



26 February 2021

Design & Access Statement and Heritage Statement

For the proposed internal decorative fit-out of the southern ground floor unit (previously Lammars Bar) in the Grade II Listed Fourways House, Hilton Street, Manchester

1.0 Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by OVG Manchester Ltd to submit a Listed Building Consent application for the internal, decorative, exhibition style fit-out of the southern ground floor unit in the Grade II listed Fourways House (see Appendix 1 for list description).

The proposed internal works are proposed to facilitate use of the unit as the sales office for the Co-op Live Arena.

The Co-op Live Arena is the UK's first purpose-driven arena that will host international music, sport, charity and business events, and create 4,000+ new jobs. The Arena will be a sustainable and socially responsible venue, creating zero waste, extremely low emissions and generating £1m a year for community causes. In line with this, the proposed decorative fit-out of the unit in Fourways House has been designed to be fully reversible and to allow for materials to be reused and re-purposed.

2.0 The Site

Fourways House is located on the western edge of the Northern Quarter approximately 0.3 miles from Piccadilly Station. The building forms a city block which is bounded by Hilton Street, Tariff Street, Brewer Street and China Lane with the buildings primary entrance on Hilton Street (Figure 1).

The building is also situated at the western end of the Stevenson Square Conservation Area that was originally designated in 1987. The area is characterised by primarily 19th and earlier 20th century buildings connected with the cotton trade and with early links to both the national canal and rail networks.

Along with the rest of the building, the southern ground floor unit was significantly altered during the c1990s for its conversion into a bar, with associated dining facilities, kitchen area and toilets, which included joining all four original units to the south of the ground floor level together to form the extent of the unit today (see Figure 2).

The proposals submitted in 2019 to convert the unit into office use, alongside separate applications for units throughout the building around the same time, sought to provide an open-plan space with modern office standards allowing for viable use of the building; it did not seek to faithfully restore the original plan

form of the unit/ building (planning reference: 125045/LO/2019). A change of use application was also submitted at this time from A3 to B1.



Figure 1: Site location

3.0 Heritage Significance

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 throughout the building, including hoist locations, stair cores and former warehouse rooms designed to be used by multiple companies. The special interest of the building has been recognised by its Grade II listing.

The unit retains its original timber floorboards, simple cast iron columns, exposed brick walls and fireplace openings, fixed and sash windows, and surviving hoist which are all of **high significance**. The staircases are outside of the current application. It should be noted that the spatial qualities of the unit have been substantially altered throughout the building's history. Figure 2 illustrates the original plan form of the unit would have been split into four separate spaces; this plan form was removed, it is presumed, when the area was converted into a bar. The scarring to the brick walls inside the unit is testament to its former plan form. Consequently, the spatial quality of this unit is of **low significance**.

The existing office fit-out, including kitchen and toilet partition walls, glazed office partitions, doors, plaster ceiling soffit and exposed services are of **no significance**.

As the proposals are for internal works, the contribution setting makes to the special interest of the building is not relevant.

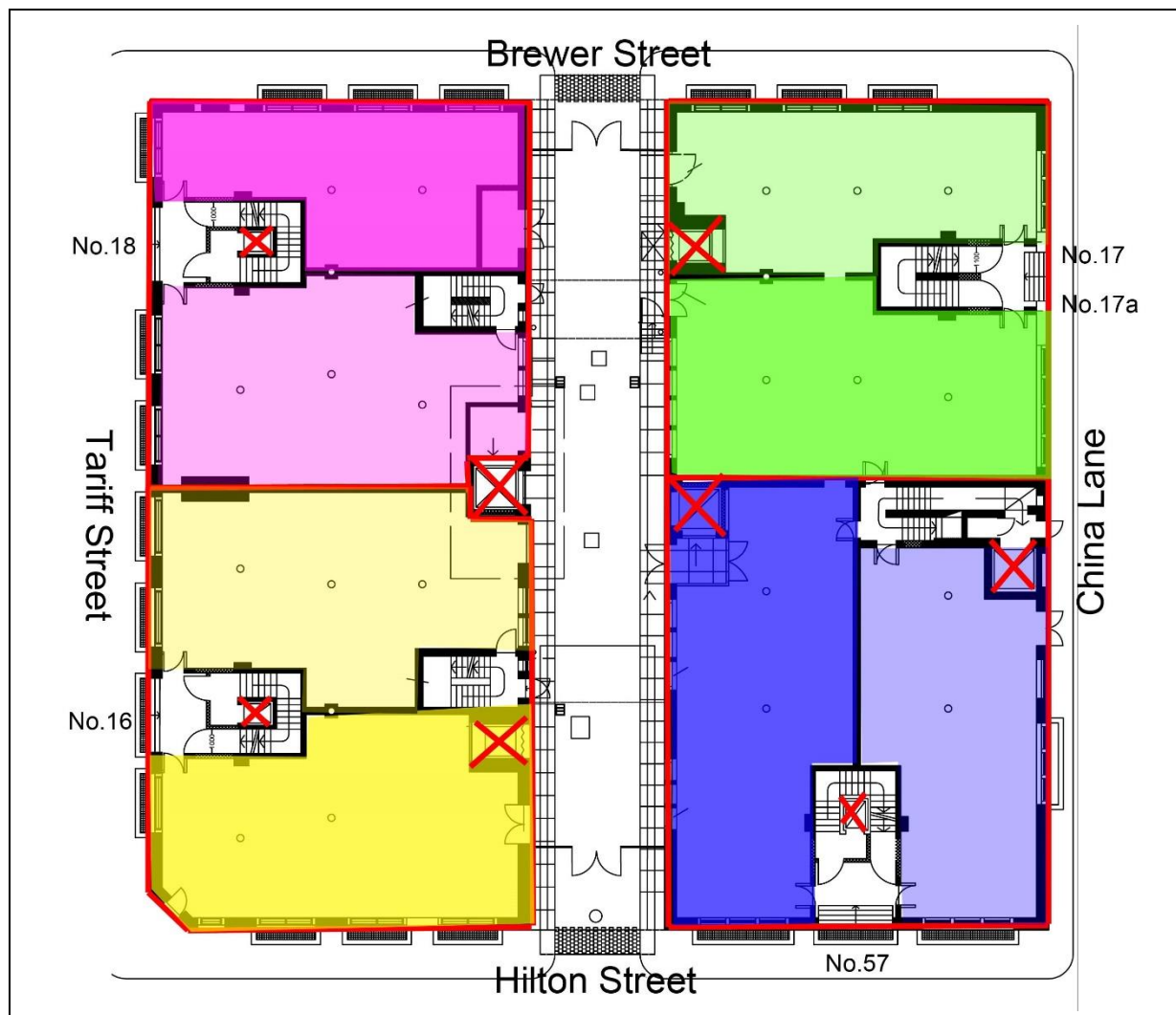


Figure 2: Plan showing the likely original planform and arrangement of separate premises as seen on the ground floor level. The building appears to have been originally divided into four quarters, with each quarter having its own entrance and address. These quarters were also divided into two halves to create one address and entrance for two tenants. Over time this arrangement was modified to suit future tenants.

The red crosses denote the location of hoists. Some hoists serviced two separate tenants, having iron doors either side of the hoist, whilst others were for the sole use of one tenant. This same arrangement can be seen in the rear service staircases. The three small hoists contained within the spiral stair entrances to Nos. 16 and 18 Tariff Street and No. 57 Dale Street have been lost and do not retain any historic fabric.

The unit subject to the current proposals is to the right side of the image (formerly No.57 Hilton Street and Nos 17 & 17a China Lane) highlighted by the blues/ greens

See Figure 3 for a significance plan of the unit and Appendix 2 for photographs of the unit as existing.

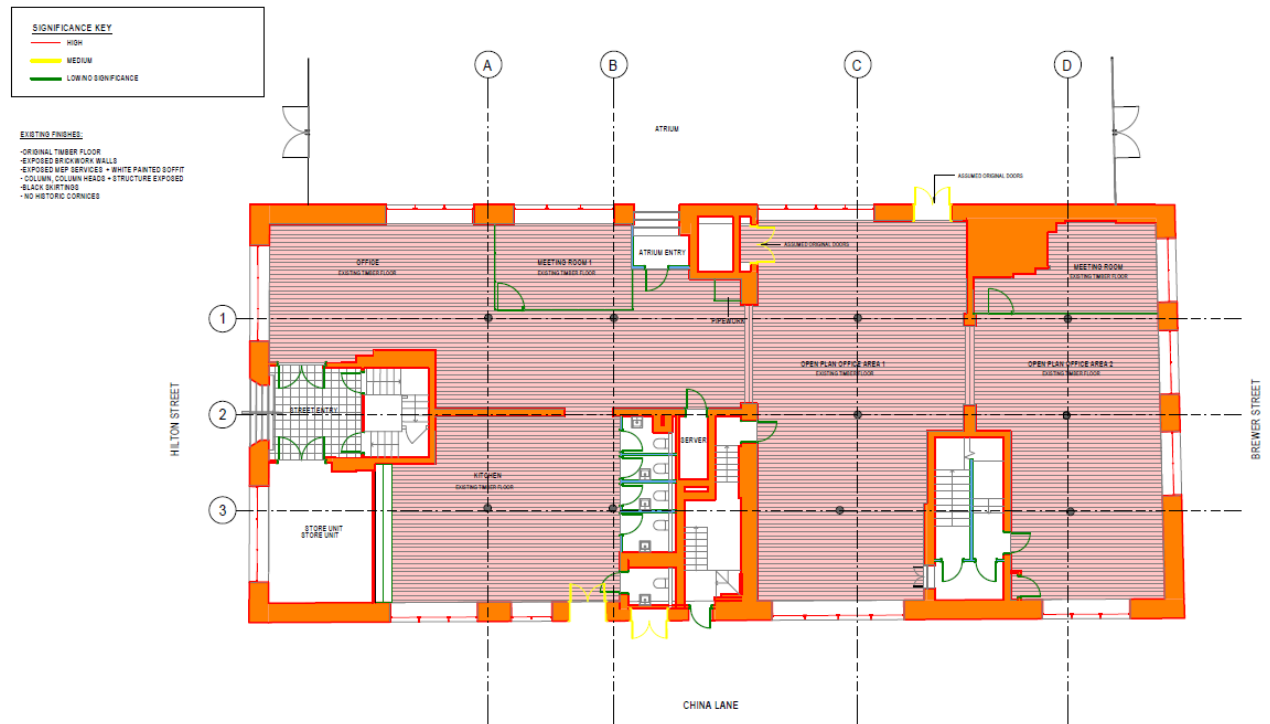


Figure 3: Significance Plan – red and orange is high significance, yellow is medium significance, and green & blue is no significance. The area covered by the current application is denoted by the pink/ grey hatched area

4.0 Design response and principles

Following consultation with Manchester City Council’s planning and conservation officers, it was confirmed that Listed Building Consent was required for the proposed internal alterations.

The unit is in B1 use, which is deemed adequate for the proposed office/ sales office use, as confirmed by the planning officer. Consequently, a change of use application is not required.

In essence, the proposals seek to ‘dress’ the eastern half of the unit to create an exhibition-style visitor experience; the visitor will access the unit from the central atrium, through the existing door in the north side of the unit, and be guided through a series of spaces largely articulated with freestanding furniture. The western side of the unit will remain in office use and be accessed from Hilton Street, as existing.

As detailed in the attached information by Populous and ITS, the works will require minimum intervention to the existing historic fabric; it is only in X3 areas where it is proposed to line the walls with board, to allow decorative finishes to be added on top, that will be fixed back to the existing brick walls by a timber pattress. Use of a pattress means that there will be minimum screw fixings into the existing mortar joints which will be made good at the end of the tenancy. All other proposals will be fixed to modern fabric, added as part of the 2019 consented refurbishment.

The proposals have been sympathetically designed to avoid any physical impact with the existing features, eliminating the need for any fixings into the existing historic fabric.

5.0 Proposals

In detail, the proposed works constitute the following:

- New flooring to the Sales space - MDF sheeting will be laid over the existing floorboards to the proposed sales area of the unit to protect the existing floor, provide a substrate to enable a premium carpet to be laid, and to provide grounds to fix the perimeter walls and Millwork to.
- New partitions - These will be constructed as large frames and fixed to the temporary MDF floor and to the modern existing plasterboard ceiling above. New partitions are proposed between the existing kitchen area and toilets, and to create a second enclosed office space to the east end of the unit (mirroring the existing enclosed office unit to the north side)
- Bespoke Joinery - The bespoke Millwork has been designed specifically to fit into the unit without impacting the historic fabric. The joinery has been designed to be tightly built around 3 of the existing internal columns to offer maximum stability. All joinery will be easily removed when required leaving no marks or damage to the existing historic fabric.
- Ceiling rafts - The lightweight demountable ceiling rafts have been designed to be suspended on wire from the existing modern plaster board soffit.
- Curtains to internal walls/ to define spaces - Hanging curtains will be achieved by fixing waved shaped 25mm MDF board to form the desired curtain shape to the existing joists through the existing gypsum ceiling. A Velcro tape will then be fitted to the fabric and the waved shape MDF.
- New lighting - The proposed new lighting tracks will also be fitted using the same suspension system as all other lighting currently installed in the space is.

Please refer to the accompanying information for full details of the proposals. This includes:

1. Written specification for works to the historic fabric.
2. Scaled existing and proposed floor plans.
3. Scaled existing and proposed ceiling plans.
4. Scaled existing and proposed cross sections through the building.
5. Details of proposed features
6. A schedule of works
7. Photographs of all areas of the building affected by the proposals (see Appendix 1 to this report)

5.0 Heritage Impact

The proposed internal alterations will be reversible and will have a minimal impact on historic fabric. The proposals will result in four of the ten columns being enclosed by the bespoke furniture units which will alter the spatial quality and plan form of the eastern side of the unit, to a minor extent. However, this will not alter or diminish the Grade II listed building's architectural or historic interest as a whole, especially because the original plan form of the unit has been eroded.

As the proposals relate to minor internal changes only, the proposals will not result in any adverse impact upon the character and appearance of the Stevenson Square Conservation Area or upon the settings of any listed buildings in the area.

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.

6.0 Conclusions

The proposals to create an exhibition-style fit out within the eastern side of the southern ground floor unit are required to provide a sales office for the Co-op Live Arena.

As has been demonstrated, the proposed internal fit out has been designed to ensure minimum intervention to the historic fabric of the listed building whilst being fully reversible.

High-quality, bespoke free-standing furniture units, and soft furnishings are proposed to create different areas and spaces within the eastern side of the unit, which will be exhibiting and promoting the different offers of the Co-op Live Arena. The western side of the unit will remain as existing, in office use, providing the 'back-of-house' administrative support to the sales office area.

The proposals will have a negligible impact on the special interest of the Grade II listed Fourways House as a whole and are compliant with national and local planning policy.

APPENDIX 1: List Description

Location

Statutory Address:

FOURWAYS HOUSE, 16 AND 18, TARIFF STREET

The building or site itself may lie within the boundary of more than one authority.

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 84737 98317

Details

SJ 8498 SE, 698-1/29/11137

TARIFF STREET, No 16-18. Also known as 57 Hilton Street and 17 China Lane

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)

Listing NGR: SJ8473798317

APPENDIX 2: Photographs of the site as existing (N.B. external photos for reference only – no works proposed)

	
1) Hilton Street elevation (west). Central entrance to atrium. Entrance into unit Co-op Live Sales Office unit to the right of lease board. 1a) detail of unit entrance and central atrium entrance	2) China Lane elevation (south). Unit runs length of the building at ground floor level. There are 2 secondary entrances on this elevation
	
3) Brewer Street elevation (west). Unit is bottom left	4) Central atrium space; 4a) entrance into unit from atrium



5) Existing interior – note new plasterboard ceiling (white) and hung rafts/ M&E and lighting



6) Existing interior (kitchen area)



7) Existing interior – meeting room to east end



8) Existing interior – note new doors and plasterboard finishes



9) Entrance from Hilton Street



10) Existing interior – meeting room



11) Existing interior – reception area – note modern plasterboard ceiling and associated rafts

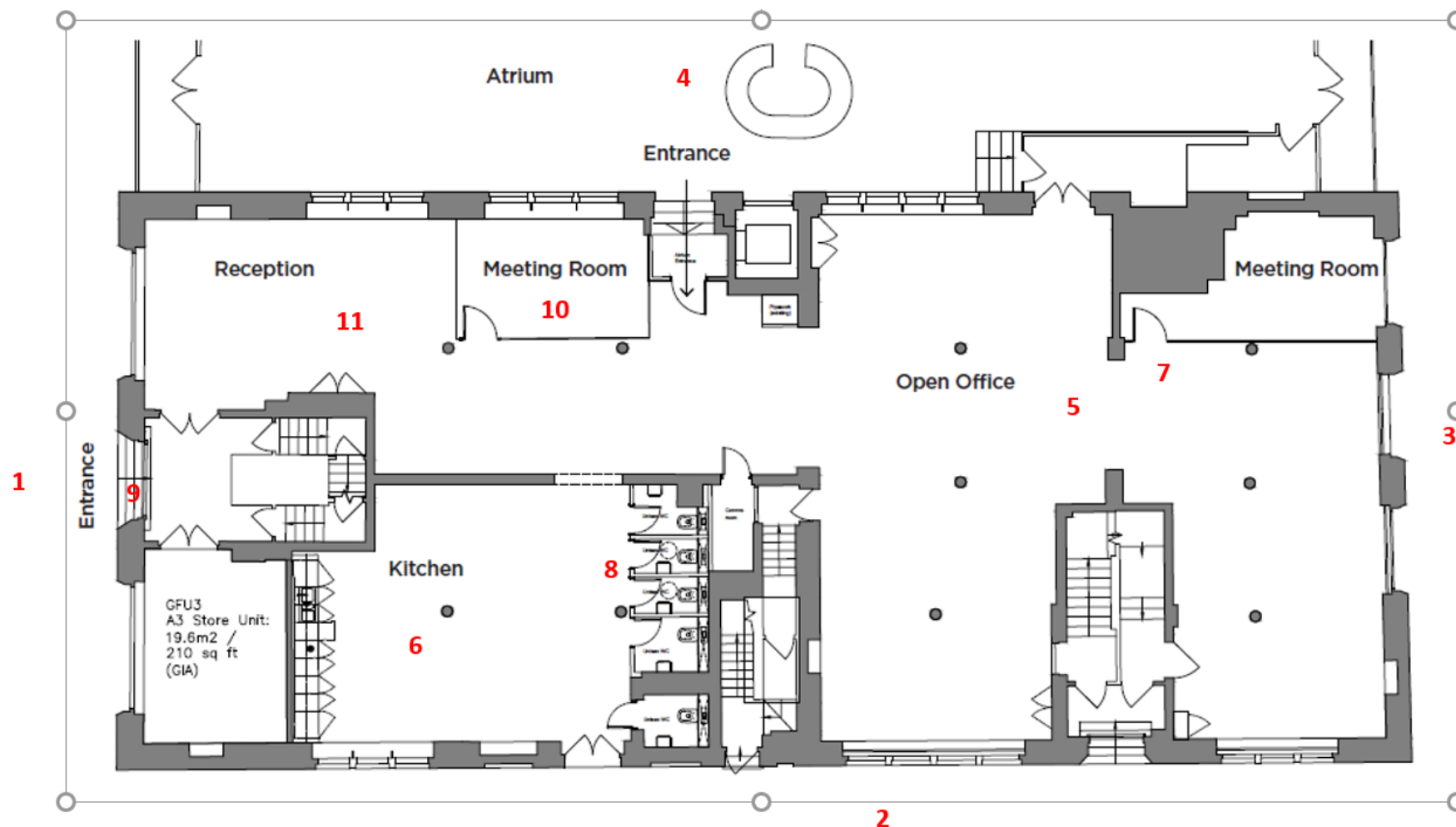


Photo locations plan