

HERITAGE STATEMENT AND JUSTIFICATION FOR THE WORKS UNDER THE NATIONAL PLANNING POLICY FRAMEWORK

Revision A 14.07.21.

PLEASE ALSO REFER TO THE ACCOMPANYING APPLICATION DRAWING INFORMATION, PHOTOGRAPHIC RECORD, METHOD STATEMENT **AND HERITAGE ASSET IMPACT ASSESSMENT**

PROJECT; REFURBISHMENT 4th FLOOR 18 HILTON STREET, MANCHESTER

THE IMPORTANCE OF THE BUILDING

No 18 Hilton Street is within the Stevenson Square Conservation Area and is Grade II Listed.

English Heritage Records note the status of the following surrounding properties

49 Newton Street (essentially the corner of Newton Street/Hilton Street and taken to include the property in question-no 18 Hilton Street) is Grade 11 listed.

Properties either side (45/47 Newton Street and 10 Stevenson Square) are also of Grade 11 Listed status.

English Heritage describes the architectural features as follows:-

The building is a former cotton goods warehouse, with the ground floor corner space formerly used as garment wholesalers' premises. Mid to later C19, altered.

Red brick in Flemish bond, with gritstone ashlar plinth and dressings and roof parapet copings (roof not visible). U-plan with long range parallel to Hilton Street and wings to Newton Street and Stevenson Square.

Basement and 5 storeys, a 6-window facade to Newton Street, with ground floor of rusticated gritstone, sill-band to 3rd floor, plain parapet with moulded coping and 2 upstands.

The ground floor has a large round-headed doorway in the 4th bay with rusticated cavetto surround, lion-mask keystone, and cornice; and altered windows (that at left end now a doorway); the 1st and 2nd floors have 4-pane sashed windows, those at 2nd floor with raised sills and segmental heads linked by a thin channel at impost level; the 3rd and 4th floors have smaller sashes, those at 4th floor segmental-headed with keystones and linked by a similar channel.

The right-hand return (to Hilton Street), an 11-window range in matching style, has a wider centre bay with a loading entrance at ground floor and tripartite windows at 1st and 2nd floors. The 5th bay to Hilton Street has been altered to form an entrance to the ground floor wholesale space and the corresponding bay mirrored about the loading entrance has been similarly altered to form an entrance to the upper floor levels.

The north return (to Stevenson Square), is 3 matching bays, including a doorway like that to Newton Street. Rear: deep loading slot in rear of Newton Street range.

The building is of reasonably high aesthetic value for its external architecture; the second floor space (the application space) interior varies in significance from low to medium, the original cast iron column (with decorative column heads) and steel (pitch pine clad) beam construction is preserved and visible as are the ceiling boards in most areas except where a tile and grid suspended ceiling has been installed in one of the offices and a solid plasterboard ceiling to the common lobby area. Original floors have been covered in a variety of new floorcoverings including vinyl, laminate and carpet tiles and the condition of the original floors under is not known as inspection was not possible. However, it is hoped that their condition will permit refurbishment at a later date. All original sash windows are still in place together with original internal sills and architraves.

The floorplate has been subdivided by non-original stud partitions which form separate offices and a common lobby area connecting both existing staircases. A kitchenette and 2 sets of WC areas have also been historically added. Apart from the partitioning and suspended ceiling works there has been little impact on the main interior features and no significant alteration of the original fabric has been undertaken. All of the historic alterations are of a non-structural/non-invasive nature.

The original sprinkler system remains.

Other non-original historic additions include modern style wet system heating radiators, suspended lighting systems, tenant's fixtures and fittings, kitchen and sanitaryware fittings.

In terms of **historical significance**, the building is considered to be of high value as a good example of a little altered cotton goods warehouse in the Northern Quarter, associated with Manchester's role at the centre of cotton and textile trading. The **evidential value** of the subject second floor interior space building is medium and restricted to the existing windows, cast iron columns, column heads, pitch pine clad beams and boarded floors (assumed intact) and boarded ceilings. The **building evidential value** is medium to high given the context of other surviving similar architecture in the vicinity.

The **communal value** of the building has not been assessed.

KEY FEATURES OF THE EXISTING BUILDING AS AFFECTED BY THE WORKS

The method statement for removal of non-original elements including partitioning and suspended ceilings will describe how the interfaces between those non-original elements and original elements below will be resolved.

Existing original structural frame construction and pitch pine trusses

The existing original pitch pine trusses, cast iron columns and column head supports remain intact.

Existing non-original plasterboard ceilings

The 4th floor features plaster boarded pitched and upper flat portion ceilings. Whilst not original nevertheless these ceilings have historically been in place for a number of years and there are no proposals to change this format. In all of the areas the pitched ceilings and upper flat ceilings are already exposed and no ceiling removal works are considered necessary.

Existing original sash windows, sills and architraves.

All existing original sash windows are in good working order and condition and will remain.

Existing original plastered and un-plastered masonry external and internal walls

All existing masonry walls, whether plastered or un-plastered are to be left in the same condition without alteration except for the removal of tenants' fixtures and fittings such as shelving, kitchen units, wall hangings etc. Generally, all walls are in good condition and no repairs are considered necessary at this stage.

Original goods lift doors and passenger lift doors

The original operational picket gate passenger lift is to remain intact with steel doors remaining fixed in the open position. The redundant goods lift, fixed closed, entrance doors are to remain as a feature and there are no proposals to alter them.

Original door to fire escapes

There are no proposals to amend the existing doorways to either fire escape staircases.

Existing Original piped sprinkler system

Under this application there are no proposals to amend the sprinkler system

REASONS FOR THE APPLICATION

The existing 4th floor is currently divided into 4 tenancies, all of which are becoming vacant in the next few months. The opportunity now arises for returning the original single the entire floorplate back to one open space.

The proposed new fit out works are now being applied for under this Listed Building Consent

PROPOSALS

We have categorised the proposals into elements and how they may impact on the key features of the existing building. Refer also to the Photographic Schedule of Works and Method statement.

Removal of the existing non-original stud partitions, doors and architraves

Impact

Provided careful removal of the existing partitions is undertaken as prescribed in the method statement it is considered that none of the above works will impact on the existing columns and beam cladding or on the existing floor finishes. From inspection partitions are screw fixed via timber or metal head and sill channels and can be removed easily without damage. Minor screw holes will require filling and decorating.

Assessment

The general interiors are classed as medium significance. It is deemed that the removal of the non-original partitions, doors and architraves will restore the floorplate to its original character.

Removal of existing non-original floor finishes

Impact

There are 2 types of existing non-original floor finishes evident on the floorplate and all are potentially removable easily without disturbance to the existing floor boarding underneath. **

Carpet tiles

Laid on Tackfire adhesive on hardboarded layer on top of the existing floor boards. The carpet adhesive is glued to the hardboard layer so the hardboard layer is also removed to expose the clean boards under.

Linoleum/LVT

Glued down on hardboard backing. Lino/LVT removed and hardboard layer removed to expose the boarding underneath- except for areas described in the fit out proposals

Existing original plastered walls

The existing original plastered walls are generally in good condition and no repair works are envisaged. However, if subsequent removal of partitions reveals any areas of damage then these shall be patch repaired in lime based renovating plaster in a finish texture to match the existing.

Existing non-original heating

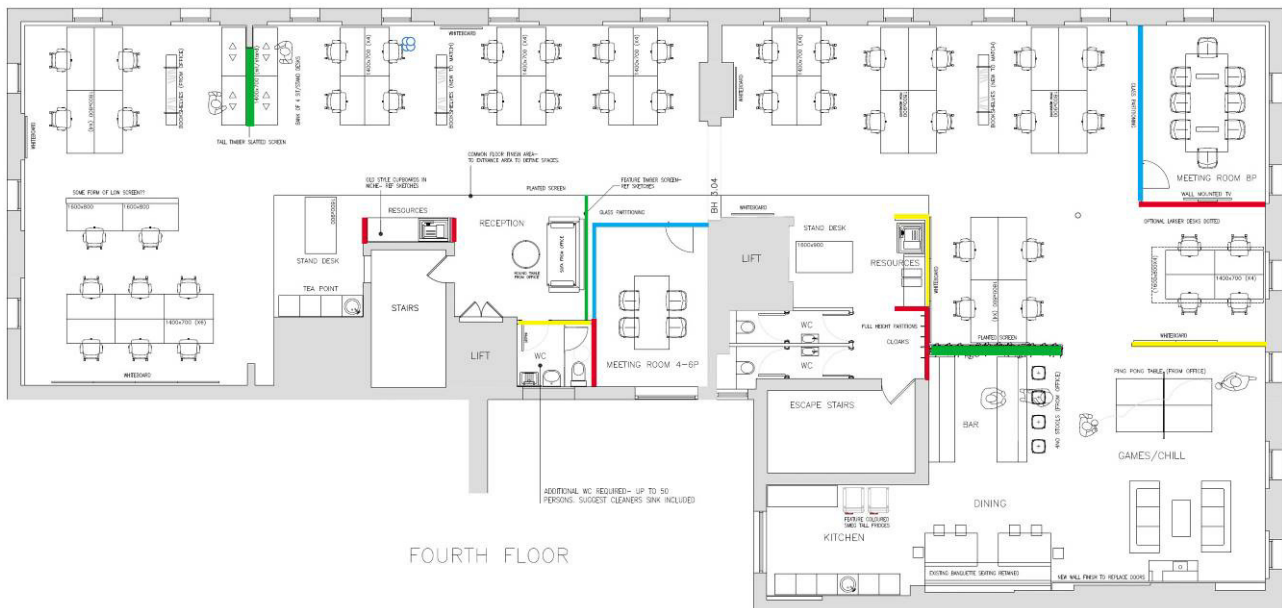
The non-original radiators are to remain as the primary heating method and all appear in good condition with the primary flow and return circuit pipework on original steel brackets in good condition also.

Fit out Proposals.

Installation of new stud partitioning , glazed partitioning and other forms of screening :-

AREAS:

- Meeting Rooms (2)
- Reception and WC
- Resources areas
- Stand desks in main office (Little Lever st corner)
- Games room end



-  Full Height stud partitions
-  Non-full height stud partitions
-  Full height glazed partitions
-  Other screen types see details

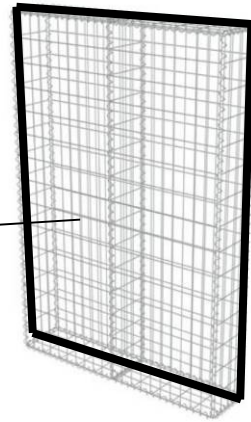
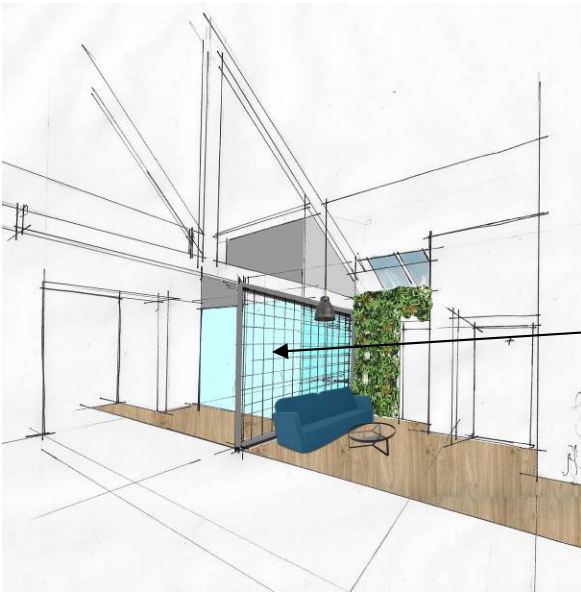
Impact

The design intention is to preserve the historic character of the original space and, as the proposals involve removal of cellular construction to restore the original open plan format we have tried where possible to avoid subdivisions and proposed cellular spaces as far as possible. Where partitions are necessary we have sought to position them away from existing beams and columns with shadow-gap head detailing to give a light touch approach to insertions within the existing building fabric. The glazed partitions feature plasterboard and stud bulkheads over them.

Non full height partitions are minimally fixed to the underside of trusses to allow the structural members to be visible and views through the higher parts of the trusses preserved.

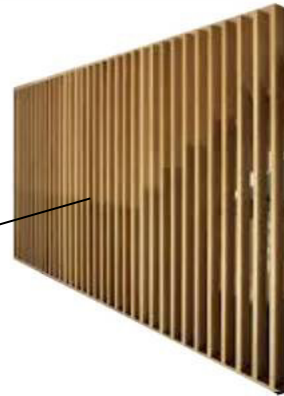
OTHER SCREEN TYPES-

MESH SCREEN TO RECEPTION



Steel mesh in 50x50 raw steel frame

TIMBER SCREEN TO STAND DESKS



Sanded rough sawn stained timber palisade screen

PLANTED MESH SCREEN TO GAMES ROOM



Assessment

The general interiors are classed as medium significance . It is deemed that the measures taken above will least affect the existing asset fabric.

Removal of existing non-original floorcoverings and build up.

All but one of the units and the common area from the lift already features the original exposed floorboarding but treated with various differing lacquer finishes. The intention is to strip all existing non-original lacquer from the floorboards to leave the boards in either a raw sanded finish or a matt clear sealer, sufficient to avoid staining . The remaining unit has carpet tiles on hardboard and linoleum. The hardboard and carpet tiles will be removed and the flooring restored as the above. The linoleum will remain in place as the kitchen area is to remain also. The LVT to the common areas was laid 18 months ago and may possibly be re-used if it is still in manufacture to form the new reception area in the proposals.

Provision of new floorcoverings and build up.

Impact

The proposals involve a new acoustic flooring to the Games area to prevent transmission of sound to the tenancies below. This will take the form of a product such as Hush-Ply 28 ply panels*

<https://www.hushacoustics.co.uk/sound-control-products/hush-ply-28/>

with a 10mm acoustic felt bonded laying face. The ply panels are loose laid over the existing substrate with glued joints. The final finish will be carpet tile to further dampen impact sound from footfalls.

The steps taken above will minimise the effect on the existing floorboarding and allow easier access to it in the future as well as providing historic reference via the exposed floor areas.

Assessment

The general interiors are classed as medium significance . It is deemed that the measures taken above will least affect the existing asset fabric

Lighting and lighting distribution.

Impact

The lighting circuits are to be distributed at ceiling level via suspended perimeter cable tray containment which has minimal impact on the existing beams and ceilings.

The light fittings are suspended on cables and fed from the central containment via traditional galvanised steel conduit surface fixed via small screws and brackets to the boarded ceilings which can be easily removed, filled and painted back to an original appearance if and when any further refurbishment takes place.

Assessment

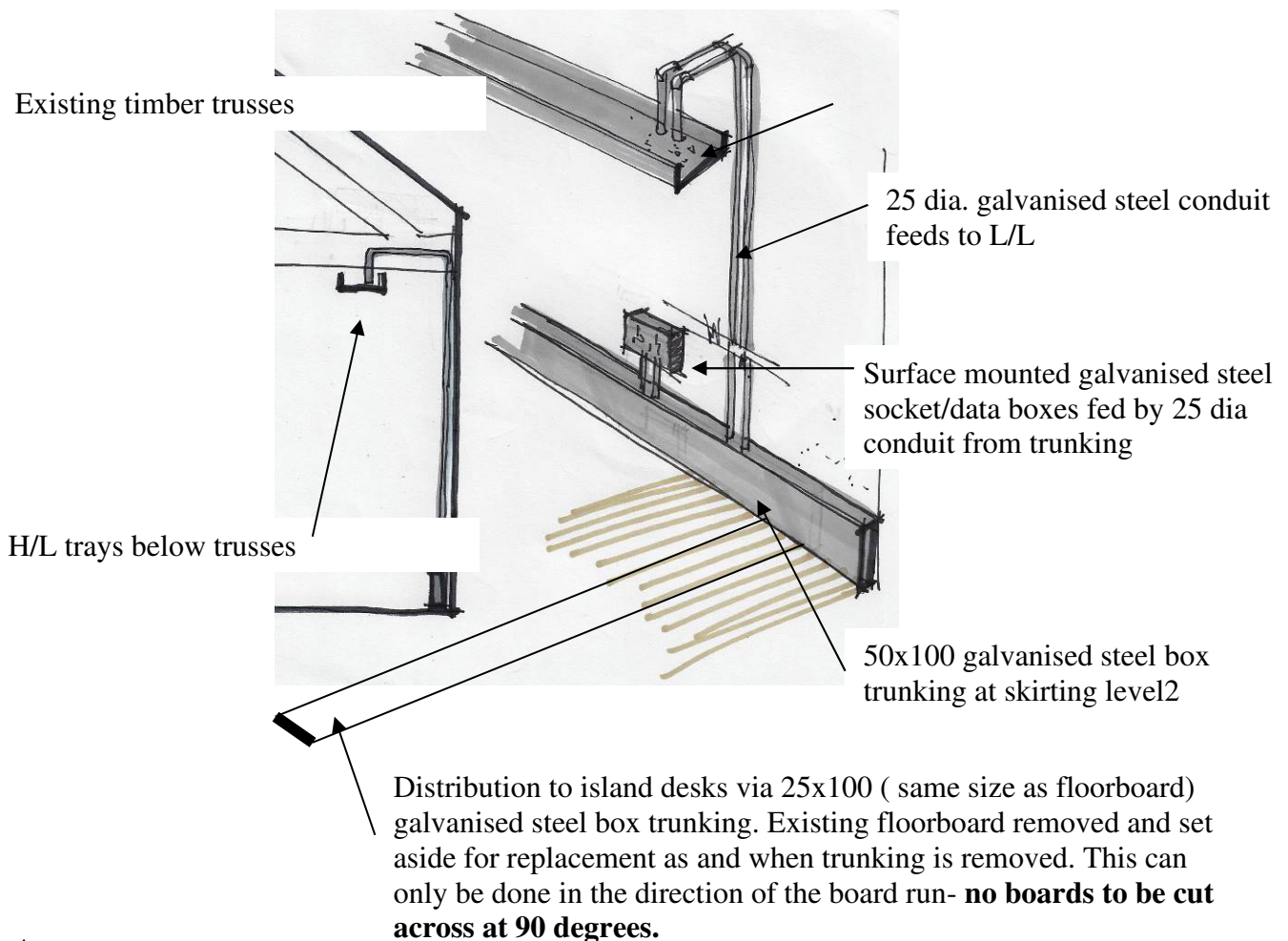
The general interiors are classed as medium significance. It is deemed that the measures taken above will least affect the existing asset fabric

Power distribution

Impact

Currently there are few power and data positions in 3 of the existing tenancies due to their current uses as wholesale showrooms apart from the 4th unit which is already in office use and has power/data drops in position within the wall linings.

Therefore the proposals are to maintain the current principles of distribution of power and data using high level galvanised containment trays with branch galvanised 25mm diameter conduit feeds from the trays down the walls to either socket positions or short runs of galvanised skirting trunking and galvanised power/data sockets (surface mounted) see below diagram



Assessment

The general interiors are classed as medium significance. It is deemed that the measures taken above will least affect the existing asset fabric

Wall finishes

Impact

Where the existing exposed brick walls have been historically painted it is proposed that these will be left exposed and redecorated the same as existing. Where walls have the original lime plaster these are to be emulsion decorated as existing (colours TBA). This approach will preserve the original character of the exposed brick and provide a positive visual contrast with the proposed white partitioning.

Assessment

The general interiors are classed as medium significance. It is deemed that the measures taken above will least affect the existing asset fabric

Loose and addled plasterwork and plaster repairs

Impact

Generally the existing original plastered walls are in sound condition . However, if any damaged, loose or addled plasterwork is discovered during the stripping out works then the following remedial work will apply. Proposals are to carefully remove the addled plaster leaving the sound plaster in place and renovate the exposed areas with Lime based renovation plaster with two final decorative coats of distemper paint to allow the substrate to “breathe” and not be sealed in with conventional paints

This is a historic conservation approach to plaster repair work .

Assessment

The general interiors are classed as medium significance. It is deemed that the measures taken above will least affect the existing asset fabric

New drainage connection to exterior

Method:

Core drill 110mm hole through existing external wall as close to the corner as possible and connect the internal new soil vent pipe (stub stack- no roof penetration) to new cast iron branch discharge pipe connected to existing cast iron SVP and painted in heritage Pugin red to match existing.



EXISTING



PROPOSED

New cast iron branch discharge pipe
connected to existing vertical cast
iron SVP



Impact

Consideration has been given to existing similar drainage in the building and the nearest, least intrusive solution. Fortunately, an existing original vertical soil stack is already in the corner of the yard at high level next to where the connection is required. There is precedent for a similar branch connection one floor down as shown on the photograph. Therefore a simple branch connection in a matching profile cast iron is proposed, painted in the same Pugin Heritage red colour

Assessment

The exterior of the building is deemed to have “reasonably high aesthetic value” but this does refer to the front façade and not the rear yard. However, the preservation of the character of the rear yard, as far as possible, is high in our own assessment and we consider the minimal works proposed in a matching material and system will not be detrimental to the historic character of the rear yard.

Overall Assessment Summary and justification

The general interiors are classed as medium significance. It is deemed that the measures taken above in terms of removal of non-original elements will least affect the existing asset fabric. Furthermore the sensitive, minimal and complimentary fit out works will enhance the historic fabric and allow most of the original elements to be exposed and restored.

The minor works to the exterior in the rear yard preserve the original historic character of the yard with minimal invasive works.

END OF HERITAGE STATEMENT