

Supporting Documentation – Heritage Statement

Applicant: All About Food Ltd
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Site Address: First Floor
Fourways House
57 Hilton Street
Manchester
M1 2EJ

Proposal: Erection of stud and glazed internal walls to form new offices, meeting spaces, store, WC and kitchenette. Form a new doorway between the proposed office space and communal space link bridge. General alterations and installation of new mechanical and electrical services.

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Revisions:

Revision	Date	By	Checked	Notes
A	27/10/2021	JLP	ARAN	Issue for Listed Building Consent
B	23/12/2021	AN	ARAN	Text amended to include for internal features assessment (text in red for ease)

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Introduction and Background

This Heritage Statement is submitted to Manchester City Council in support of a Listed Building Consent for the erection of stud and glazed internal walls to form new offices, meeting spaces, store, WC and kitchenette. Formation of a new doorway between the proposed office space and communal space link bridge and general alterations and installation of new mechanical and electrical services to the first floor level at Fourways House, 57 Hilton Street, Manchester, M1 2EJ.

This Heritage Statement should be read in conjunction with the following.

- Drawings – 100_Existing Location Plan, 100A_Existing Block Plan, 101_Existing Floor Plan, 102_Proposed Floor Plan, **103_Proposed Acoustic Plan**, M01 Mechanical Services, E1303 – E001 Lighting Alterations Proposals and E1303 – E101 – General Power Alterations Proposals.
- Design and Access Statement
- Photomontage

Description of the Existing Property

Fourways House, 57 Hilton Street is a Grade II Listed Building (English Heritage Reference 1380335) first listed in June 2000 and located within the City of Manchester (Stevenson Square) Conservation Area 1987.

The building comprises six storeys plus basement with commercial office space on each floor with the ground floor containing an element of bar and leisure use. The building was constructed in 19th Century, and was originally a packing house before being converted to commercial space. The building is constructed in red brick with feature brickwork around sash windows and has a central atrium above the ground floor reception.

The below is a description taken from the Heritage England website.

II Packing warehouse, now offices. 1906, with minor late C20 alterations. By James William Beaumont, architect, of Manchester. Red brick on a low stone plinth with ashlar sandstone dressings and moulded brick detailing. Multiple ridge roof, with a Welsh slate covering. PLAN: Rectangular plan, with centrally-placed narrow rectangular courtyard/light well accessed from streets to east and west. FRONT (NORTH) ELEVATION. Symmetrical 8-bay frontage range to Tariff Street, of six storeys above a basement. Entrances to bays 2 and 7, with stepped approaches to altered double doorways set within ashlar surrounds. Ashlar cill band to first and sixth floor. Ground floor shop front windows with metal lintel beams and deep stall risers, and above, coupled sash windows without glazing bars to all floors. These are flat-headed, except to upper floor, where openings have semicircular arched heads below a shallow parapet. Bays 2 and 7 have triple windows, a wide central opening with narrower flanking windows, all with sash frames, and with the lintels set lower than in other six bays. The heads of these bays step up above parapet level, with a wide banded semi-circular arch to the heads of the upper floor windows. Angled corner to right returns onto Hilton Street, and incorporates ground floor single doorway with late C20 canopy. Stacked single light openings above extend to 5th floor, those above first floor in widened chamfered frontage carried on shallow side corbels. SIDE (WEST) ELEVATION: Asymmetrical facade, with wide central vehicular entrance beneath flat metal lintel beam wagon. Windows in couples and triples, arranged 1:2:2:2:4:3:3:3, with entrance to bay 7, and raised parapet with wide arch to window heads. Remaining elevations reflect various aspects of these elevational details. INTERIOR. Load-bearing external walls carry internal frame of cast iron columns and metal cross beams. Service lifts for goods and passengers survive, together with original staircases. Exposed roof structure to attic storey. Glazed brickwork to internal courtyard to create light well.

A little-altered and prominently sited example of a distinctive Manchester commercial building type, designed by a notable Manchester architect, and a component of a significant commercial quarter. It forms a group with the adjacent canal warehouse (item 29/416) and other packing warehouses (items 29/ 85, 29/86, and 29/87)

Conservation Area

Fourways House, 57 Hilton Street is a Grade II listed building within the within the City of Manchester (Stevenson Square) Conservation Area 1987.

Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three designated by Manchester City Council in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas, and was subsequently extended in December 1987 to include houses on Lever Street and Bradley Street.

The original area is bounded by Oldham Street (a common boundary with the Smithfield conservation area), Great Ancoats Street (a common boundary with the Ancoats conservation area), Spear street, faraday Street, brewer Street, China Lane, Hilton Street, the rear of Back China Lane, Dale Street, Lena Street and Piccadilly. The extension to the conservation area is bounded by Spear Street, Houldsworth Street, Lever Street and Faraday Street.

Government legislation places an obligation on the local authority, Manchester City Council to ensure all significant works to listed buildings, those of 'special architectural or historical interest', are suitably planned and managed so as not to detract from the architectural and historical integrity of the building. Furthermore, works to buildings within conservation areas that are visible externally have similar restrictions.

Conservation philosophy came about in the latter half of the twentieth century to ensure architectural, historical, archaeological and social values of a building's fabric and its environs are retained. Works to listed buildings in conservation areas must be sympathetic to the building's character and that of the local area, therefore an understanding of local history and heritage of the building and its surroundings is essential. Such practice has been advocated by the International Council of Monuments and Sites and the Society for the Protection of Ancient Buildings and has become a mandatory requirement of local authority planning under the Planning (Listed Buildings and Conservation Areas Act) 1990. As such, any significant works to Fourways House, 57 Hilton Street will require Listed Building Consent. It is a criminal offence to undertake alterations or repairs to listed buildings without the statutory consents from the local planning authority.

The main characteristic of the Stevenson Square conservation area is one of a closely woven network of narrow streets intersecting at right angles. An exception to this occurs in the Port Street area and in Stevenson Square itself, where there is a change in spatial quality. Moderately tall buildings, creating a varied and interesting tapestry of built form are located hard up to the back of pavement. One of the aims of improvement will be to restore this characteristic where it has been eroded.

Development Description

The application is for the erection of stud and glazed internal walls to form new offices, meeting spaces, store, WC and kitchenette. A new doorway is to be formed between the proposed office space and communal space link bridge and general alterations and the installation of new mechanical and electrical services.

Design and Rationale

The proposal is to be introduce additional stud walls and glazed partitioning in order to create smaller spaces within the large floor plate of the building to suit the needs of our client. The proposed materials of construction will compliment with the existing internal fabric of the building. The proposals are reflected on the plans attached to this application.

The space has been carefully planned to provide minimal adaptation to the buildings internal form whilst also meeting the brief and aspirations of the client.

The Heritage England website sites the following internal features of interest under the Listing.

INTERIOR. Load-bearing external walls carry internal frame of cast iron columns and metal cross beams. Service lifts for goods and passengers survive, together with original staircases. Exposed roof structure to attic storey. Glazed brickwork to internal courtyard to create light well.

The design proposed as well as the materials of construction will not be detrimental to the above. The internal frame of cast iron columns and metal cross beams will remain as existing. The service lifts for goods and passengers and original staircases will remain as existing. The glazed brickwork to internal courtyard to create light well will not be altered in any way.

It is also worth noting whilst not mentioned in the Listing that the exposed brickwork internally carries merit. The use of the Optima Shoreditch Edition glazing will contrast nicely with this and the glazing will allow the brickwork to be seen from the circulation space and when in each of the newly formed rooms.

The proposals are contained to the inside of the property only and no alterations will be taking place externally.

Heritage Assessment - Conclusion

The special interest of Fourways House, 57 Hilton Street is in its façade when viewed from the street scene **and the internal features** as identified in the description from Heritage England.

The erection of stud and glazed internal walls to form new offices, meeting spaces, store, WC and kitchenette, formation of a new doorway between the proposed office space and communal space link bridge and general alterations and installation of new mechanical and electrical services would not result in any unacceptable detrimental impact on the character or the setting of the Listed Building, the character of the City of Manchester (Stevenson Square) Conservation Area, the special interest of any nearby listed buildings or the character of the townscape in general.

No external works are proposed as part of this application and the internal alterations are minimal and will be not detrimental to the Listed Building or Conservation Area.