

1st Floor, Fourways House

Design, Access and Heritage Statement

Cundall

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1.0

Design, Access and Heritage Statement

1.0 Introduction

This design, access and heritage statement has been prepared by Cundall in support of an application for listed building consent for the refurbishment and fit out of the 1st floor of Fourways House, Hilton Street, Manchester, M1 2EJ.

The proposed description of works is as follows “*listed building consent for internal fit out of part of first floor of Fourways House. Proposed works include the erection of internal partitions, erection of fixtures and fittings attached to existing walls and ceilings, installation of new kitchenette and implementation of water, mechanical and electrical services*”.

This statement seeks to:

- Assess the significance of the listed building.
- Provide a full description and schedule of the proposed works.
- Provide an assessment of the impact of the works on the significance of the heritage asset.

2.0 Site Context

2.1 Description of Site

The site measures 0.16ha and is comprised of a Grade II listed building known as “Fourways House”. The listing description of the site is located in Appendix A. The location of the site is shown in Figure 1 below:

Figure 1: Site Location



The building is seven floors including basement and attic, constructed in red brick with red sandstone dressings. The principal elevation of the building faces onto Brewer Street, with the rear of the building fronting China Lane.

The building is also located within the Stevenson Square conservation area; however, this listed building consent application does not comprise any external works which would require an assessment of the conservation area. Further assessment of the character and appearance of the conservation area is therefore not included in this heritage statement.

2.2 Planning History

The following relevant planning history has been provided using Manchester City Council's Public Access system:

Planning Ref	Address	Description of Development	Decision
129551/LO/2021	Fourways House 57 Hilton Street Manchester M1 2EJ	Internal fit out works to the part ground floor of the building.	Pending
126286/LO/2020	Fourways House 57 Hilton Street Manchester M1 2EJ	The refurbishment and internal fit out of 2no. office unites on level 04 and 2no. office units on level 05 (use Class B1) of the building to include the strip out of modern partitions and fittings; the provision of new WC's, meeting rooms, kitchenettes and an open plan office space and replacement of mechanical services.	Approved May 2020

125510/LO/2019	Fourways House 57 Hilton Street Manchester M1 2EJ	The refurbishment and internal fit out of an entire floor plate with existing office units (Use Class B1) on level 1 of the building to include, the strip out of modern partitions and fittings; the provision of new WC's and an open plan office space and replacement of mechanical services.	Approved January 2020
125045/LO/2019	Part Ground Floor Fourways House 57 Hilton Street Manchester M1 2EJ	Listed building consent for the refurbishment and conversion of the ground floor unit fronting China Lane, Hilton Street and Brewer Street to include the strip out of modern partitions and fittings, internal fit-out including new WCs and storeroom; installation of mechanical services and lighting, and amendments to floor buildups.	Approved December 2019
123774/LO/2019	Fifth Floor Fourways House 57 Hilton Street Manchester M1 2EJ	Listed building consent for the refurbishment and internal fit out of an existing office unit (Use Class B1) on level 5 of the building to include, the strip out of modern partitions and fittings; the provision of new WC's, reception, meeting rooms, stores and an open plan office space and replacement of mechanical services.	Approved October 2019
123773/LO/2019	Ground Floor Fourways House 57 Hilton Street Manchester M1 2EJ	Listed building consent for the refurbishment of existing restaurant (class A3 use) unit on the ground floor of the building to include the strip out of modern partitions and fittings, internal fit-out including new WCs, seating, bar counter, store rooms; installation of mechanical services and lighting, and amendments to floor build-ups and insertion of fire shutters to atrium windows.	Approved September 2019
123242/FO/2019	Fourways House 57 Hilton Street Manchester M1 2EJ	Refurbishment of existing building to comprise refurbishment of atrium and street level entrances, new glazing within existing openings, a dedicated bin store, bike store and shower area, insertion of link bridges to all upper floor levels and associated enlarged openings into existing floor-plates, improved WC provision, new lighting, heating and ventilation equipment, externally mounted equipment and utilisation of redundant lift motor rooms as plant rooms with associated new louvred openings.	Approved August 2019
122935/LO/2019	Fourways House 57 Hilton Street Manchester M1 2EJ	Listed building consent for the refurbishment of existing building to comprise refurbishment of atrium and street level entrances, new glazing within existing openings, a dedicated bin store, bike store and shower area, insertion of link bridges to all upper floor levels and associated enlarged openings into existing floor-plates, improved WC provision, new lighting, heating and ventilation equipment, externally mounted equipment and utilisation of redundant lift motor rooms as plant rooms with associated new louvred openings.	Approved August 2019

The planning history shows that the building was granted consent for refurbishment in 2019 to allow for modern commercial occupation. Since this application was granted, further alterations to the floor plate on the first floor were approved (ref: 125510/LO/2019).

The proposed works are therefore of a similar nature to those recently approved to utilise the building as office space. The principle of the development is therefore established.

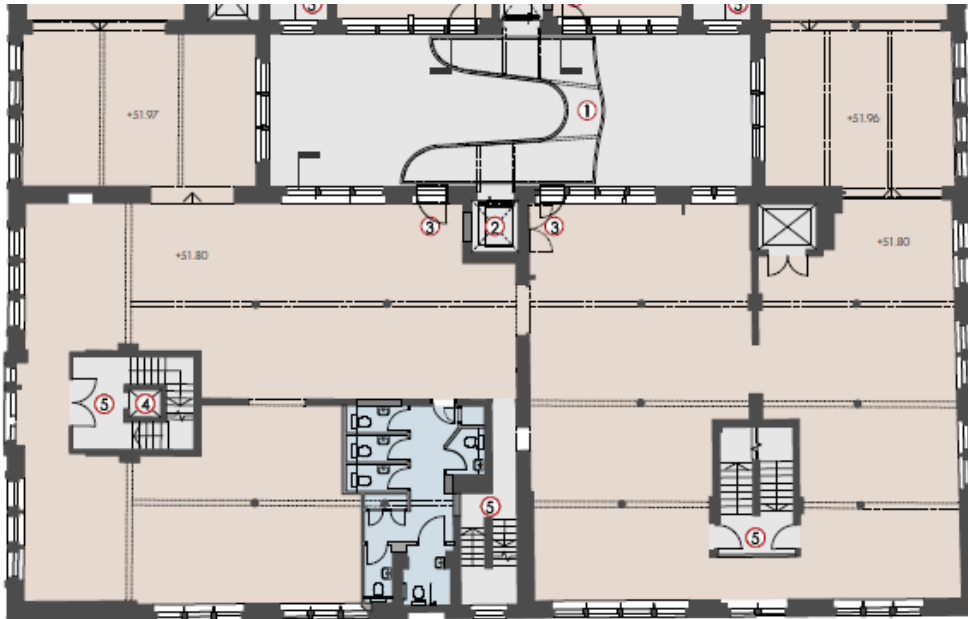
3.0 1st Floor of Fourways House

This section of the heritage statement describes the existing first floor of Fourways House in which the proposed development is located and notes any historic features which are present in this area of the building.

3.1 Description of First Floor

The existing layout of the area of the southern area of first floor to which this application relates (as per the approved plans relating to LBC ref: 125510/LO/2019) is shown in figure 2 below:

Figure 2: Existing First Floor Layout



The existing space is characterised by exposed red brick walls in English bond, original cast iron columns, original exposed suspended timber floorboards and original timber sash windows, shown in Figure 3 below. There is also an existing blocked fireplace and doorway with timber lintel.

Figure 3: First Floor Photograph



An annotated plan of existing historic features is shown in supporting plan Cundall (10)201_1F Existing Annotated Plan. Further photographs of the 1st floor are provided in Appendix A of this heritage statement.

4.0 Planning Policy and Guidance

This section of the heritage statement sets out the relevant planning policy and Historic England (HE) advice in relation to the heritage impact within which the listed building consent application should be considered.

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Town and County Planning (Listed Buildings and Conservation Areas Act) 1990 consolidates certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest.

Section 16(2) states that in the determining of applications for listed building consent, the local authority “*shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.

4.2 National Planning Policy Framework (NPPF)

In June 2019, the Government published the revised NPPF, a document which sets out the Government’s planning policies for England, and details how they should be applied. The NPPF places a clear emphasis on the presumption in favour of sustainable development, something which the Government see as being at the heart of the planning system. The NPPF defines the purpose of the planning system itself as being to contribute to the achievement of sustainable development.

Chapter 16 of the NPPF addresses the need to conserve and enhance the historic environment and looks specifically at proposals affecting heritage assets. Paragraph 189 states:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

Paragraph 189 relates to the historic environment and states that “*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*”.

Paragraph 193 states that, “*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*”.

The NPPF also states that harm or of the significance of a designated heritage asset are required to be clearly and convincingly justified.

4.3 Planning Practice Guidance (PPG) (2019)

PPG states that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

In relation to the assessment of setting, PPG described setting as “*the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage*”. The PPG states that all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

PPG expands upon setting, and outlines that the extent and importance of setting is often expressed by reference to visual considerations. However, PPG states that although visual considerations are important, the setting of an asset is also determined by how we experience the asset and can also be influenced by our understanding of the historic relationship between places.

4.4 Local Planning Policy

The local planning framework for Manchester City Council is the Manchester Core Strategy (2012-2027) which was adopted on 11th July 2012. The core strategy sets out the long-term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

Policy EN3 (Heritage) states that development that the Council will support development that complements the heritage and heritage features of its districts and neighbourhoods. New development is required to preserve or enhance the historic environment, and proposals which enable the re-use of heritage assets will be supported where they are appropriate in relation to the significance of the heritage asset.

4.5 Historic England Advice

4.5.1 Conservation Principles (2008)

Historic England published this document in 2008, which aims to provide advice for those involved with assessing the significance of heritage assets.

The document sets out the heritage values of heritage assets which may be present in a significant place. The heritage values are evidential, historic, aesthetic and communal.

A summary of the four values is provided below:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Not every asset will have all four values present, and one value may be more significant to the understanding of the asset than another.

4.5.2 The Setting of Heritage Assets (2017)

Historic England published this document in December 2017, which aims to provide good practice guidance for those involved in implementing historic environment policy. In relation to setting, the document refers back to the NPPF which states that the setting of a heritage asset is the surroundings in which a heritage asset is experienced.

The document advocates a 5-step approach to the consideration of setting:

1. Identify which heritage assets and their setting are affected.
2. Assess the degrees to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
3. Assess the effects of the proposed development, whether beneficial or harmful on the significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.
5. Make and document the decision and monitor outcomes.

The document outlines that views should be considered as integral to a heritage asset's setting, and this provides a purely visual impression of an asset or a place. Views form part of the overall contribution to a heritage asset's

significance and can be comprised of relationships between heritage assets, historical associations such as topography and viewpoints or where view was specifically designed as part of the heritage asset.

In relation to assessment of how, and to what degree setting makes a contribution to the significance of heritage assets, Historic England provides an indicative list of potential attributes which include element such as land use, green space, history and degree of change and other heritage assets. In addition, the experience of the asset should also be considered such as: views, tranquillity, surrounding landscape or townscape, rarity of comparable survivals of setting and cultural associations.

4.5.3 Conservation Principles Draft (2019)

Since the publication of Historic England's original Conservation Principles document in 2008, national planning policy has changed significantly. The change in national policy and legislation has resulted in Historic England re-evaluating how it considers its heritage values to ensure these are appropriate in the relevant frameworks.

This document was subject to public consultation, which ended in February 2019, to determine whether the four heritage values should be renamed from evidential to archaeological, aesthetic to architectural and artistic, retaining historic interest but including the former communal value within this category.

4.5.4 Statements of Heritage Significance Advice Note 12 (2019)

The aim of this Historic England advice note is to inform developers, local planning authorities and those who work within the historic environment on the requirements of documentation to support proposals relating to designated heritage assets in relation to assessing their significance.

5.0 Understanding Significance

In order to understand the impact of a proposal on a heritage asset the key is to understand its significance as set out in Annex 2 of NPPF. The NPPF notes that significance derives not only from the physical presence of a heritage asset, but also from its setting.

HE states in its guidance note, Conservation Principles (2008), that the significance of a place embraces all the diverse cultural and natural heritage values that people associate with it. These values tend to grow over time as understanding deepens and evolves. In making the assessment consideration should be given to the inter-related heritage values which may be attached to a place (p. 27). These range from evidential to historical, aesthetic through to communal values which derive from people's identification with the place.

Understanding the significance of the affected assets is part of a staged approach as set out in recently Statements of Heritage Significance Advice Note 12 (2019). Once significance is understood, the next stage is to understand the impact of the proposal on that significance. Where the proposal may sustain or enhance that significance or where there may be harm to that significance, options to avoid, minimise and mitigate the impact in a way that meets the objectives of the NPPF should be considered. Opportunities to better reveal or enhance the significance of a heritage asset, and avoid any harmful impacts in terms of the sustainable objective of conserving significance and the need for change will also help to support proposals that affect the significance of a conservation area.

This heritage statement has been prepared using desk-top research and site visits. The sources used to prepare this statement include the Historic England database of listed buildings, Heritage Gateway, Historic Environment records, www.oldmaps.co.uk and various online local history sources.

6.0 Assessment of Significance

For a heritage asset to be designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 it must be of special historic or architectural interest.

HE has produced a number of advice notes to those involved in the management of change to the historic environment. HE's Conservation Principles (2008) advice note aims to provide guidance on how to assess the special architectural or historic interest of a heritage asset, through the derivation of a number of interconnected values which are the sum of the asset's significance. These values can be assessed through evidence gathered on site and information gathered through research.

HE's Statements of Heritage Significance (2019) emphasises the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. At the same time those carrying out this work need enough information to understand the issues.

The basic principle is to use the 'value' as a framework or methodology through which to explore and understand significance. In summary, the significance of a heritage asset is equal to the sum of its special values. The values themes (as indicated in Historic England's Conservation Principles, 2008) are:

- **Historic Value** - is measured by the historical people or events associated to a building.
- **Architectural or Aesthetic Value** - is measured by the general character, appearance and aesthetics of the buildings as well as the spaces between.
- **Evidential or Archaeological Value** - is measured by the evidence yielded from the fabric of the structure or evidence of human influence on change to the environment.
- **Communal Value** – is measured by the meaning of a place or building by people who relate to it, or a collective experience or memory.

These themes are used as a methodology by which to assess and draw conclusions about the significance of a place or building.

A value or level of interest is attributed in the conclusion based on the research and evidence set out. The level of significance are as follows:

- **Exceptionally significant:** Nationally and/or internationally significant aesthetic, cultural, evidential or communal significance; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value.
- **Highly significant:** important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value.
- **Significant:** formal or aesthetic significance, architectural character or notable features, including areas with potential for significant enhancement; setting contributes to the heritage asset's legibility, form and/or scale, but includes extant alterations which have altered or diminished the special interest; some positive group value.
- **Low significance:** little or no architectural or heritage significance or area of lost significance; the setting of the heritage has been extensively altered to the point where it has a very low value and further change to the setting.
- **Not significant:** of no heritage interest.
- **Detrimental:** features or areas that detract from a building's special significance or may accelerate decay or threaten the heritage asset.

In order to quantify the effect of proposed development on the heritage significance of the building, the following table sets out how this assessment will be undertaken:

Table 1: Assessment of Impact on Heritage Significance

Magnitude of Impact	Description of Impact
Major Beneficial	Major enhancement or preservation of significance of heritage asset.
Moderate Beneficial	Moderate enhancement or preservation of significance of heritage asset.
Minor Beneficial	Minor enhancement or preservation of significance of heritage asset.
Negligible	Insignificance impact on preservation or enhancement of significance of heritage asset.
Minor Adverse	Minor detrimental impact on preservation of significance of heritage asset.
Moderate Adverse	Moderate detrimental impact on preservation of significance of heritage asset.
Major Adverse	Major detrimental impact on preservation of significance of heritage asset.

6.1 Fourways House

This assessment of significance should be read alongside the heritage statement prepared by Stephen Levrant Heritage Architecture Ltd. in 2019. This document provides a comprehensive assessment of significance of the entirety of the building in relation to proposals to refurbish the building to be utilised as modern office spaces.

This listed building consent application and supporting heritage statement specifically focuses on the impact of the proposed fit out works on the first floor of the building.

6.1.1 Historic Value

The heritage asset has historic illustrative value, constructed in 1906 as a packing warehouse. From the 19th century onwards Manchester was a centre for industrial activity and trade, displayed by its surviving landscape of former industrial and warehouse buildings. The heritage asset also has historic associative value, designed by James William Beaumont of Manchester.

6.1.2 Aesthetic Value

The aesthetic value of the heritage asset relates to the legibility of its historic plan form which has been retained in recent refurbishment works, alongside the retention of key industrial materials such as red brick, timber floorboards, cast iron columns, beams and timber sash windows.

6.1.3 Evidential Value

The retention and survival of original historic features which relate to the industrial character of the building contribute to its evidential value.

6.1.4 Communal Value

In relation to communal value, the character of the building as a whole contributes to the local sense of community and pride in Manchester's industrial heritage. The agglomeration of warehouses in Manchester's city core illustrates its prolific industrial past in which a large proportion of people's ancestors will have been employed.

6.1.5 Setting

No external works are proposed to the listed building and therefore will not impact upon the setting of the listed building.

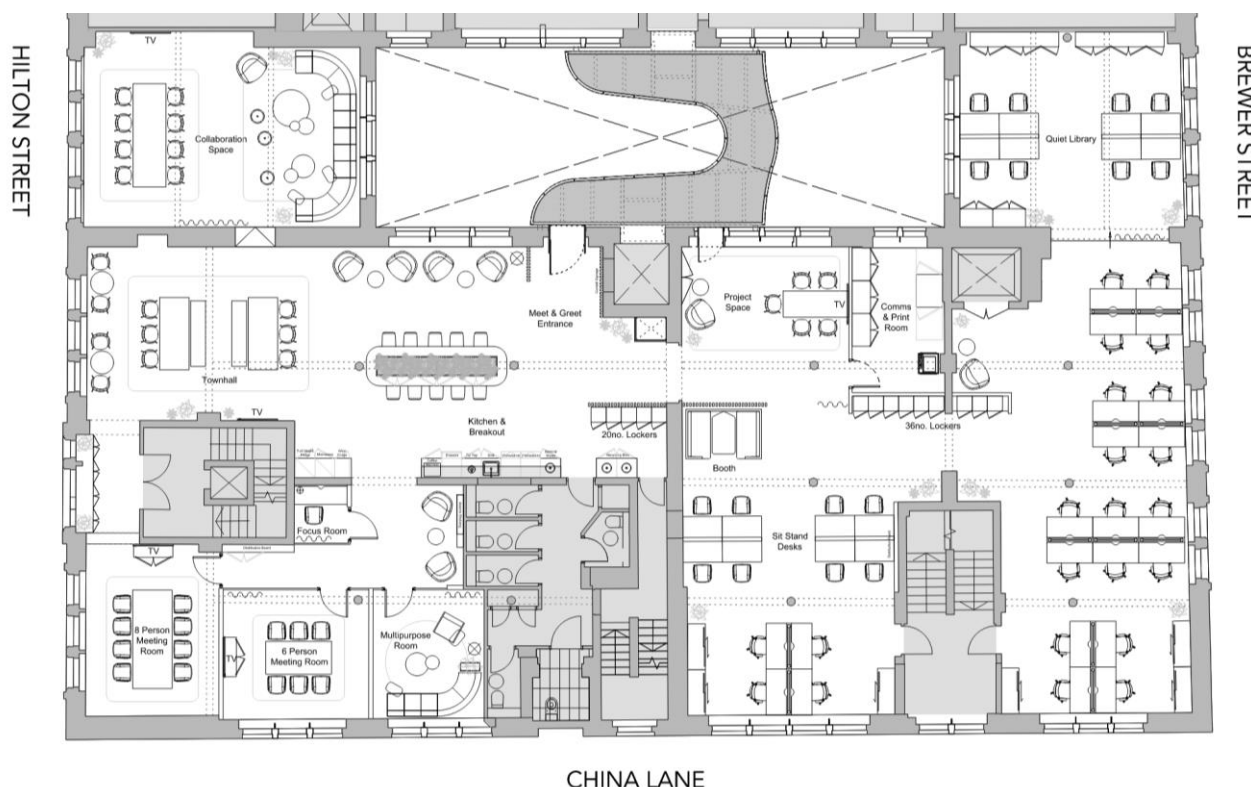
7.0 Proposed Works

This section of the statement sets out the proposed works to part of the first floor of the grade II listed building.

7.1 Description of Proposed Works

The layout of the proposed works is shown in figure 4 below:

Figure 4: Proposed Layout



No works are proposed to the existing original historic, original historic iron columns, original historic timber doors, original historic fireplace, original historic beams or original historic machinery.

The proposals include the following schedule of works:

Proposed Works	Supporting Plans
Erection of new internal partitions and associated installation of doors. For method of works please refer to the supporting plans.	- ID-GA-1F-00-01 - Existing General Arrangement Plan - Cundall_(22)200_1F Partition and Door Types - Cundall_(42)200_1F Wall Finishes - Cundall_(20)200_1F General Arrangement Plan - Cundall_(10)202_1F Significance Plan - Cundall_(10)403_1F Proposed Long Section & Cross Section - Cundall_(20)201_1F Proposed Floor Plan
Erection of new joinery fixtures and fittings including kitchenette joinery, central island joinery, AV wall joinery, awards display joinery, Quiet Room storage joinery and service cupboard joinery. RAWL plugs will	- ID-GA-1F-00-01 - Existing General Arrangement Plan - Cundall_(71)200_1F Joinery Location Plan - Cundall_(71)400_Kitchen Joinery Intent - Cundall_(71)401_Central Island Joinery Intent

be utilised, secured into existing historic wall mortar joints wherever possible. For method of works please refer to the supporting plans.	• Cundall_(71)402_Typical Timber Slats Joinery Intent • Cundall_(71)403_Typical AV Wall Joinery Intent • Cundall_(20)200_1F General Arrangement Plan • Cundall_(10)202_1F Significance Plan • Cundall_(10)403_1F Proposed Long Section & Cross Section • Cundall_(20)201_1F Proposed Floor Plan
Installation of new sockets and additional electrical cabling located in the existing non-original skirting board. Installation of additional new skirting board to match existing where this needs to be brought forwards. New cabling to be brought down from upper level and located in galvanised steel conduits. RAWL plugs to be located within existing historic wall mortar joints where possible. For method of works please refer to the supporting plans.	• FWH-CDL-XX-XX-DR-E-00000 • FWH-CDL-XX-XX-DR-E-30000 • Cundall_(35)200_1F RCP • Cundall_(35)200_1F RCP_RevA • Cundall_(35)201_1F Existing RCP • Cundall_(35)201_1F RCP & MEP
Installation of new hot and cold-water pipework, and kitchen extraction to be taken down from WC riser. This requires the minor demolition of a small section of existing historic wall to facilitate the access to the proposed kitchenette. For method of works please refer to the supporting plans.	• 1030529-SK-M-02 - PH alterations • Cundall_(35)200_1F RCP • Cundall_(20)200_1F General Arrangement Plan • Cundall_(10)202_1F Significance Plan • Cundall_(10)403_1F Proposed Long Section & Cross Section • Cundall_(20)201_1F Proposed Floor Plan • Cundall_(35)200_1F RCP_RevA • Cundall_(35)201_1F Existing RCP • Cundall_(35)201_1F RCP & MEP
Installation of acoustic panels and curtain track to ceiling. The acoustic panels will be secured using screws into the existing non-original plasterboard soffit. The curtain track will be a standard track with screws fixed into the existing non-original plasterboard soffit. For method of works please refer to the supporting plans.	• Cundall_(35)200_1F RCP • IG_404_Ecophon_Solo_Rectangle • Cundall_(35)200_1F RCP • Cundall_(35)200_1F RCP_RevA • Cundall_(35)201_1F Existing RCP • Cundall_(35)201_1F RCP & MEP • Cundall_(10)202_1F Significance Plan • Cundall_(20)201_1F Proposed Floor Plan
Installation of new mechanical services and alterations to existing non-original pipework. This includes implementation of 1 no. MITSUBISHI PKA-M35MHA DX UNIT to comms room, 2no. Fan Coil Units (FCU), reconfiguration of existing non-original refrigerant pipework and trays. For method of works please refer to the supporting plans.	• 1030529-SK-M-01 - Mechanical alterations • FWH-CDL-XX-XX-DR-E-00000 Small Power, Data and Security Plan • Cundall_(35)200_1F RCP
Installation of new suspended luminaires to existing non-original plasterboard ceiling. No fixtures are to be attached to existing historic timber beams.	• FWH-CDL-XX-XX-DR-E-00000 • FWH-CDL-XX-XX-DR-E-30000 • FWH-CDL-XX-XX-DR-E-30000 Lighting Modification Intent Plan • Cundall_(35)200_1F RCP
Proposed floor finishes include laying of carpets over the existing historic timber flooring. No works are	• Cundall_(43)200_1F Floor Finishes

proposed to the existing original timber flooring. For method of works please refer to the supporting plans.	
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8.0 Design and Access Statement

This section of the statement forms the design and access statement which supports the listed building consent application.

8.1 Design

The site is an existing listed building located In Manchester city centre. The proposed works which are the subject of this listed building consent application relate to the interior of part of the first floor of the building.

The proposals do not seek to radically alter the internal appearance or layout of the first-floor building. The proposals comprise the minimal possible interventions required to ensure the building is suitable for commercial office use and therefore adapts to the needs of its occupiers.

8.2 Access

As the building is grade II listed it is exempted from being required to comply with Part M of Building Regulations. There is no change to the current vehicular or pedestrian access proposed as part of this application.

9.0 Assessment of Impact

This section of the statement assesses the potential impact of the proposed works on the significance of the heritage asset.

9.1 Assessment of Schedule of Works

Proposed Works	Assessment of Heritage Impact	Magnitude of Impact
Erection of internal partitions	The proposals include the limited erection of stud partition walls to form meeting rooms for the purposes of the use of the space as office accommodation. The proposed partitions are generally limited to the south-east corner of the floor plate. Whilst this is a division of the historic layout of the floor there is a business need for meeting rooms and, on balance, the remainder of the office floor plate retains the sense of openness in relation to historic layout. The partitions will be reversible and are therefore not a permanent intrusion into the historic fabric. As such, the proposed works are not considered to result in detrimental harm to the listed building.	Negligible
Erection of new joinery fixtures and fittings including kitchenette joinery, central island joinery, AV wall joinery, awards display joinery, Quiet Room storage joinery and service cupboard joinery. RAWL plugs will be utilised, secured into mortar joints wherever possible.	The location of the kitchenette has been carefully sited to cause as little harm to the existing historic fabric as possible. It has been located in close proximity to the existing WC's, to provide a connection for hot and cold-water pipes from the WC riser and prevent damaging or unsightly pipework being visible across the floor plate. This location of the proposed kitchenette will result in a minor intrusion into the historic fabric. The implementation of new joinery fixtures and fittings will cause limited harm to the existing historic fabric, utilising RAWL wall plugs and fitted into mortar joints wherever possible. As such, the proposed works are not considered to result in detrimental harm to the listed building.	Negligible
Installation of new sockets and additional electrical cabling located in skirting board. Installation of additional skirting board to match existing where this needs to be brought forwards. New cabling to be brought down from upper level and located in galvanised steel conduits. RAWL plugs to be located within existing mortar joints where possible.	The proposed installation of new sockets and the provision of additional cabling has been located within existing cable runs provided in and behind the skirting board as far as possible. Additional cabling located within galvanised steel conduits is also proposed, however the visual impact of these conduits will be minimal and the insertion of RAWL RAWL plugs to be located within existing mortar joints where possible.	Negligible

	As such, the proposed works are not considered to result in detrimental harm to the listed building.	
Installation of new hot and cold-water pipework, and kitchen extraction to be taken down from WC riser	The connection to the existing WC service riser will require the removal of a small section of existing historic fabric. Notwithstanding this, the intrusion is minor and is the most appropriate location for the installation of domestic water services to prevent unsightly additional pipework across the floor plate. As such, the proposed works are not considered to result in detrimental harm to the listed building.	Negligible
Installation of acoustic panels and curtain track to ceiling. The acoustic panels will be secured using screws into the existing plasterboard soffit. The curtain track will be a standard track with screws fixed into the plasterboard soffit.	The proposed acoustic panels and curtain tracks will be secured into the existing plasterboard ceiling. No fittings are proposed to be secured into the existing beams. As such, the proposed works are not considered to result in detrimental harm to the listed building.	Negligible
Installation of new mechanical services and alterations to existing pipework. This includes implementation of 1 no. MITSUBISHI PKA-M35MHA DX UNIT to comms room, 2no. Fan Coil Units (FCU), reconfiguration of existing refrigerant pipework and trays.	The proposals will include rerouting some existing service routes; however these will be like for like in relation to existing materials and do not result in additional intrusions into the historic fabric. The erection of new FCU within the meeting rooms and the MITSUBISHI PKA-M35MHA DX UNIT comms room will have a limited visual impact as they are contained within newly partitioned rooms and will result in very minor works to the historic fabric. As such, the proposed works are not considered to result in detrimental harm to the listed building.	Negligible
Installation of new suspended luminaires. No fixtures are to be attached to existing beams.	The proposals include the implementation of additional luminaires which will be in-keeping with the commercial, industrial aesthetic of the floor plate. The new fixtures will be a very minor intrusion into the plasterboard ceiling. As such, the proposed works are not considered to result in detrimental harm to the listed building.	Negligible

10.0 Conclusion

This design, access and heritage statement has been prepared by Cundall in support of an application for listed building consent for the refurbishment and fit out of the 1st floor of Fourways House, Hilton Street, Manchester, M1 2EJ.

The proposed description of works is as follows *“listed building consent for internal fit out of part of first floor of Fourways House. Proposed works include the erection of internal partitions, erection of fixtures and fittings attached to existing walls and ceilings, installation of new kitchenette and implementation of water, mechanical and electrical services”*.

The significance of the asset derives from its historic illustrative value as part of Manchester's warehousing industry associated with it being a city economy powered by industry and trade. The heritage asset was designed by local Manchester architect James Beaumont. The building retains original features such as its internal floor plan, timber sash windows, cast iron columns, timber floors and red brick walls in English bond, which also contributes to its evidential value. In relation to the building's communal value, the building contributes to the agglomeration of warehousing buildings in Manchester's core which is a sense of pride for the community of Manchester in relation to its industrial past.

The proposed schedule of works results in a negligible impact in relation to the significance of the heritage asset, and as such the proposed works are considered to accord with the NPPF and local planning policy EN3.

11.0 Appendix A - Photographs



Image 1: Existing Fireplace

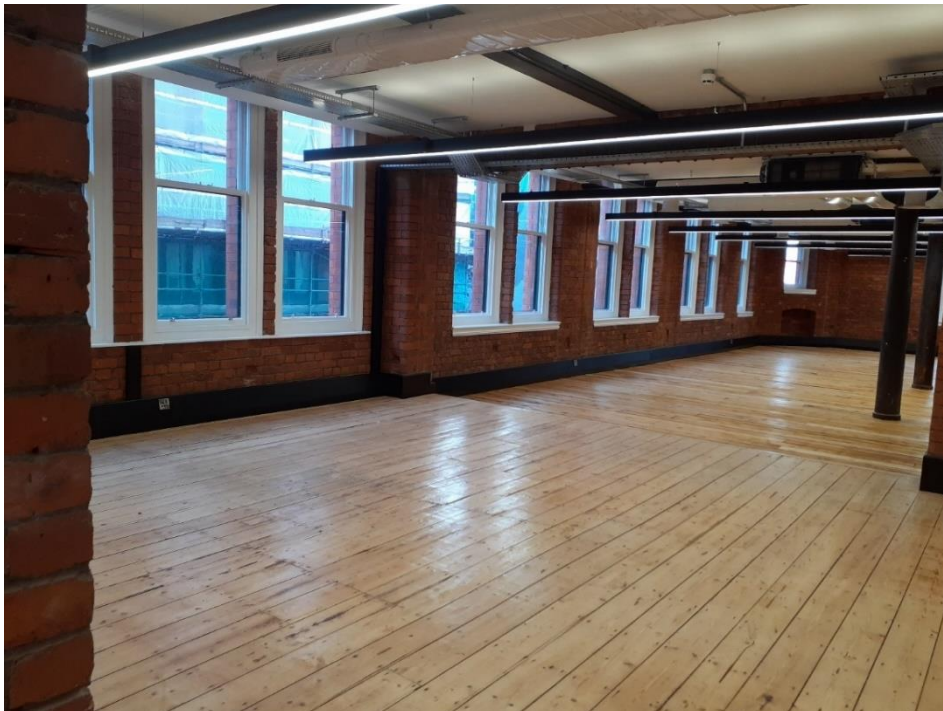


Image 2: Existing floorplate with existing non-original lighting, original timber flooring and exposed brickwork and timber sash windows, beams and iron columns.



Image 3: Existing hoist mechanism.

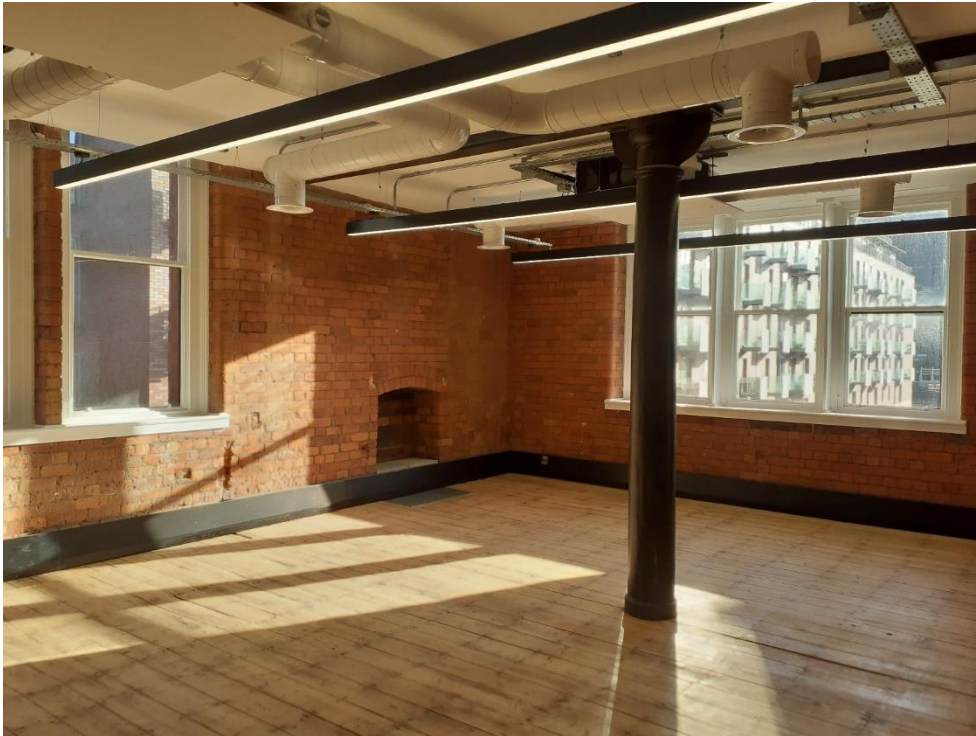


Image 4: Existing historic fireplace and iron column, timber flooring, exposed mechanical services and timber windows

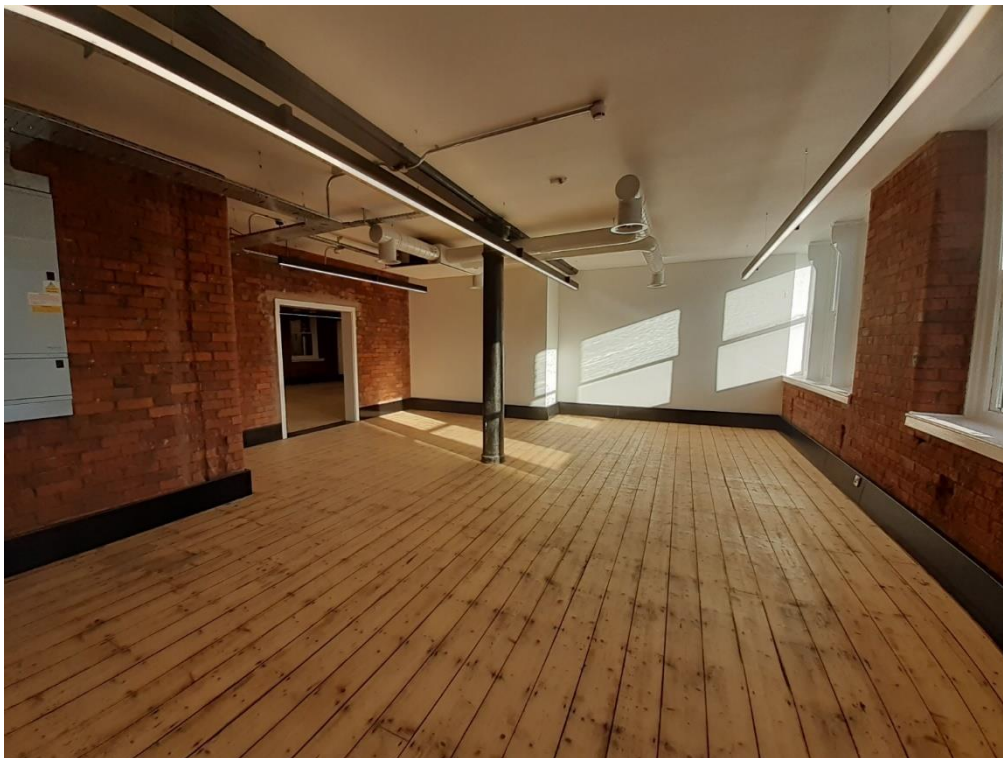


Image 5: Existing historic timber flooring, exposed brickwork, iron columns and timber windows. Existing non-original insertion. Existing non-original plasterboard ceiling, luminaires and mechanical services.



Image 6: Existing plasterboard ceiling, original beam, non-original mechanical services and luminaires.



Image 7: Existing original timber doors, exposed brickwork, plasterboard ceiling and luminaries, modern partition and door



Image 8: Existing original brickwork, doors, beam and timber flooring, existing plasterboard ceiling, luminaire and mechanical services.

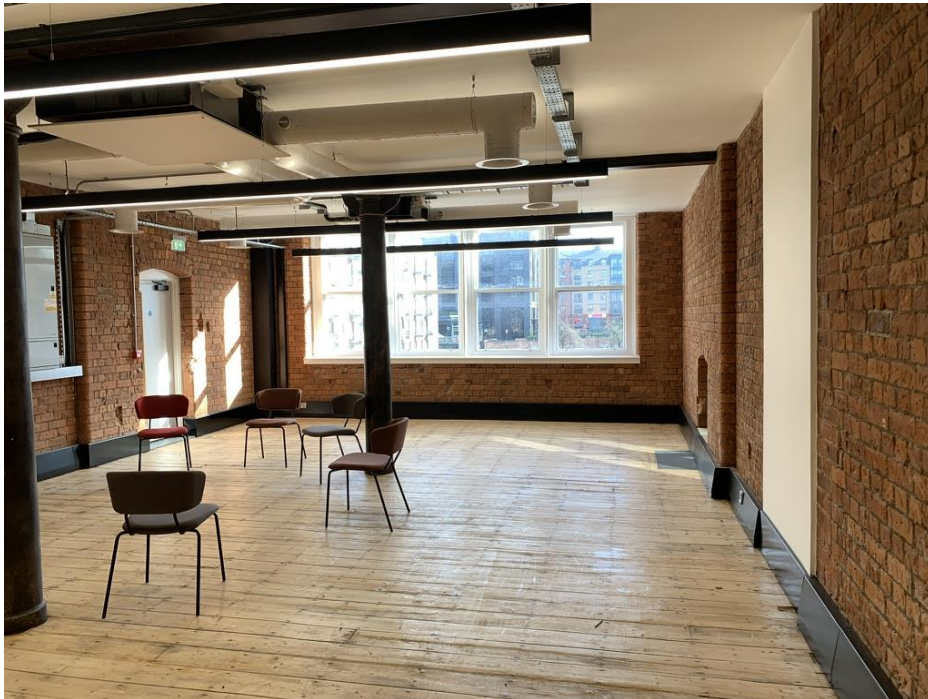


Image 9: Existing original brickwork, fireplace, beams and timber flooring, existing plasterboard ceiling, luminaire and mechanical services.



Image 10: Existing original brickwork, beams, columns and timber flooring, plasterboard ceiling, luminaires and mechanical services.

Cundall Johnston & Partners LLP

4th Floor Partnership House Regent Farm Road
Gosforth Newcastle upon Tyne NE3 3AF
United Kingdom Tel: +44 (0)191 213 1515

Asia Australia Europe MENA UK and Ireland
www.cundall.com

