



University of
Salford
MANCHESTER

Summary of Architectural Features

58-66 King Street,
Manchester

Client:

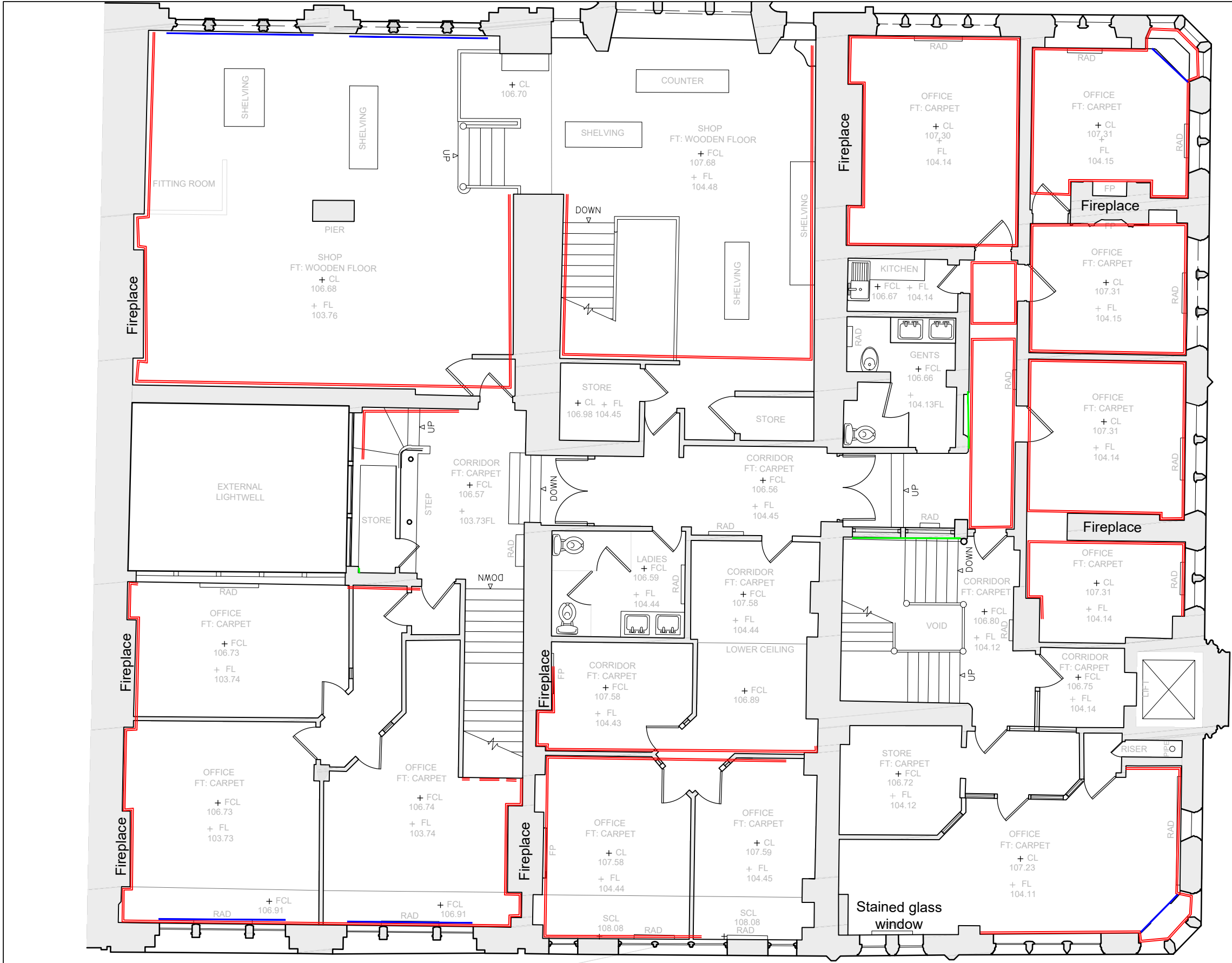
Savills (UK) Limited

Technical Report:

Chris Wild

Version 1.3.
May 2021





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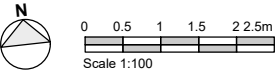
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All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

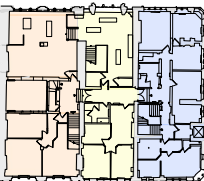
CDM 2015

Client notified of duties: 04/11/2020
Principal Designer: AEW Architects

Unless noted below, all known hazards have been highlighted on the drawing:

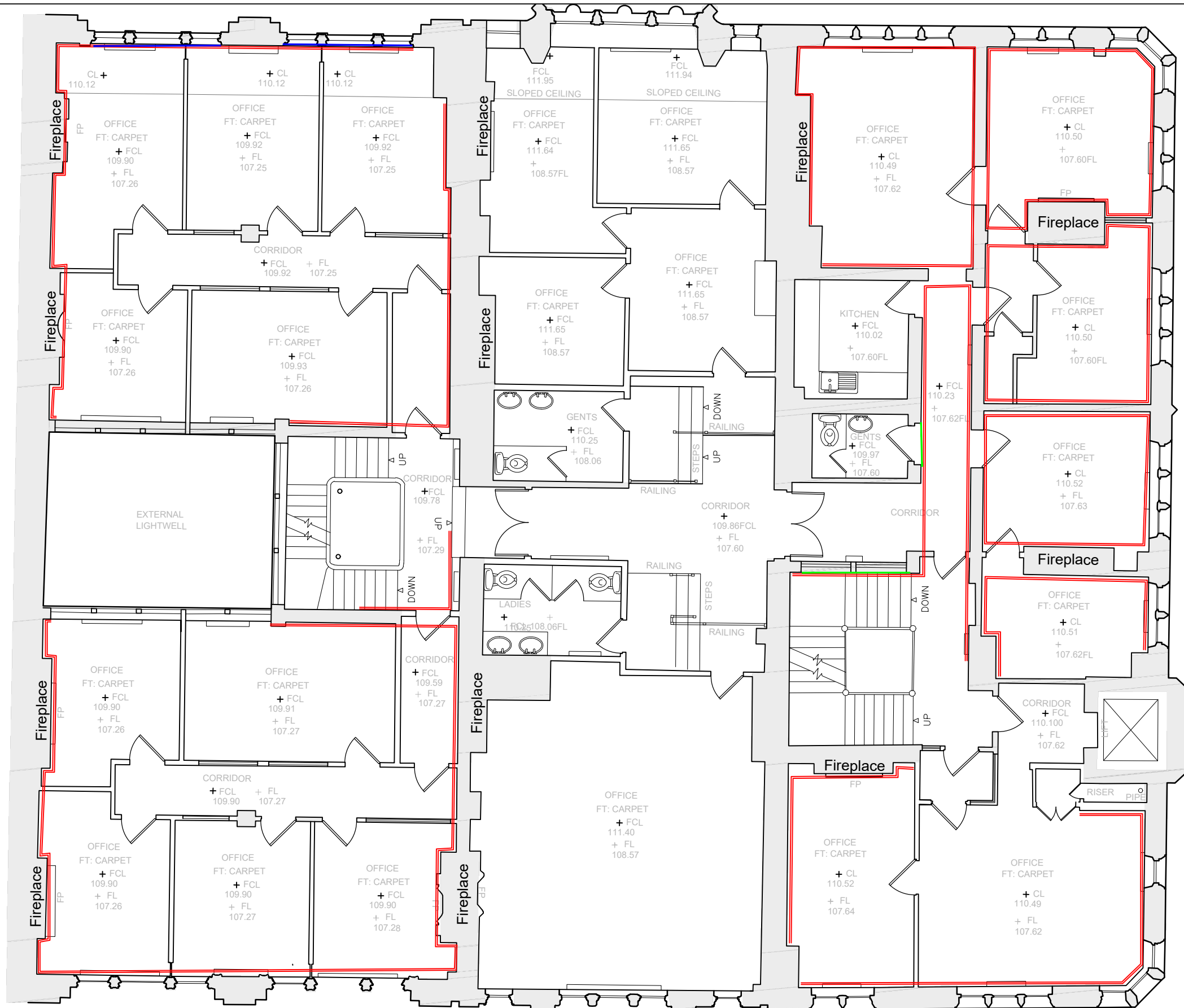


KEY PLAN



58-60 King Street
62 King Street
64-66 King Street

P1	12/11/2020 MH	PBH
Initial Issue		
REV	Date	Drawn by: -
Status	Purpose of Issue	Checked by: -
S2	For Planning	
drawing stage	RIBA Stage 3	
client	Cogent BC	
project	Manchester, King Street	



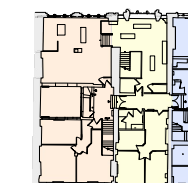
dimensions. Work to figured dimensions.
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CDM 2015

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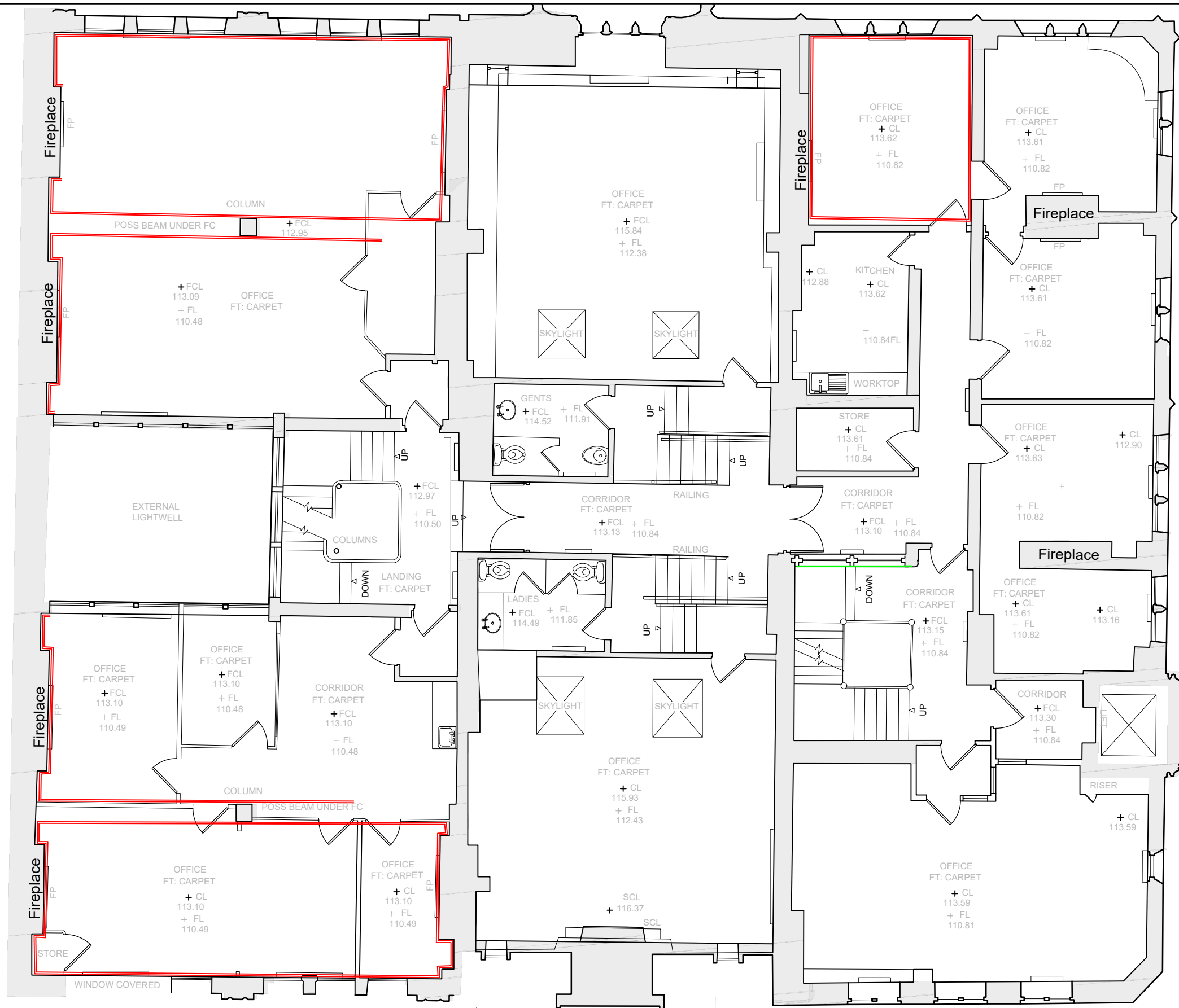


KEY PLAN



58-60 King Street
62 King Street
64-66 King Street

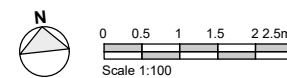
P1	12/11/2020	MH
Initial Issue		
REV	Date	Drawn by:
S2		For Planning
drawing stage RIBA Stage 3		
client Cogent BC		
project Manchester, King Street		



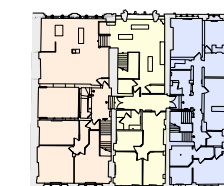
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KEY PLAN



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Cornices



Typical profile



Damaged and missing in various places



Slight variation between buildings suggests original features



Decorative cornice on third floor in 64 King Street

Timber panelling



Typical detail below windows



Slight variation in larger window apertures between properties

Mouldings



Window moulding within 62 King Street, later enclosed



Moulding compromised by later stairwell



Decorative moulding surround to blocked doorway 62 King Street first floor



Decorative moulding surround to extant doorway 62 King Street second floor



Corbel within stairwell of 58 King Street, first floor

Skirtings



Tiered angular profile



Continuous across blocking



Late softwood plank and framing

Doors and architrave



Moulded architrave and panelled doors



Similar replication throughout all three buildings, suggests later date (and more recent to lift!)



Possible early door style



But panels replaced with fireproofing



Potential original hardwood elements within some doors

Wall Plaster and Ceilings Within the Listed Building



Late suspended ceiling, wall finishes and inserted mezzanine floor within ground floor shop



Late suspended ceiling, wall finishes and inserted partition walls within first floor level of shop



First floor ceiling in southern room, and retaining possibly original wall plaster



Second floor ceiling in northern room, showing inserted steel beam, and modern plaster overlying earlier wall plaster



Second floor ceiling within central inserted corridor with late stairs



Second floor ceiling in rear room, with scars of original and late ceilings, both removed, and clearly showing modern plaster above the position of the suspended ceiling



Late-20th century roof structure within northern part of listed building, 3rd floor



Late-20th century roof structure within southern part of listed building, 3rd floor. Modern wall finished can be seen above the line of the suspended ceiling

Mitigation

The proposed design scheme for the refurbishment of 58-66 King Street reflects the heritage assets of not only the listed building, but also the two adjacent buildings, that retain similar late-Victorian original features. As such, the impact on historic features has been kept to the minimum required to ensure long-term appropriate use for the buildings.

Historic fabric will only be removed where it is unsafe, or on limited areas where new access needs to be cut through original walls, targeted to areas that do not retain any significant architectural features. Where such interventions are to be undertaken, a careful methodology will be implemented to ensure historic information is not lost or compromised. All such areas are identified in the Design and Access Statement.

- The area of the intervention will be stripped of existing wall finishes, and it will be noted whether these are early (lime-based render, possibly containing animal hair, or modern cement-based render);
- The exposed wall will then be photographed to provide a record of the wall's construction;
- If any features, such as blocked apertures, different construction materials, or joints in fabric, are revealed, these will be recorded as a watching brief by a suitably qualified archaeological contractor;
- Fabric will then be removed in a sensitive manner, and any features or items of interest discovered within the wall fabric will be recorded archaeologically, as above.

If any features requiring archaeological recording are revealed during the works, a report will be generated as an appendix to the Heritage Statement already undertaken by Salford Archaeology.