



18 March 2021

Heritage Statement works to the first-floor level of the Grade II Listed Fourways House, Hilton Street, Manchester

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by PREC ManOff Propco 3, S.À R.L. to prepare a Heritage Statement for works to the first-floor level of the Grade II listed Fourways House. Reference should be made to the information prepared by OMI architects and Savills which form the application submission.

Fourways House was constructed in 1906 as a packing warehouse and was designed by the architect James William Beaumont of Manchester. The building is an exemplar of this type and retains a large number of original features alongside a clearly legible original planform, including hoist locations, stair cores and former warehouse rooms designed to be used by multiple companies.

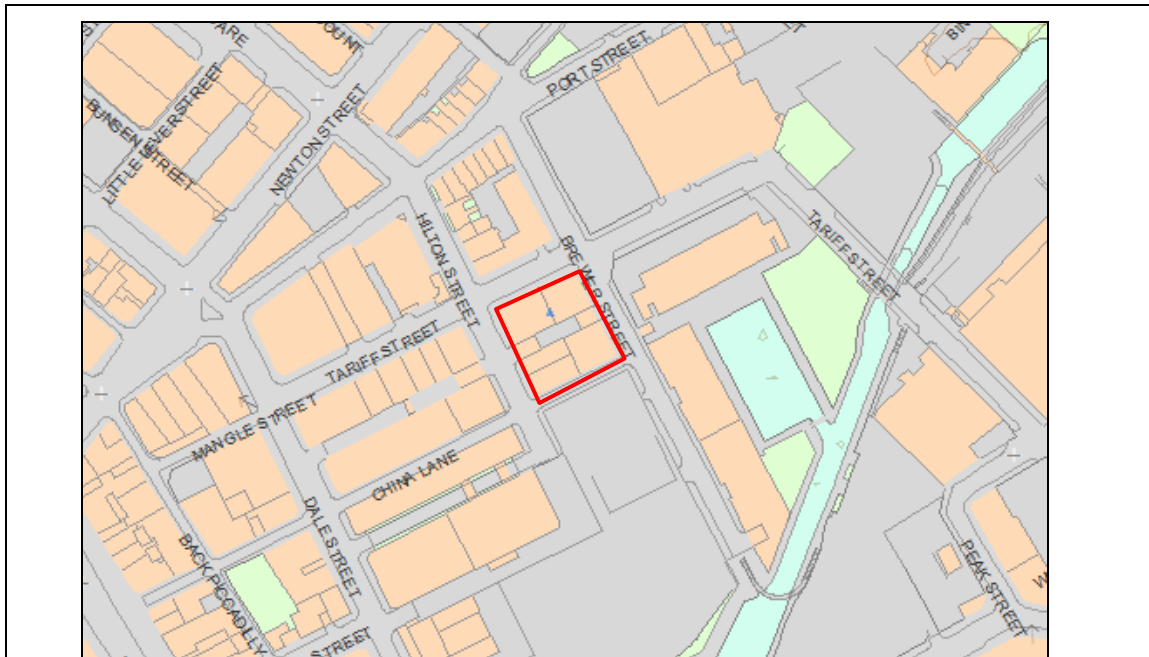


Figure 1: Map showing the location of Fourways House outlined red. The outline also defines the extent of the first floor level which forms the Site.

Statutory Designations

Fourways House was statutorily designated as Grade II Listed on the 1st June 2000, and subsequently amended on the 9th July 2002.

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

Consequently, this Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

Significance of the first-floor level

The first-floor level was initially converted in the 1990s to form office accommodation with associated kitchen area and toilets, this was subsequently refurbished during the 2000s and latterly in 2020 under application reference 125510/LO/2019 when the whole floor was refurbished into one office suite.

The 2020 works sought to rationalise and reinstate something of what the original plan form of the first floor might have been: four open plan office areas to each corner of the building with secondary/ circulatory space between them.

Figures 2 and 3 illustrate the current office arrangement following the 2020 works and highlight particularly the former sub-division of the floorplates in the two areas where it is proposed to insert partitioning as part of the current application.

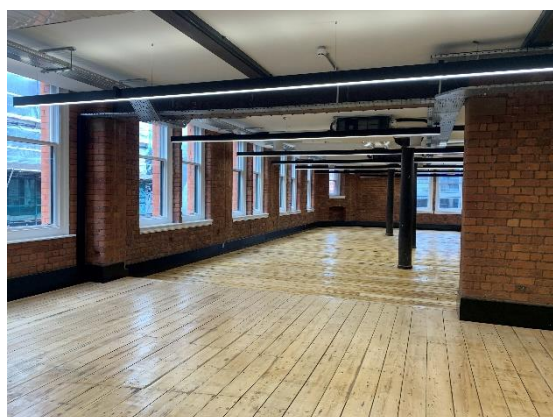


Figure 2: Looking north along the west side of the first floor. Note the original columns, windows, fireplace, and brick work, and the timber floor boards which run in different directions denoting the historic floor plan



Figure 3: Looking south along the east side of the first floor. Note the changes in level and directions of timber floorboards which denotes the historic subdivision of the space.

The first-floor level retains its original timber floorboards, simple cast iron columns, exposed brick walls and fireplace openings, sash windows, and surviving hoists with original cast iron and timber doors which are

all of **high significance**. The staircases, lifts and central internal atrium are not included within the current application.

The existing office fit-out, partitioned toilets, corridor and office partitions/doors, and lighting scheme are modern and of **no significance**.

Proposals

Following the 2020 refurbishment of the first floor (app ref 125510/LO/2019) into one single office suite, the proposed works seek to subdivide the floor plate into two separate offices. The proposed works include:

- The insertion of two partition walls to the east and west sides of the building, to the north of the atrium;
- Amended location of the toilet facility previously approved under app ref 125510/LO/2019 to the south of the north-west stair; and
- Minor amendments to existing M&E

Impact

The proposed, minor, internal works to the first-floor level of the Grade II Listed Fourways House are in response to market demand and are necessary to ensure the sustainable use of the building as modern office space.

The stud partition walls, and new toilet area will be fixed back to the historic fabric of the building but due to the proposed light-weight construction of these elements, this will ensure minimal intervention to the historic fabric in three localised areas only. The proposed partition wall to the east side of the floor will not physically impact the existing column (see Figure 3).

Although the proposals will affect the existing spatial arrangement of the space, the floorplan and spatial arrangement is not original and the proposed insertion of partition walls to the east and west sides of the floorplate will be in the location of historic walls/partitions.

All features of heritage significance will remain unaltered.

Consequently, it is considered that the current proposals will result in an overall negligible impact on the special interest of the Grade II listed Fourways House as a whole.