

**Manchester City Council
Report for Information**

Report to: Executive – 12 December 2018

Subject: Northern Quarter Building Condition

Report of: Strategic Director (Development)

Summary

To inform Members of the findings of a survey into the condition of buildings within the Northern Quarter

Recommendation

To note the content of the report

Wards Affected: Piccadilly

Community Strategy Spine	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The regeneration of the Northern Quarter provides new homes and opportunities for independent businesses.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Change in the area supports population Growth the new businesses help to attract and retain talent required to support Manchester's growth trajectory. The residential development has created a successful neighbourhood close to employment opportunities in the city centre.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The retention and reuse of buildings in the Northern Quarter will contribute to the delivery of the Manchester Residential Growth prospectus and meet the growing demand for new homes. Maintenance of the historic fabric has created an attractive place where people choose to be.
A liveable and low carbon city: a destination of choice to live, visit, work	The Northern Quarter is at the heart of the city centre. This provides excellent accessibility to all forms of sustainable travel and is ideal for walking and cycling.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
 - Risk Management
 - Legal Considerations
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Financial Consequences – Revenue None

Financial Consequences – Capital None

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

None

1. Introduction

- 1.1 The Northern Quarter is located in the northern part of the City Centre. It performs a unique role in the city and, to some extent within the UK. Its reputation is such that it attracts high number of visitors and makes an important contribution to the Manchester economy.

2. Background and context

- 2.1 Prior to the early 1990's, it had experienced 20 years of decline when its role as a retail and office destination was adversely affected by the closure of Smithfield Market. This was compounded by the development of the Arndale Centre which effectively turned its back on the area and led to the closure of many retail businesses on Oldham Street and Tib Street. There was a subsequent decline in the areas wholesale trade and the result of all of this change meant that many buildings were left vacant, were poorly maintained and fell into various states of disrepair.
- 2.2 Much of the Northern Quarter is within the Smithfield and Stevenson Square Conservation Areas which were declared in the late 1980's at a time when there was little activity or investment within the area and much of the built fabric was in decline. However, the areas built fabric and many heritage assets are a key part of its identity and attractiveness and the most effective way of securing the future of the built fabric is to find new sustainable new uses.
- 2.3 It was recognised from the very outset that the availability of cheap rents made the Northern Quarter attractive to independent and alternative businesses. It was founded therefore, on the basis that the traditional top down approach to regeneration would not be appropriate and that its future was most likely to be secured on the back of lower rents which could provide a home for smaller independent businesses.
- 2.4 The growth of the Northern Quarter has progressed for the past 25 years on a site by site, building by building basis. It is this organic and incremental growth that has delivered change in a manner that has ensured that the area has maintained its distinct identity. It has built on the areas strengths and produced a creative and cultural destination, with a high-quality built environment that is attractive to businesses and residents, and provides opportunities for private sector investment.
- 2.5 The City Council and the Local Planning Authority have worked closely and constructively with owners, occupiers and investors to bring buildings back into use. This supportive and collaborative approach has ensured that many buildings have been refurbished and brought back into productive use. The Northern Quarter has become very successful and is home to many residents and a broad spectrum of smaller businesses. Its bars and restaurants play an important role in the evening economy but play an increasingly important role throughout the day, driving footfall and activity

beyond the more traditional core areas. This is vital in terms of helping to integrate Ancoats and New Cross with the City Centre.

- 2.6 In addition to this essential organic growth, there have been some larger scale interventions on gap sites notably at the Old Smithfield Market, The Hive on Lever Street and on Church Street. Whilst these have introduced some larger and modern development, they have followed the principles of maintaining quality in the area and introducing complementary activity that has added value to the Northern Quarter.
- 2.7 Despite the level of investment that has taken place in the area, a number of vacant buildings on Thomas Street and on Back Turner Street have recently become unsafe to the extent that there was no alternative other than to demolish them. This is always a means of last resort after avenues to save a building have been exhausted. As a result of this, concern has been expressed about the condition of building fabric in the northern quarter more generally. Officers have therefore undertaken a survey of the areas buildings, based on an external inspection only.
- 2.8 The result of the survey is shown on the attached plan. It has shown that the building fabric is overall in a good condition and many building have seen significant levels of investment. Many have been refurbished in whole or in part and this clearly demonstrates that the approach of working with people has produced positive results. The buildings coloured in yellow or outlined in yellow on the appended map have all seen considerable levels of investment and are in active use which is key to their future.

Listed building that have been refurbished and converted into residential use

3 Dale Street,
56 Dale Street,
70 Dale Street,
Jewel House (75 High Street),
Langley Building (Dale St),
Market Buildings (Smithfield),
Wentworth Buildings (Newton Street)

Listed building that have been refurbished and converted into office use

Sevendale House
20- 24 Dale Street
35 Dale Street
29-31 Dale Street
16-18 Tariff
69-77 Lever Street
45-47 Newton Street
50-62 Port Street and 45-47 Hilton Street (mixed use)
1-5 Turner Street (mixed use)

Listed buildings that have been refurbished and converted into hotel use

Easy Hotel Newton Street
50 Newton-Hatters

Listed buildings that have been refurbished and converted to other uses

33 Turner St - modelling studio
Mackie Mayor - F&B

None listed buildings that have been converted into residential use

Birchin Place (Pall Mall Court),
Smithfield Buildings (Oldham Street),
11-21 Turner Street, the Lighthouse (Church Street),
The Bradley (Stevenson Square / Dale Street),
Sorting Office (Dale Street),
Vaults (Port St),
Met Apartments (40 Hilton St),
25 Church Street,
113 Newton Street,
31 Tib Street,
4-6 Union Street,
38, High Street,
8-16 Turner Street,
16-20 Turner Street,
15-17 Piccadilly,
24, Turner Street and 3,5 & 7, Union Street,
8 Dorsey Street,
Norvic House, 7 Hilton Street,
35 Houldsworth Street
15 Newton Street

None listed buildings that have been converted into office use

Basil Chambers
1/7 Stevenson Sq
43/45 Lever Street
9 Stevenson Sq
8 Stevenson Sq

None listed buildings that have been converted into hotel or other use

Cow Hollow hotel
15-21 Hilton Street hotel
Afflecks retail
Abel Hayward pub/hotel
27 Swan Street
31 Swan Street
33/37 Swan Street

- 2.9 In addition to these buildings that have been wholly refurbished, many buildings on Oldham Street, Tib Street, Thomas Street, Edge Street, High Street, Dale Street, Tariff Street and Port Street have been refurbished in full or in part to pubs, bars and restaurants, and some of these are listed.
- 2.10 The survey has also identified buildings that are considered to be at risk and those that are considered to be vulnerable. These are listed below, along with information about their present status and the actions that are being undertaken by the City Council.

Buildings at risk (coloured plum on the appended map)

1-3 Back Turner Street. The building is not listed but is within the Smithfield Conservation Area. It forms part of a larger site which is partly owned by the City Council. Planning permission was refused earlier in 2018 for a comprehensive redevelopment proposal. Alternative forms of development are currently being discussed.

Rear of 25-27 Swan Street (Coccozza Wood). The building is not listed but is within the Smithfield Conservation Area. It is situated to the rear of the Band on the Wall and the City Council is trying to acquire it so that it can be refurbished and restored and used in association with the Band on the Wall.

60 Oldham Street / 53 Spear St– Planning permission was granted in September 2018 to convert 60 Oldham Street into two, 3 bed (5 person) and one, 3 bed 6 person apartments and with a ground floor and basement restaurant and bar. The proposal also includes a new 7 storey building on the empty plot at 53 Spear Street to form three 1 bed/ 1 person, one 2 bed/3 person and one 3 bed/4 person apartments. The conversion of 60 Oldham is due to start in New Year.

56-58 Oldham / 51 Spear St – We have contacted the owner on a number of occasions this year, including contacting their solicitor, to discuss the site. There has been no response to date.

7 Kelvin Street. This listed building forms part of a larger site where planning permission has been granted for a residential development which includes the retention and re-use of the building. Since the grant of planning permission, a further two buildings on the site have been listed and the developer is reviewing options in light of these changed circumstances.

88Tib Street. This is a former weavers cottage in the Smithfield Conservation Area that is vacant and has been acquired recently, Early discussions have been held with the owner.

2 Union Street. The building is not listed but is within the Smithfield Conservation Area. Planning permission has been granted to redevelop the vacant land to the rear of this building on Red Lion Street to create homes.

The proposal involves the partial retention of the building and incorporates the frontage of No.2 Union Street.

Vulnerable Buildings (coloured green on the appended map)

42 - 50 Thomas St These listed building form part of a larger site where planning permission has been granted for a residential development which includes the retention and re-use of 7 Kelvin Street but included the demolition of the 42 - 50 Thomas St before they were listed. Since the grant of planning permission, they have been listed and the developer is reviewing options in light of these changed circumstances.

56-58 Thomas Street These none listed buildings form part of a larger site where two building were recently demolished. Discussions are taking place with the owner regarding the development of the site.

42 Shudehill – Planning permission was granted in August 2017 to use the building as a 15 bedroom Hotel, including a pub in the ground floor and basement (116454/FO/2017).

28-30 Oldham- There is a current application (120903/JO/2018) to amend a previous approval (106786/FO/2014/C2) to use of the upper three floors above the bar to a hotel. It would include the creation of a fourth floor within the existing roof void.

47 Spear Street - Permission was granted in January 2018 to construct a five storey building containing four 2 bed apartments and one 2 storey two bed live/work units.

43 - 47 Piccadilly These buildings are in the Stevenson Square conservation area and form part of a larger site that is the subject of a current planning application.

68 – 70 High St/2 Turner St. This building is largely vacant and is in the Smithfield Conservation Area. The upper floors are beginning to show signs of neglect. Permission has been granted under permitted development provisions to use the upper storeys as apartments. A letter has been sent to the applicant regarding the condition of the upper floors and the need to undertake works in order to maintain the building and improve its appearance.

1 - 5 Swan Street/143 – 147 Oldham Street. Prior Approval was granted in 2016 to use the 2nd and 3rd floors as 14 studio apartments and these works are currently being implemented.

43 Tib Street There is a current planning application to convert the upper floors of the building into two flats.

56-58 Lever Street These buildings are not listed and are not within the Stevenson Square Conservation Area. Discussions have been held regarding the future development of the site.

90 High Street The ground floor of the building is occupied but the upper floors appear to be vacant.

117 Oldham Street The building appears to be partly occupied but the upper floors of the front elevation do need some attention.

3. Conclusion

- 3.1 The growth of the Northern Quarter has been a remarkable success and has transformed an area that had very much reached a tipping point in terms of its functionality and its built environment. It has created an area that supports a residential and independent business community and a destination for visitors. The investment in the built fabric has ensured that many buildings have been brought back into use and their future is secure.
- 3.2 A number of buildings are at risk or are vulnerable. These have all been the subject of discussions and a number have an extant planning approval which, if implemented will ensure that they are conserved.
- 3.3 These discussions should and will continue and support should continue to be given to owners, occupiers and investors to find viable uses for heritage assets in the Northern Quarter.

4. Contributing to the Manchester Strategy

(a) A thriving and sustainable city

The Northern Quarter has attracted construction investment. It supports the city's residential growth requirements providing high quality new homes within a distinctive neighbourhood.

(b) A highly skilled city

This has supported population growth, as well as the attraction and retention of the talent required to support Manchester's growth trajectory over different economic sectors.

(c) A progressive and equitable city

The retention of buildings in the Northern Quarter will contribute to the delivery of the Manchester Residential Growth prospectus and meet the growing demand for new homes. This has created a high quality environment where people choose to be.

(d) A liveable and low carbon city

The Northern Quarter is at the heart of the city centre. This provides excellent accessibility to all forms of sustainable travel and is ideal for walking and cycling.

(e) A connected city

The retention of historic fabric in the Northern Quarter has created a successful city centre neighbourhood that is well connected to jobs and amenities.

5. Key Policies and Considerations

(a) Equal Opportunities

The Northern Quarter provides many homes and job opportunities within the region's economic hub. This is a sustainable community. Manchester.