 2, bathroom	NW
157	P9114501	RAW	Room 3	NW
158	P9114502	RAW	Room 4	SE
159	P9114503	RAW	Room 5	E
160	P9114504	RAW	Room 6	E
161	P9114505	RAW	Detail of Queen post truss	E
162	P9114506	RAW	Room 6	W
163	P9114508	RAW	Detail of truss resting on corbel	W
164	P9114507	RAW	Truss running into boxed in area	S
165	P9114509	RAW	Room 7	SE
166	P9114512	RAW	Storage room 8	N

Appendix 2: Plates
Main Building - Southeast elevation



Plate 1: General shot of main frontage



Plate 2: General shot of main frontage



Plate 3: Detail of ground floor level



Plate 4: Detail of ground floor level



Plate 5: Detail of vehicle entrance in bay 3



Plate 6: Detail of main entrance in bay 6



Plate 7: Detail of projecting bay window at first and second floors



Plate 8: Two story extension



Plate 9: Detail of date stone

Main Building - Northwest elevation



Plate 10: General shot of rear elevation



Plate 11: General shot of rear elevation



Plate 12: Loading entrance with inserted platform and doorway



Plate 13: Fire escape



Plate 14: Bay 7 rebuilding at first floor



Plate 15: Bays 10 and 11



Plate 16: Bays 10 and 11 upper floors

Annex



Plate 17: Northeast elevation



Plate 18: Northeast elevation



Plate 19: Northeast elevation, northwestern end



Plate 20: northwest elevation



Plate 21: northwest elevation



Plate 22: Southwest elevation



Plate 23: Southwest elevation

Main building – Ground floor



Plate 24: Room 1



Plate 25: Room 1



Plate 26: Room 2



Plate 27: Room 2



Plate 28: Inserted staircase between rooms 2 and 3



Plate 29: Room 3



Plate 30: Room 3



Plate 31: Room 4



Plate 32: Room 5



Plate 33: Room 6



Plate 34: Room 6



Plate 35: Room 7



Plate 36: Room 8



Plate 37: Room 9, main entrance lobby showing doorway to room 15



Plate 38: Main entrance, room 9 showing marble steps



Plate 39: Marble floor detail, room 9



Plate 40: Ceiling detail, room 9



Plate 41: Blocked windows in room 9 onto stairwell



Plate 42: Room 10



Plate 43: Central staircase



Plate 44: Room 11 showing window inserted into doorway



Plate 45: Room 11



Plate 46: Room 12 showing inserted lift



Plate 47: Inserted toilet block, room 13



Plate 48: Room 14



Plate 49: Room 14



Plate 50: Room 15, general shot



Plate 51: General shot of room 15



Plate 52: Room 15 detail of plaster on column and beam



Plate 53: Detail of corbel



Plate 54: Shot showing difference in flooring, with herringbone pattern and mosaic tiles



Plate 55: Detail of doorway to room 14



Plate 56: Detail of doorway to entrance lobby (room 9)



Plate 57: Detail of removed doorway and revealed opening to staircase (room 16)



Plate 58: Staircase room 16



Plate 59: Doorway to room 18



Plate 60: Staircase detail



Plate 61: Room 17



Plate 62: Room 17 showing doorway



Plate 63: Room 17 fireplace



Plate 64: Room 17 plaster frieze



Plate 65: Room 18



Plate 66: Room 19



Plate 67: Room 19



Plate 68: Room 20



Plate 69: Room 21



Plate 70: Room 22



Plate 71: Room 23 showing blocked window high in the wall



Plate 72: Room 23 showing concrete block construction

Mezzanine



Plate 73: Inaccessible room 1



Plate 74: Frosted glass window on staircase

First Floor



Plate 75: Room 2



Plate 76: Room 2



Plate 77: Fireplace detail, room 2



Plate 78: Inaccessible room 3



Plate 79: Room 4



Plate 80: Room 4



Plate 81: Room 5



Plate 82: Room 6



Plate 83: Room 6



Plate 84: Room 7



Plate 85: Room 8 showing blocked window



Plate 86: Room 9



Plate 87: Room 9



Plate 88: Room 10



Plate 89: Room 11



Plate 90: Room 12



Plate 91: Room 13



Plate 92: Room 13



Plate 93: Room 14



Plate 94: Room 14



Plate 95: Room 15



Plate 96: Room 16

Second Floor



Plate 97: Main staircase room 1



Plate 98: Room 2



Plate 99: Room 2



Plate 100: Room 2 showing ceiling scars of removed walls



Plate 101: Room 3



Plate 102: Room 4



Plate 103: Room 5



Plate 104: Room 5



Plate 105: Room 6 showing inserted wall to stairwell



Plate 106: Room 7



Plate 107: Room 8



Plate 108: Room 9



Plate 109: Room 9



Plate 110: Room 10



Plate 111: Room 10



Plate 112: Room 11



Plate 113: Room 11

Third Floor



Plate 114: Main stairwell room 1



Plate 115: Room 2



Plate 116: Room 2



Plate 117: Room 3 showing blocked circular window



Plate 118: Room 3



Plate 119: Room 4



Plate 120: Room 4



Plate 121: Room 5, inserted lift



Plate 122: Room 6



Plate 123: Room 6



Plate 124: Room 7



Plate 125: Room 7 showing change in ceiling and metal door



Plate 126: Room 8

Fourth Floor



Plate 127: Main stairwell, room 1



Plate 128: Inserted lift, room 2



Plate 129: Room 3



Plate 130: Detail of king post truss, room 3



Plate 131: Room 3 showing arched entrance to room 5



Plate 132: Room 4



Plate 133: Room 5



Plate 134: Room 6



Plate 135: Room 6 showing fire escape



Plate 136: Room 7



Plate 137: Detail of king post truss in room 7

Basement



Plate 138: Room 1 main stairwell



Plate 139: Room 2



Plate 140: Room 2



Plate 141: Room 2



Plate 142: Room 3



Plate 143: Alcove in room 4



Plate 144: Room 5



Plate 145: Room 6



Plate 146: Room 7



Plate 147: Room 7



Plate 148: Room 8



Plate 149: Room 9



Plate 150: Room 10: Passageway below vehicle axes above



Plate 151: Room 11



Plate 152: Room 11



Plate 153: Room 12

Annex



Plate 154: Room 1



Plate 155: Room 2, toilet



Plate 156: Room 2, bathroom



Plate 157: Room 3



Plate 158: Room 4



Plate 159: Room 5



Plate 160: Room 6



Plate 161: Detail of Queen post truss



Plate 162: Room 6



Plate 163: Detail of truss resting on corbel



Plate 164: Truss running into boxed in area



Plate 165: Room 7

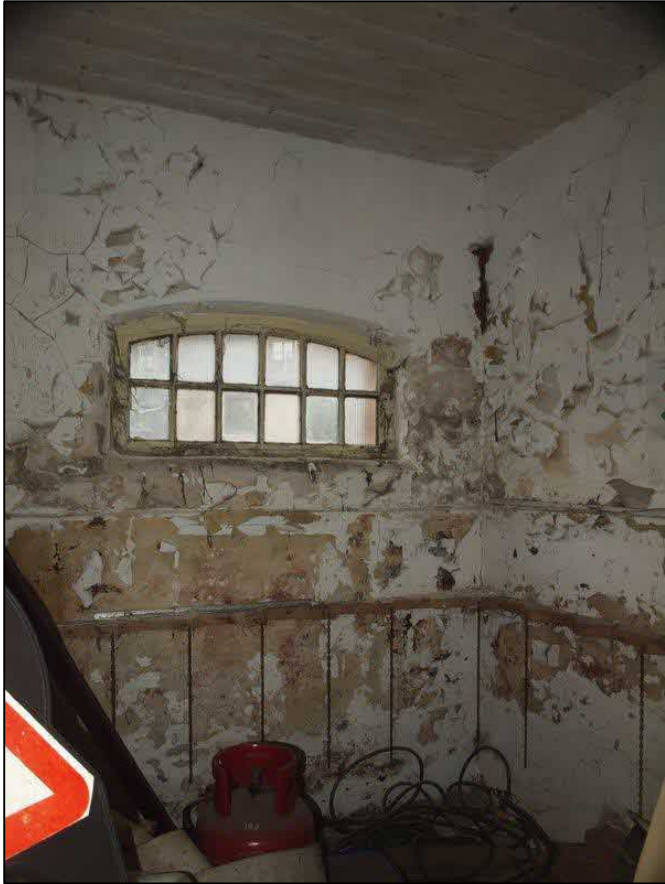


Plate 166: Storage room 8

Appendix 3: Historic Photographs



Figure 1: Location plan



Figure 2: 1848 OS map CIV 1:10,000 scale showing approximate site location

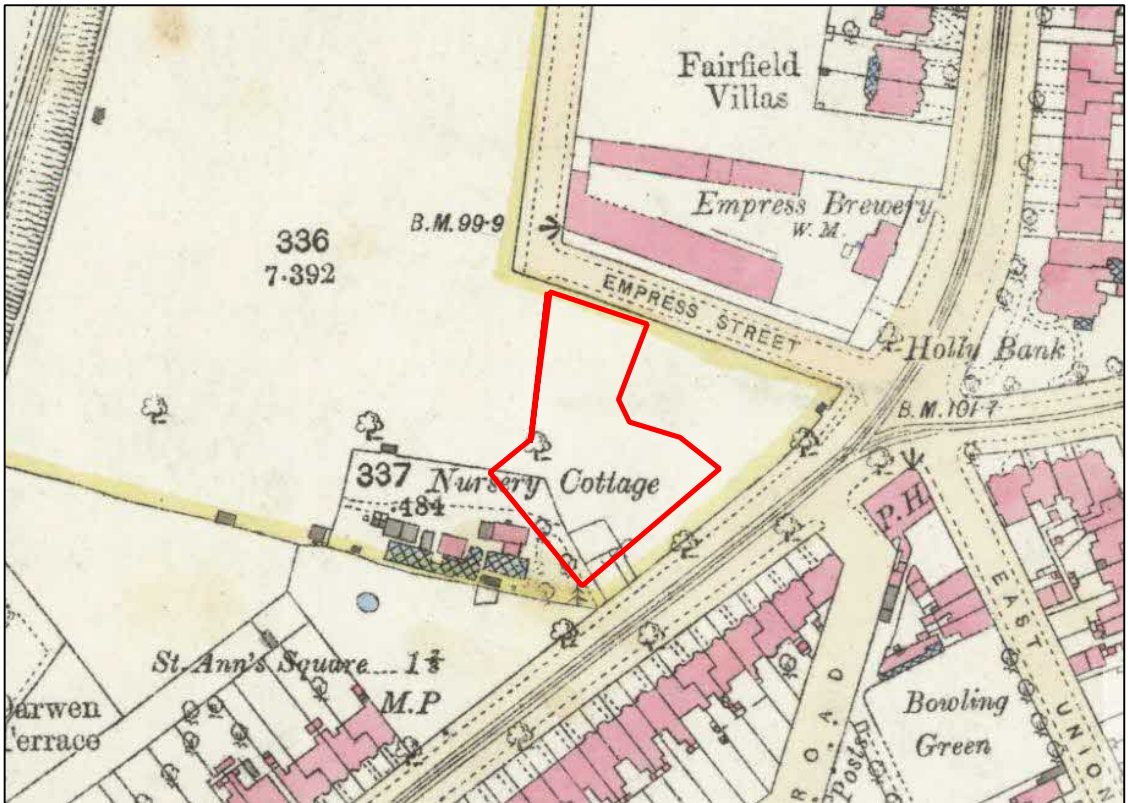


Figure 3: 1893 OS Map CIV.14 1:2,500 scale showing approximate site location

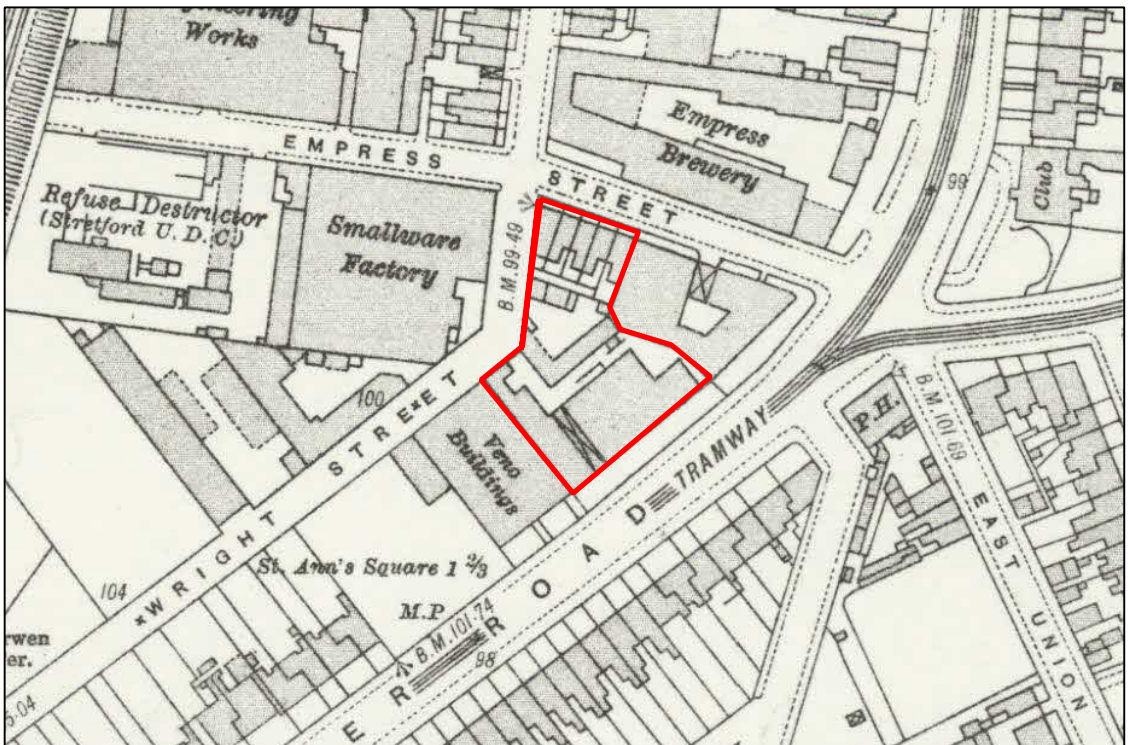


Figure 4: 1922 OS map CIV.14 1:2,500 scale

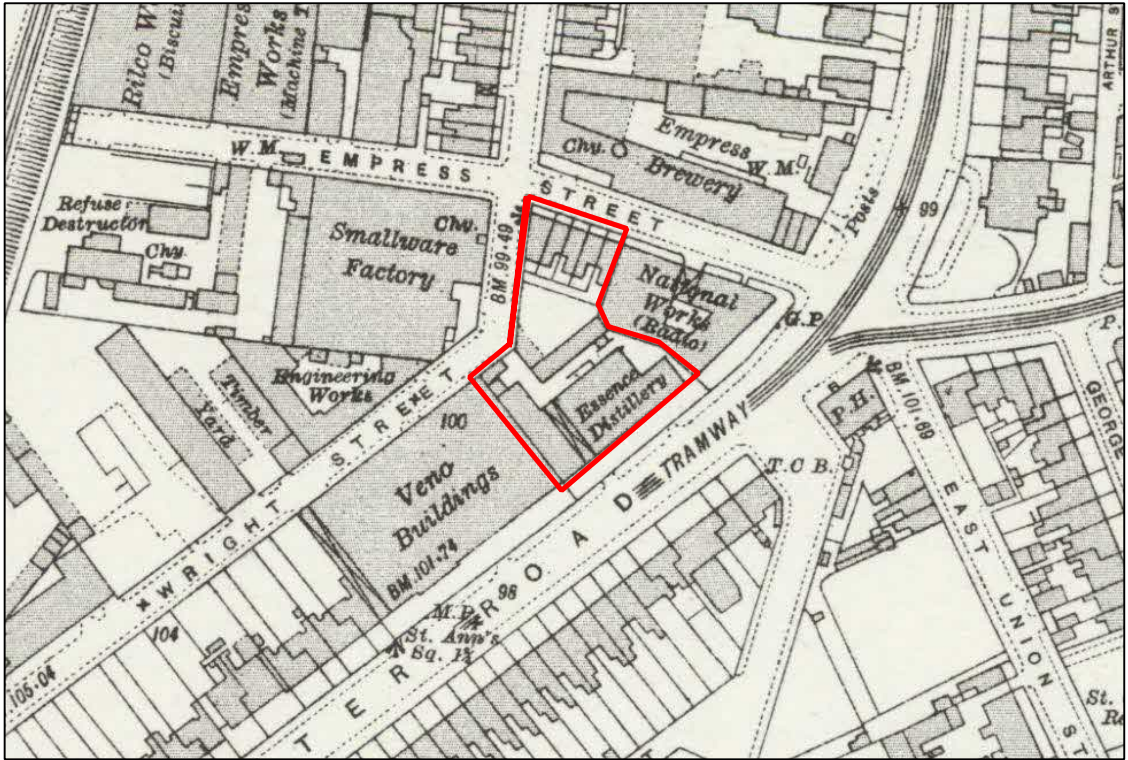


Figure 5: 1933 OS map CIV.14 1:2,500 scale



Figure 6: 1926 Heart Brand Trademark (Kenya Gazette 1928, 253)

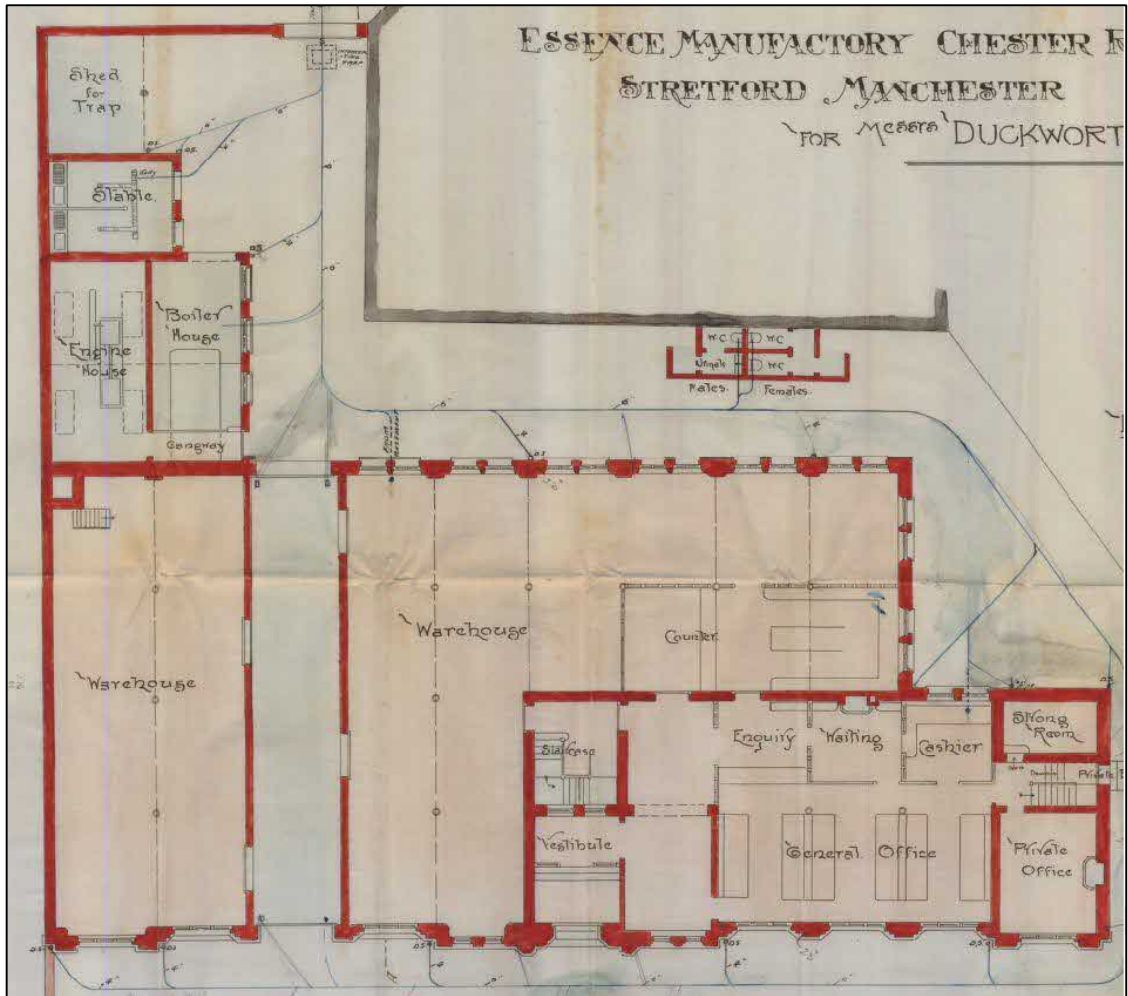


Figure 7: Original ground floor plan approved in 1895



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Figure 8: 1963 Price List



Figure 9: Building in about 1980



Figure 10: Building in about 1980



Figure 11: Building in about 1983



Figure 12: Duckworth Advert

To the STRETFORD LOCAL BOARD.

I hereby give you Notice that it is my intention to erect certain Buildings in the TOWNSHIP OF STRETFORD, 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.	1 <i>William Duckworth Esq</i> <i>Manufacturing Chemist</i> <i>Chaw Hall, Glinton</i>
2	Name and Address of Architect.	2 <i>Briggs & Wood</i> <i>1 Richmond Terrace Blackburn</i>
3	Description of Buildings and of the Materials to be used in construction of same.	3 <i>Subst. Manufactory</i> <i>Bricks & Tiles to be used</i>
4	Situation of Buildings.	4 <i>Chaw Road</i>
5	Level or intended Level of Cellar or Ground Floor, with reference to surface or Street.	5 <i>Basement floor 6 feet</i> <i>below Street Level (Chaw Road)</i>
6	Intended use of Buildings.	6 <i>Subst. Manufactory</i>
7	Width of Street or Open Space opposite Buildings.	7
8	How supplied with Water.	8 <i>Manchester Corporation mains</i>
9	Description of Closet Accommodation.	9 <i>Water closets</i>

AND I herewith deliver at the Office of your Surveyor complete Plans and Sections, duly signed, of every floor of each 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, and all other Appurtenances; and also a Block Plan, drawn to a scale of not less than one inch to every 41.66 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 *thirteenth* day of *June* 18 *95*

Signature in

Address,

Occupation,

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 Surveyor, Local Board Office, Talbot Road, Old Trafford, Manchester.

Figure 13: Notice of Intention to Build 1895

Appendix 4: Historical Plans

Historic Plans

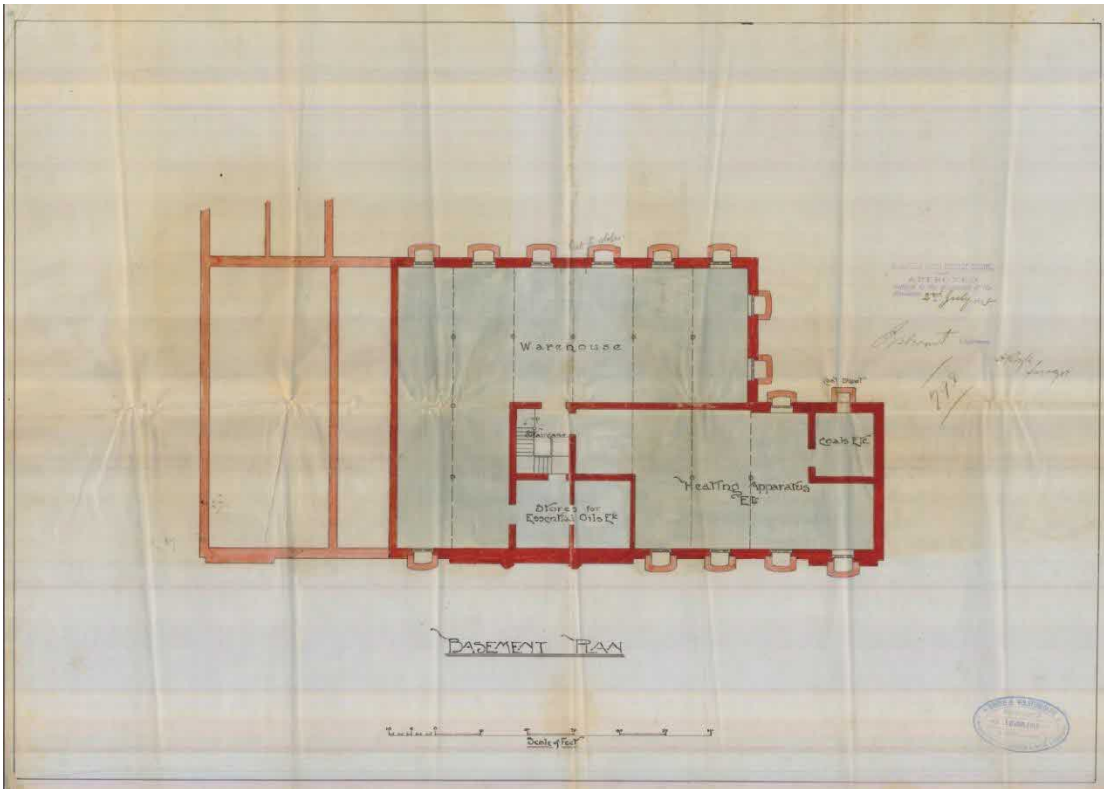


Figure 1: Proposed Basement Plan

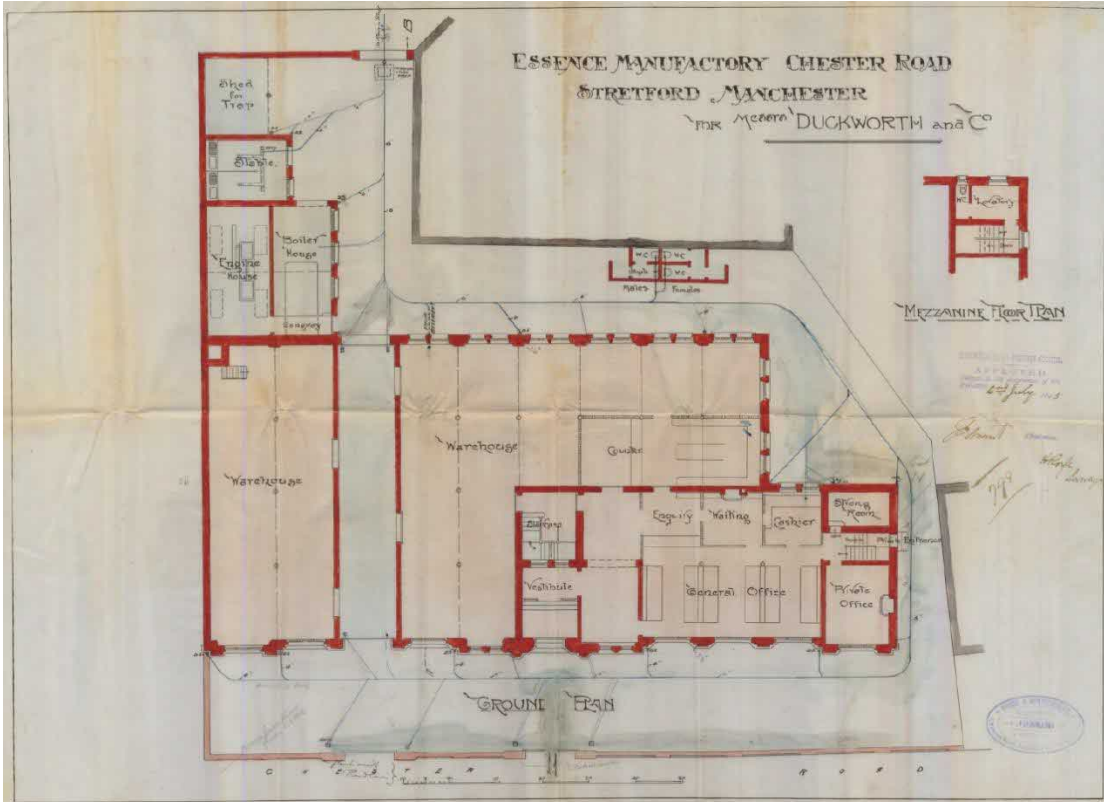


Figure 2: Proposed Ground Floor Plan

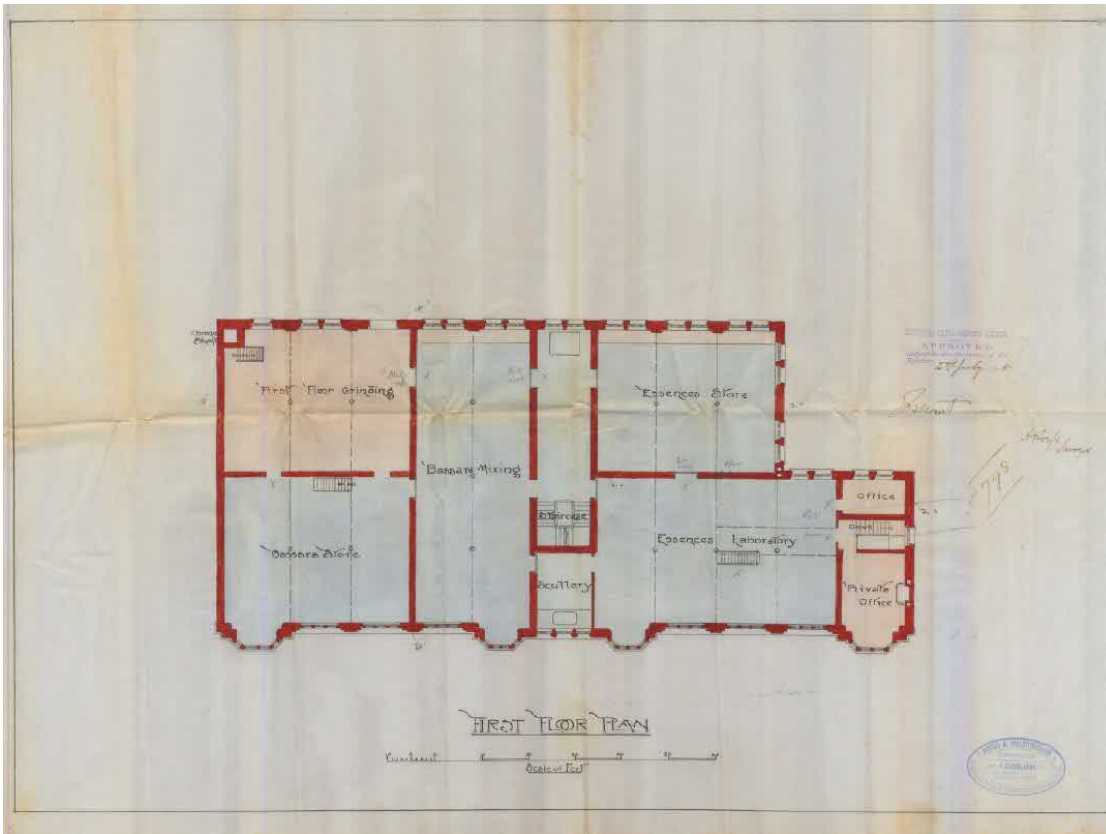


Figure 3: Proposed First Floor Plan

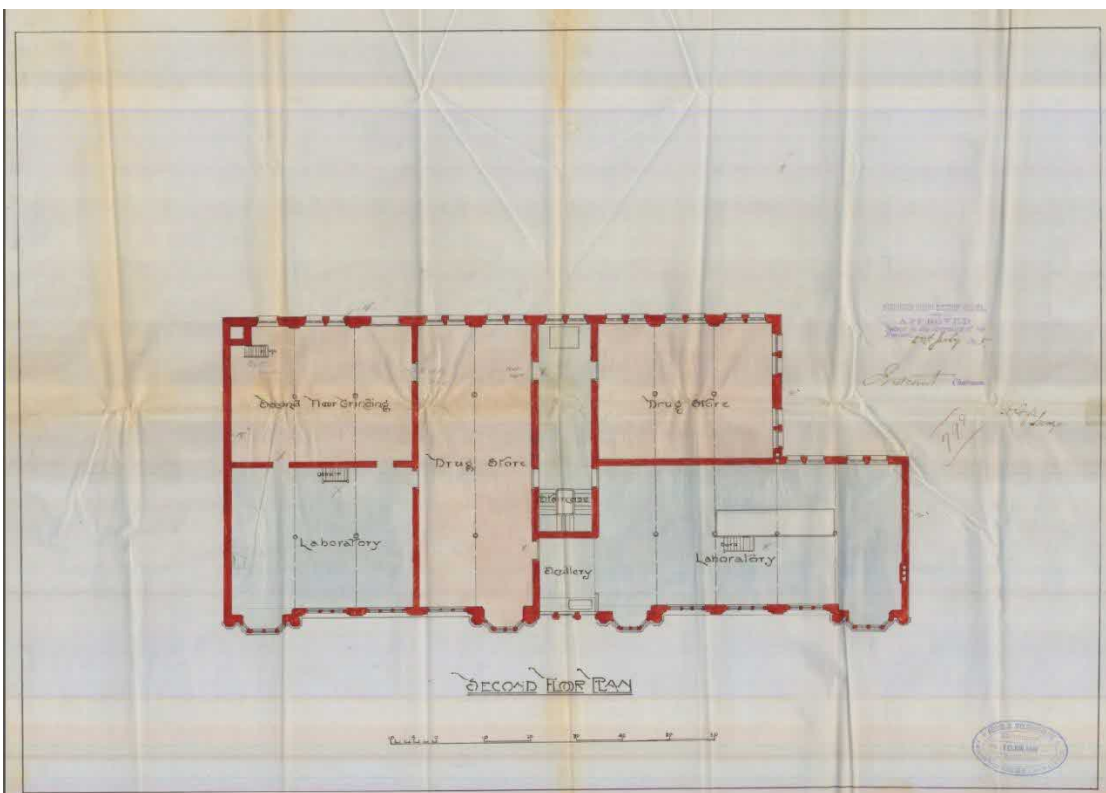


Figure 4: Proposed Second Floor Plan

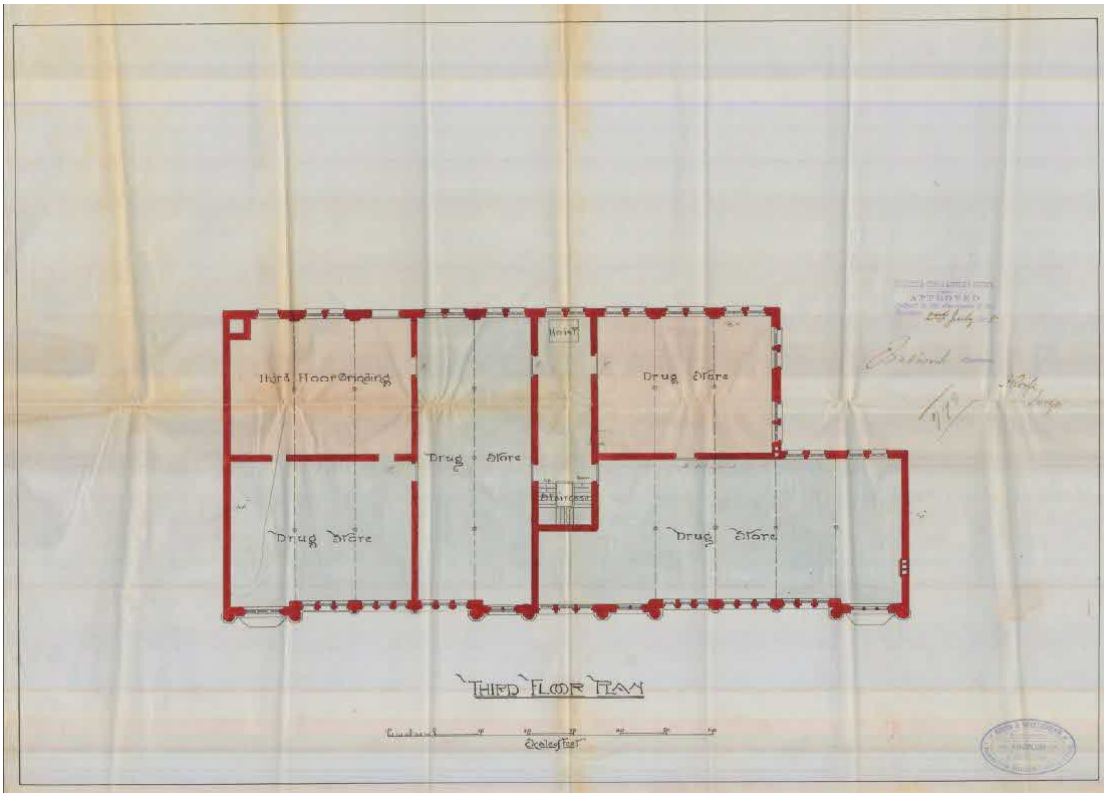


Figure 5: Proposed Third Floor Plan

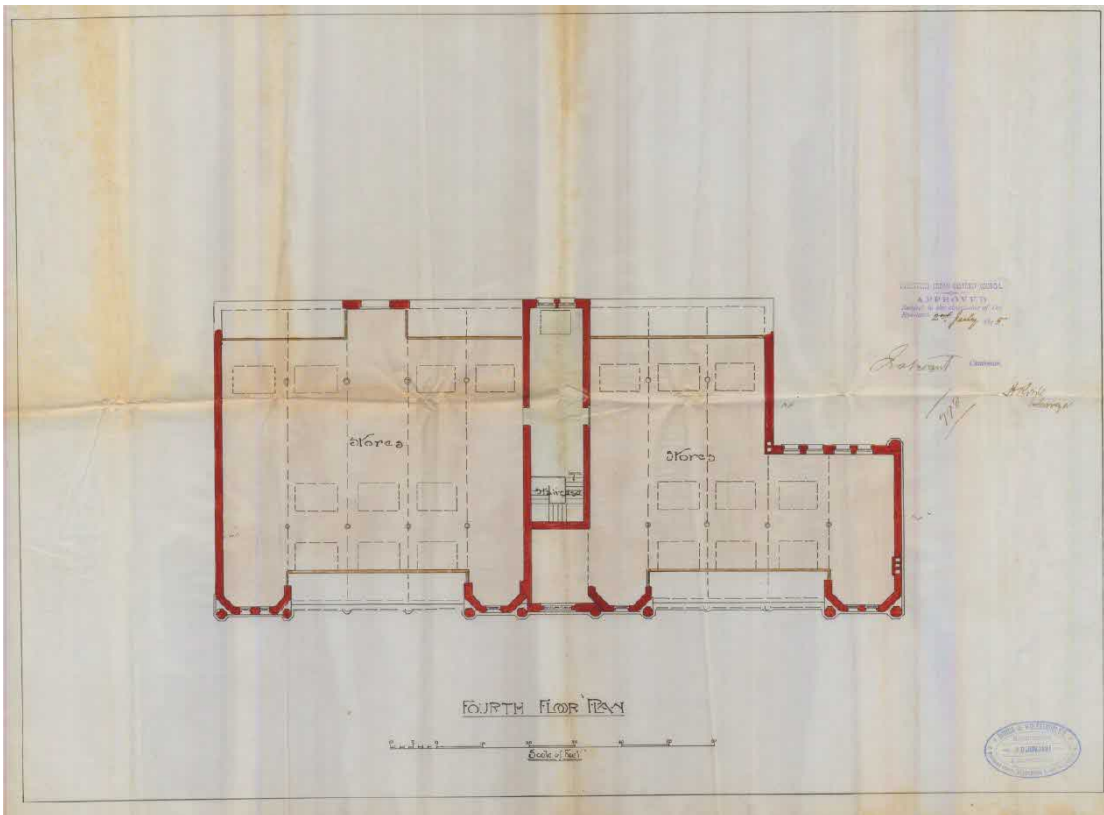


Figure 6: Proposed Fourth Floor Plan

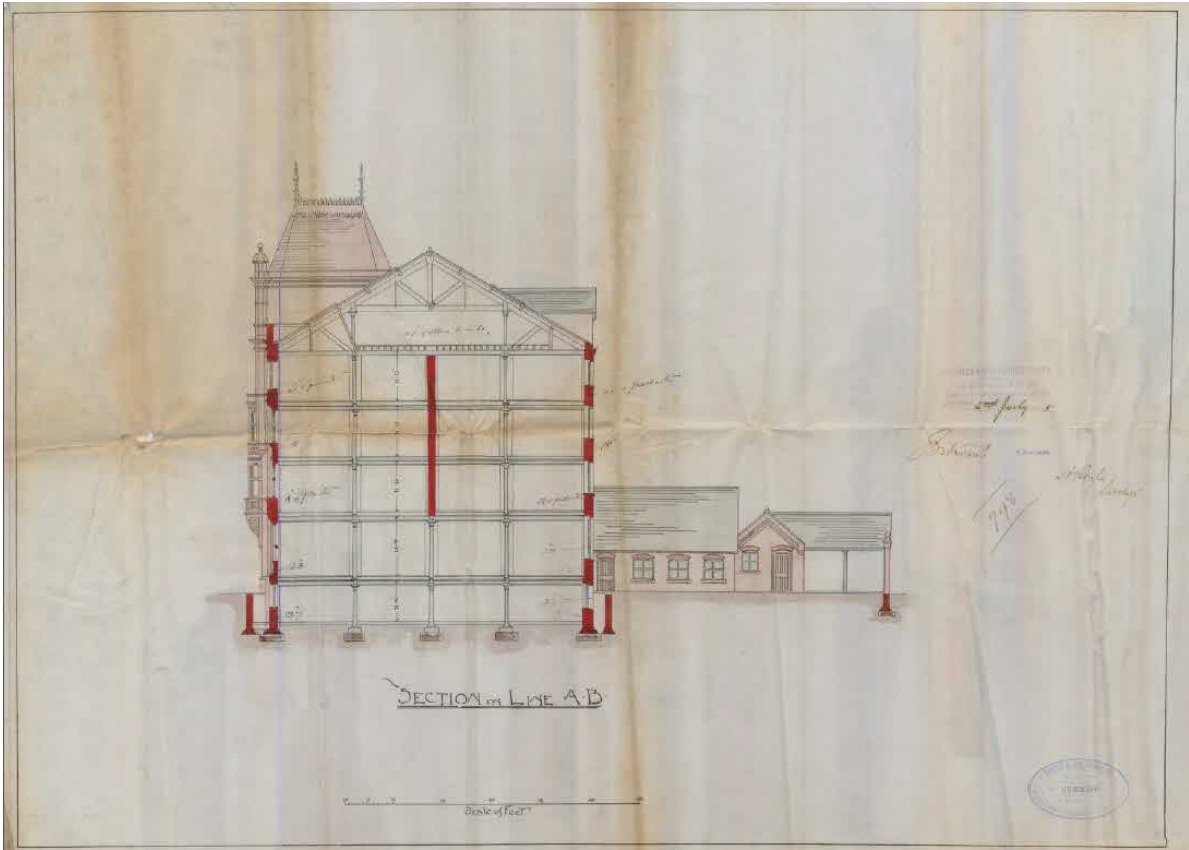
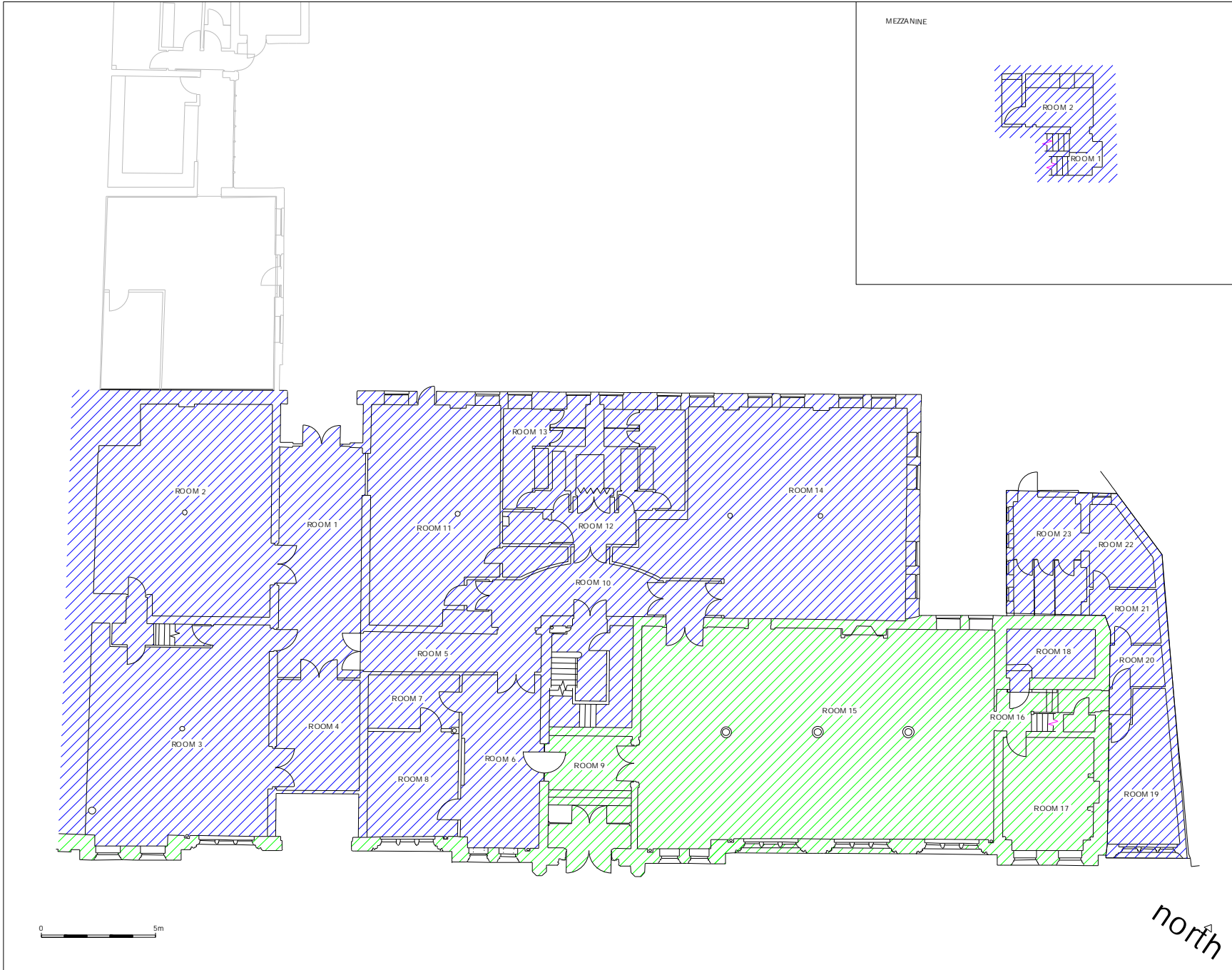


Figure 7: Proposed Section

Appendix 5: Heritage Value Plans

Ground floor plan



Paul Butler Associates

Planning, Development & Heritage Consultants

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e. pba@paulbutlerassociates.co.uk

f. 0161 835 3531

w. www.paulbutlerassociates.co.uk

Key

 High heritage value

 Low - Medium heritage value

client: Currie & Brown UK Ltd

job no.: 18.1183

fig no.: 8

scale: not to scale

date issued: March 2018



Ground floor annex plan



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job no.: 18.1183
fig no.: 9
scale: not to scale
date issued: March 2018

First floor plan





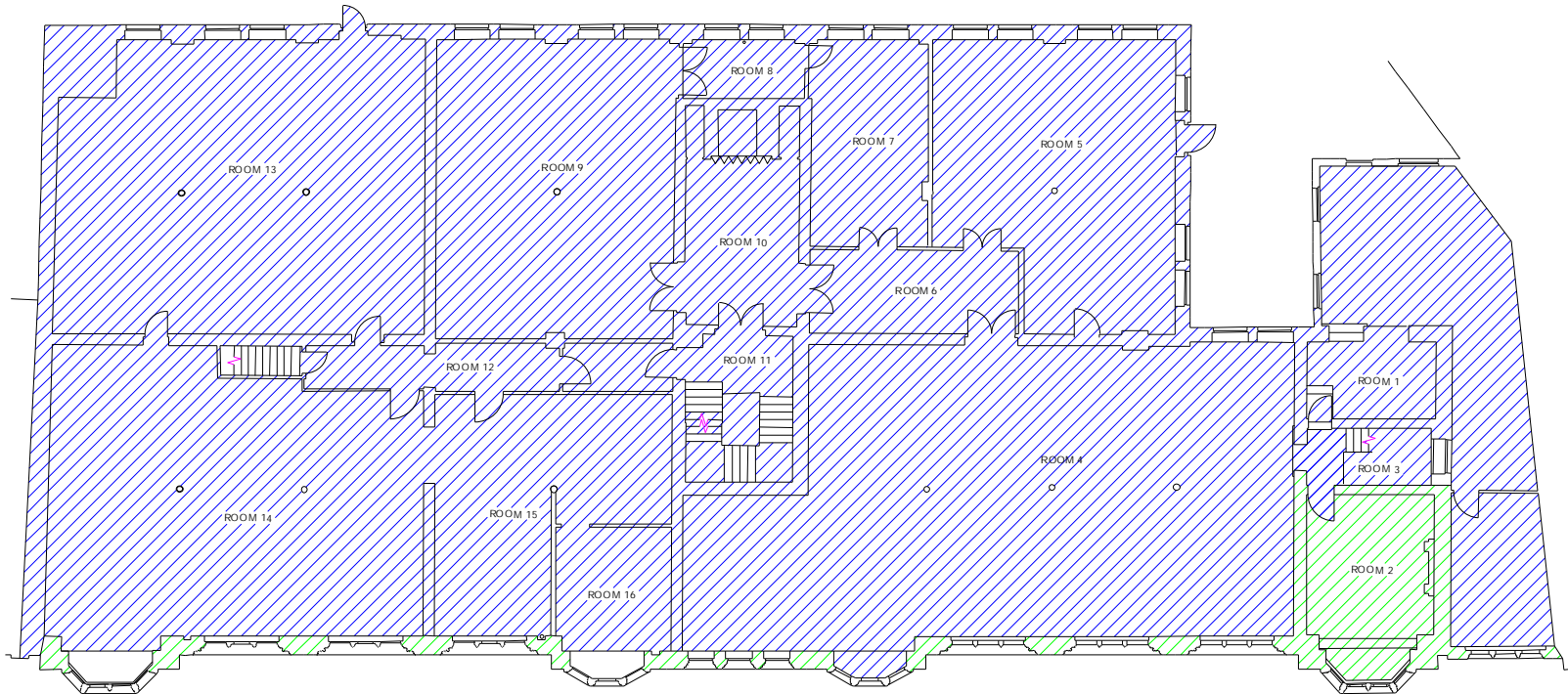
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fig no.: 10
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date issued: March 2018

Second floor plan





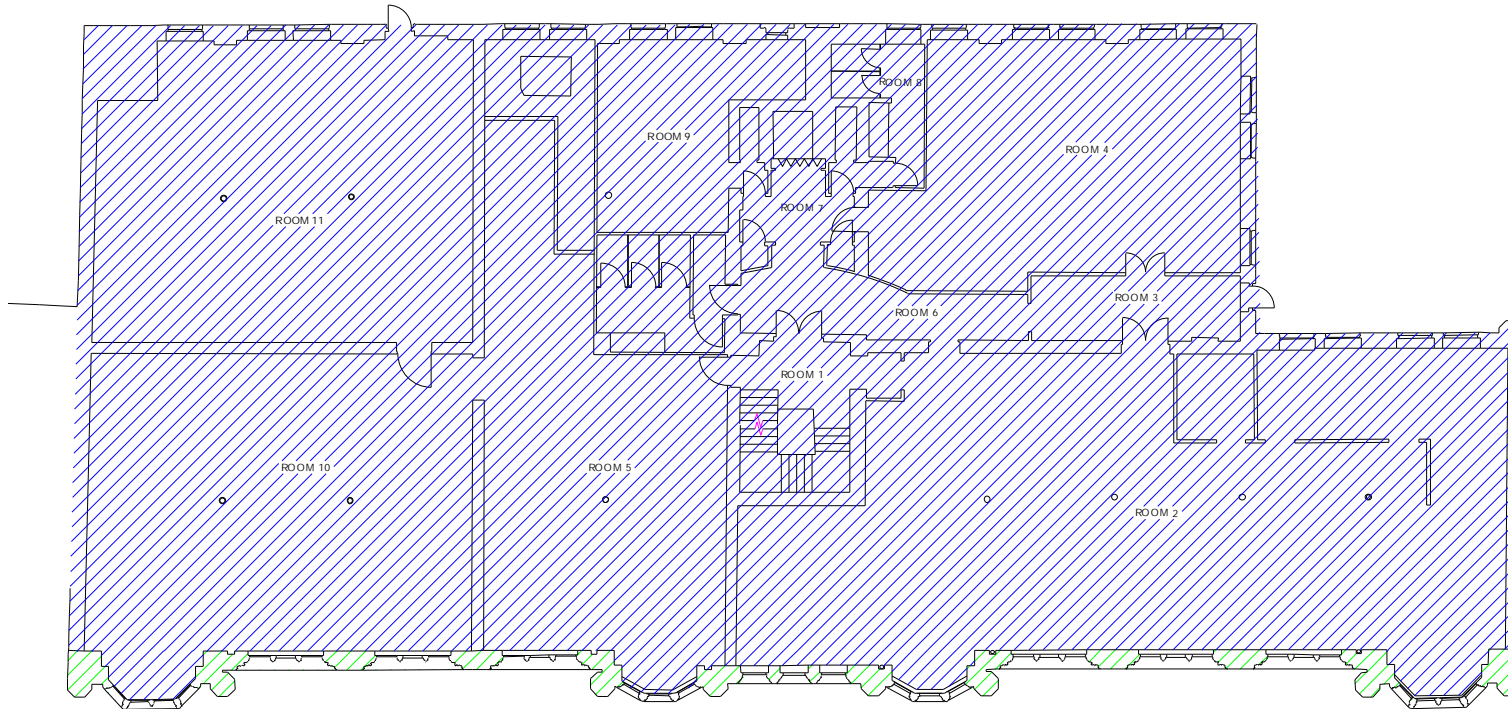
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Third floor plan





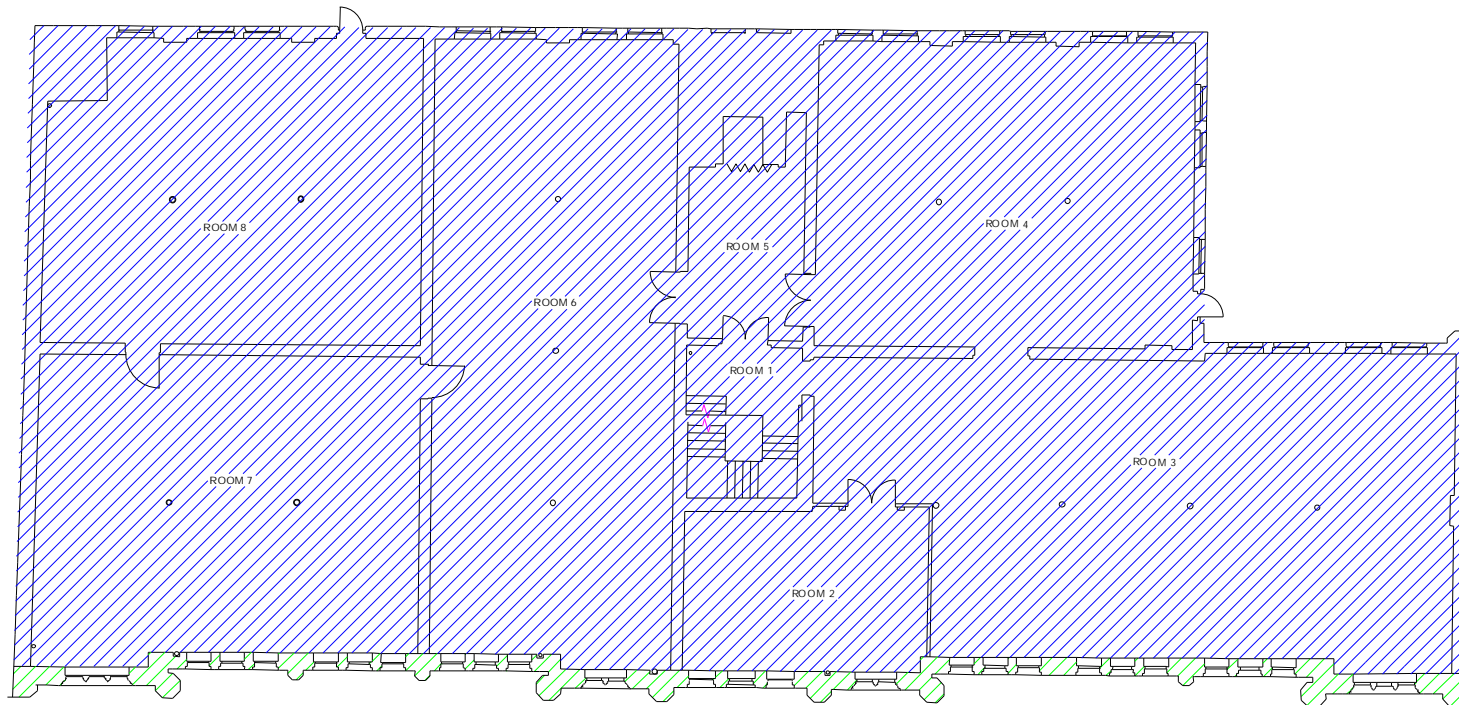
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fig no.: 12
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Fourth floor plan



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
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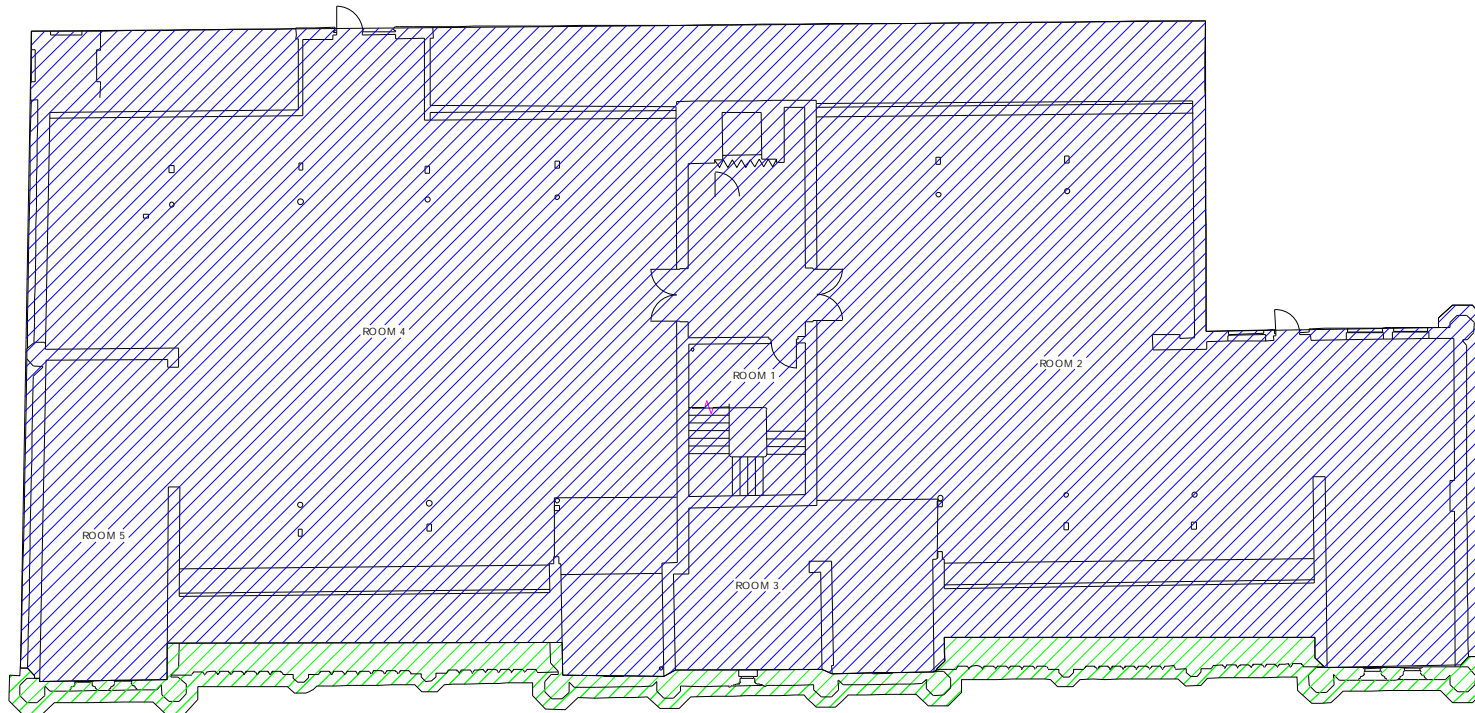
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north

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job no.: 18.1183

fig no.: 13

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Basement plan



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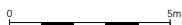
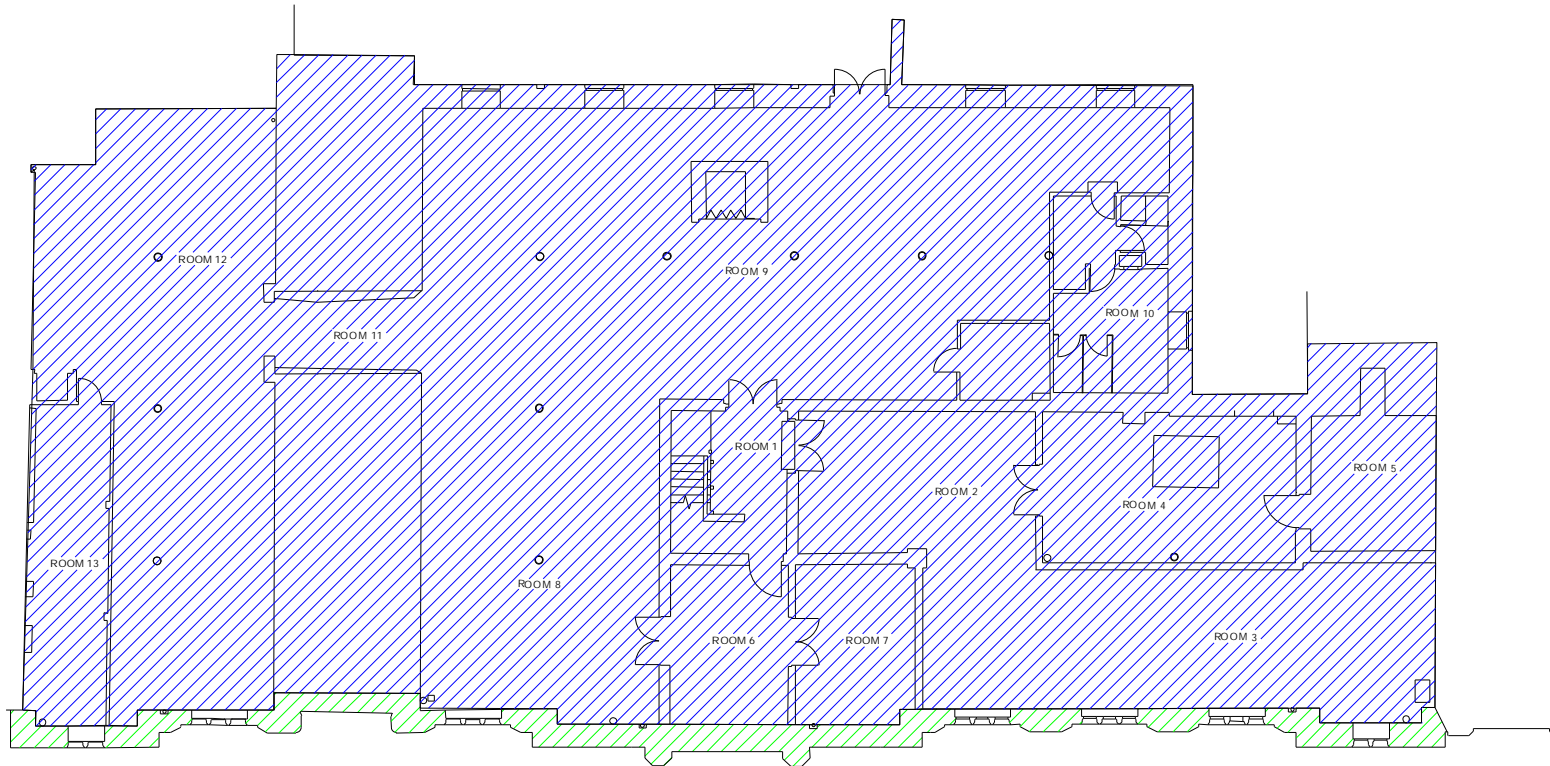
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north

client: Currie & Brown UK Ltd

job no.: 18.1183

fig no.: 14

scale: not to scale

date issued: March 2018

Appendix 6: Pre-Application Responses and References to Hutton and Rostron Site Notes

Item no.	Proposed work	Response	H+R comments
			Related Site Notes references
1	New lead spitters with hoppers to north elevation of all clay roofs	No objections, however a section drawing to an appropriate scale should be provided with the applicatio	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>This recommendation provided at 4.1.1 (4)</p> <p>Section drawing to be provid by Architect</p>
2	Clay roofs to be re-roofed ir new clay tiles	No objections, however a methodology for re-roofing will be required.	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>Existing description at 3.1.1 and recommendations at 4.1.1</p> <p>H+R can assist/provide methodology, if required</p>
3	Clay roofs to be ventilatec cold roofs with new insulation installed internally into new timber platforms eaves level	There is concern about this alteration to the building. Further information is required to understand the impact of this work.	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>This recommendation provided at 4.1.1 (1)</p> <p>Tower roofs are already a 'col roof' but natural ventilation wi be necessary if installing a roofing membrane. No noticeable alteration externa</p> <p>Details to be provided by Architect</p>
4	Clay roofs will incorporate new access hatches at gutter outlet positions	No objections. Revisions are required to the roof plan to relocate these to less prominent positions where possible. Details will be require regarding the design and material of the new hatches and associated access.	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>This recommendation provided at 4.2.2 (3)</p> <p>Details to be provided by Architect</p>

5	All leadwork to clay tile roofs to be replaced, with improvements incorporated as required to improve drainage	No objections. Further detail v be required in the applicatic	SN17 Roof coverings and rainwater drainage goods This recommendation provided at 4.1.1 (4) Details to be provided by Architect
6	The main building slate roof will be completely reroofed using the original slates	No objections, however a methodology for re-roofing will be required.	SN17 Roof coverings and rainwater drainage goods Existing description at 3.1.2 and recommendations at 4.1.2 H+R can assist/provide methodology, if required
7	All associated roof leadwork to be replaced, with improvements incorporated as required to improve drainage	No objections. Further detail v be required in the applicatic	SN17 Roof coverings and rainwater drainage goods This recommendation provided at 4.1.2 (4) Details to be provided by Architect
8	Annexe slate and fibre cement roofs to be re-roofed in new slates. Annexe tower to be re-roofed using the original slates	No objections, however a methodology for re-roofing will be required.	SN16 Annex building - Building condition survey Existing description provided : 5.1.1 (1) and 5.1.2 (1) and recommendations provided 6.1.1 (1) and 6.1.1.(2)
9	Re-roofing of the main roof and small roof above the front entrance to have new insulation fitted above the rafters	There is concern about this alteration to the building. Further information is required to understand the impact of this work.	SN17 Roof coverings and rainwater drainage goods This element has been from the scheme.
10	The smaller slate roof above the lift and rear entrance to have new insulation fitted between and under the rafters	There is concern about this alteration to the building. Further information is required to understand the impact of this work.	SN17 Roof coverings and rainwater drainage goods This element has been from the scheme.
11	The main roof re-roofing to include three new access hatches for maintenance access	Revisions are required to the roof plan to relocate these to less prominent positions where possible. Details will be required with the applications regarding the design and material of the new hatches and associated access.	SN17 Roof coverings and rainwater drainage goods This recommendation provided at 4.2.2 (2). Details to be provided by Architect

12	New mansafe system to be installed, if required, to main roof	Further details will be required regarding the position and appearance of this system, as there is potential for this to result in visual harm to the roofscape.	<p>Architect recommendation</p> <p>Mansafe system to be fitted to rear of parapets meaning it wouldn't be visible. May be partially visible where fitted to sides of Towers</p> <p>Details to be provided by Architect</p>
13	The smaller slate roof include several small hatches to allow cleaning of outlet locations and gutter sumps.	No objections, however revisions are required to the roof plan to relocate these to less prominent positions where possible. Details will be required regarding the design and material of the new hatches and associated access.	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>This recommendation provided at 4.1.2 (3).</p> <p>Details to be provided by Architect</p>
14	The area of flat roof annexe to be reroofed	No objections subject to a methodology and details of materials.	<p>SN16 Annex building - Building condition survey</p> <p>Existing description provided at 5.1.3 (1) and recommendation provided at 6.1.1 (3)</p>
15	The internal rainwater to the main building and annexe to be replaced with a cast-iron dry jointed system	No objections subject to details being provided.	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>This recommendation provided at 4.2.1 (4). Agreed on site that plastic downpipe will be far more practical internally and as no existing internal cast-iron pipes are salvageable it was agreed that this would not be a contentious issue. Downpipes will almost certainly be concealed by internal finishes as part of phase 2 works.</p> <p>Details to be provided by Architect</p>

16	The external rainwater goods to the main building and annexe to be replaced with cast aluminium heritage type	No objections subject to details being provided.	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>This recommendation provided at 4.2.1 (3)</p> <p>SN16 Annex building - Building condition survey</p> <p>This recommendation provided at 6.1.2 (2)</p> <p>Details to be provided by Architect</p>
17	Minor improvements made to the rainwater system where possible to make it more reliable	No objections subject to details being provided.	<p>SN17 Roof coverings and rainwater drainage goods</p> <p>This recommendation provided at 4.2.1 (1)</p> <p>Details to be provided by Architect</p>
18	All existing timber windows to the south elevation to be completely repaired and refurbished in a workshop environment	No objections, however further details and drawings 1:5/10 in scale will be required to evidence the proposed repairs along with an accompanying methodology and details of materials.	<p>SN8 Condition survey of window frames</p> <p>Existing condition assessment provided at 3.1.1 and within schedule</p> <p>Strategy provided at 4.1</p> <p>Details to be provided by Architect</p>
19	South elevation windows containing non-original opening lights to be either significantly modified or replaced to give a full opening casement that will better reflect the original historic design, whilst retaining the ability to open for ventilation	No objections in principle, however further details and drawings 1:5/10 in scale will be required to evidence the proposed alterations, along with an accompanying methodology and details of materials. It would be useful if the accompanying Heritage Statement could establish the age of the windows and whether the soft wood replacements replicate the original pattern of glazing. All windows will be required to be single glazed.	<p>SN8 Condition survey of window frames</p> <p>Existing condition assessment provided at 3.1.1 (2) and within schedule</p> <p>Strategy provided at 4.1</p> <p>Details to be provided by Architect</p>

20	All existing roof windows or the main building to be replaced with suitable heritage type replacement	No objections subject to details being provided.	SN17 Roof coverings and rainwater drainage goods This recommendation provided at 4.1.2 (3) Details to be provided by Architect
21	All brickwork and terracotta to the south elevation of the building to be repaired and restored	No objections, however we will require further information/survey specifying where the repairs are and the methodology.	SN18 Façade masonry condition This recommendation provided at section 5
22	All brickwork and terracotta to the front boundary wall to be repaired	No objections, however we will require further information/survey specifying where the repairs are and the methodology.	SN18 Façade masonry condition This recommendation provided at section 5
23	Bird deterrent spikes to be fitted to all applicable locations	No objections, however details are required to ensure this is the best method for deterrent.	Architect recommendation Details to be provided by Architect
24	The brickwork to the front and side elevations to be generally repaired as required	No objections, however we will require further information/survey specifying where the repairs are and the methodology.	SN18 Façade masonry condition This recommendation provided at section 5
25	The rear elevation bargeboards at eaves to be increased by 3 courses to allow for the additional new roof build up	There are significant concerns regarding this proposal and its impact on the roofscape. Further details are required to better understand the alteration.	SN18 Façade masonry condition This element has been removed from the scheme.
26	Existing cast iron walkway support brackets to be removed	No objections.	SN18 Façade masonry condition This recommendation provided at section 5.3.2 (1)
27	Two existing metal sills to the rear to be removed	No objections.	SN18 Façade masonry condition This recommendation provided at section 5.3.2 (2)
28	Two existing vent openings to be bricked up	No objections subject to appropriate repair of brickwork.	SN18 Façade masonry condition This recommendation provided at section 5

29	AC units and other redundant M&E clutter to be removed	No objections subject to appropriate repair of brickwork.	SN18 Façade masonry condition This recommendation provided at section 5
30	Minimal Phase 1 works to brickwork to flat roofed area	No objections subject to details being provided.	SN18 Façade masonry condition This recommendation provided at section 5
31	All existing chimneys and the corner stack to be repaired or rebuilt as required	No objections, however a structural report, method for rebuilding and materials will be required.	SN13 Chimneystack condition survey This recommendation provided at section 4
32	Any missing pots to be reinstated	No objections subject to details being provided.	SN13 Chimneystack condition survey This recommendation provided at section 4
33	Brickwork to the annexe to be generally repaired as required	No objections, however we will require further information/survey specifying where the repairs are and the methodology.	SN16 Annex building - Building condition survey See drawings. Recommendations provided section 6.1.3
34	Brickwork to the annexe eaves on the west elevation to be built up to reinstate the original parapet with stepped lead gutter behind	No objections subject to drawings (to an appropriate scale) illustrating the detail being provided.	SN16 Annex building - Building condition survey Recommendations provided section 6.1.3 (1) Details to be provided by Architect
35	Existing underground drains to be repaired as required	Details are required.	Details to be provided by Architect
36	Some new underground drains may be required relating to improvements to the rainwater system	Details are required.	Details to be provided by Architect
37	Any necessary compliance work to be done to existing MEP services and incoming utility services	Details will be required if this impacts on the historic fabric	Details to be provided by Architect
38	All primary structural roof timber elements to be repaired or replaced as required	A repair methodology will be required. SN5 provides a timber survey, however we do require a repair methodology and samples.	SN5 Timber conditions Recommendations provided section 4.2 (1)

39	All decayed common rafters to be replaced with new	A repair methodology will be required.	SN5 Timber conditions Recommendations provided section 4.2 (1)
40	All existing timber floors to be repaired	A repair methodology will be required.	SN5 Timber conditions Recommendations provided section 4.2 (3)
41	Filler joists to floors to be repaired	A structural survey will be required and a repair methodology needed.	SN12 Structural Ironwork condition survey Recommendations for further investigations and repair strategy provided at section 4.1.1