47 Peter Street, Manchester City Centre

Level 3 Historic Building Recording

December 2020

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1. Introduction and project context

1.1 In December 2020 Williams Conservation Surveying Limited (WCS) were commissioned to produce a Level 3 Historic Building Recording of 47 Peter Street, Manchester M2 3NG, Ordnance Survey grid reference SJ 83743 97967. The report was commissioned on behalf of the client LXA.

1.2 The building is Grade II listed under listing entry number 1246665 and the statutory address for listing purposes is No. 9 Southmill Street and No. 47 Peter Street. The statutory list entry reads as follows:

> *No.9 SOUTHMILL STREET. Probably merchant's warehouse, now betting shop and offices. c.1860-70, altered. Sandstone ashlar at ground floor, red brick with sandstone dressings above (roof not visible). Rectangular plan on corner site. Four storeys and basement, 4 bays to Peter Street and 9 bays to Southmill Street; basement and ground floor of front and of 1st bay of return side altered as shop, but Southmill Street facade otherwise of sandstone ashlar, with plinth, raised rusticated bands and plain frieze; sashed windows without glazing bars, and segmental-headed doorway to 3rd bay with enriched surround. Upper floors: bracketed cornice over 1st floor, sill- and head-bands to 3rd floor, dentilled and modillioned cornice, all carried round; all windows sashed without glazing bars, those at 1st and 3rd floors with moulded architraves, and those at 2nd floor round-headed with hoodmoulds and linking impost band carried round. Narrow chamfered corner, slightly set back. Interior not inspected. Forms group with No.37 (Harvester House) on opposite corner of Southmill Street (q.v.).*

1.3 In addition, No. 47 Peter Street falls within the western boundary of the St Peter's Square Conservation Area, as designated by Manchester City Council. The boundary of the conservation area runs along Southmill Street adjacent to the building.

1.4 No. 47 Peter Street is at the time of writing the subject of applications to the Local Planning Authority, Manchester City Council, for Planning Permission and Listed Building Consent for building works. The proposals are summarised for the purposes of these applications as follows:

> *Change of use of upper floors from office (Use Class B1) to hotel (Use Class C1), installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, refurbishment, internal alterations, and other associated development.*

1.5 The present report is prepared in respect of applications for grants of Planning Permission and Listed Building consent under reference numbers 125533/FO/2019 and 125534/LO/2019 respectively. Consent was granted for both applications by Manchester City Council on Friday 18th December 2020. The grant of Listed Building Consent contains the following condition No. 4:

> *No development shall take place until the applicant or their agents or successors in title has undertaken a Historic England Level 3 historic building survey. This shall be submitted to and approved in writing by Manchester Planning Authority prior to commencement of development, together with details of:*
>
> *1. The dissemination of the results commensurate with their significance,*
> *2. Provision for archive deposition of the report and records of the site investigation.*

The survey shall then be disseminated and deposited prior to occupation of the development.

Reason - To ensure that the proposed development is acceptable to the City Council as local planning authority in the interests of the heritage and listed building considerations, pursuant to policies SP1 and DM1 of the Core Strategy."

1.6 The present report is intended to discharge this condition by providing a Level 3 Historic Building Recording. It is proposed that the report should be deposited with Manchester City Council, Manchester City Archives, the Greater Manchester Historic Environment Record via the Greater Manchester Archaeological Advisory Service at the University of Salford and the Historic England OASIS database for capturing of commercial archaeological and heritage consultancy reports. This will also include the deposition of printed black and white 35mm photography suitable for long term archive storage and this will be offered to Manchester City Archives.

1.7 It is noted in the context of the condition wording quoted above that a programme of below-ground archaeological works has not been required in relation to the development. In addition, it is also noted that the condition wording does not require a programme of finds analysis to be carried out, and it is agreed that finds analysis would not be appropriate in this instance.

2. Scope, methodology and limitations

2.1 Historic England's advice document on the recording of historic buildings, *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) was utilised for guidance in the production of the present document, alongside the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of standing buildings and structures* (2014).

2.2 The following written report comprises: Site description (Section 3); Historic development of the site (Section 4); External and internal building description (Section 5), and References (Section 6). The graphics referenced in the text follow within the Appendices, comprising: Site location plan (Appendix 1); Historic maps (Appendix 2); Ordnance Survey map regression data set (Appendix 3) Historic photographs (Appendix 4); Historic drawings (Appendix 5); Annotated current building plans and digital photography locations (Appendix 6); and Digital photography plates and details (Appendix 7).

2.3 The survey has concentrated on the third, second and first floors of the building as these areas retain the most historic interest and are proposed to be subject to the greatest changes under the applications for works to the building. The ground and lower ground floors have been considered, however, for the purposes of context. An external survey of the elevations to Peter Street, Southmill Street and Bootle Street has also been carried out.

2.4 Research for the historical development section and the historic maps and photographs appendices was undertaken using local archives and study centres including Manchester City Archives and Cheshire Archives and Local Studies. Suitable online sources were also utilised including the image collections of the British Library, Historic England and Greater Manchester Lives. Reference was also made to existing unpublished reports on the site prepared during the project to date which are available within the public access system of the planning section of the website of Manchester City Council.

2.5 Reference was also made to the existing Heritage Statement prepared for the current applications by Heritage Architecture Limited, access to this document having been provided under licence with the written agreement of the client.

2.6 Fieldwork for the building description and photography was undertaken by Williams Conservation Surveying on 15th December 2020 comprising note taking, digital photography and black and white 35mm film photography. Digital photography was completed using an Apple iPhone 5 digital front camera and a Fujifilm Finepix 12 megapixel digital camera. Black and white 35mm photography was completed using a Canon EOS 1000F digital SLR camera with Ilford HP5 ISO 400 35mm film. During fieldwork weather conditions were fine without cloud cover throughout and external lighting conditions were good.

2.7 During the fieldwork natural light was sufficient to enable photography to be carried out without flash or other artificial light to the ground, first, second and third floors. Limited natural light was available within the basement floor.

2.8 The photographs are numbered in the sequence commencing P1 for plates and D1 for details. The location of each photograph is identified on the annotated plans provided at Appendix 6 below. Where appropriate, the direction of the view is indicated with an arrow. General views are provided of each external elevation and details of the former shop front and other significant features. Internally, general views are given of each space, typically views from each axis and obliquely from each corner have been taken. Detail photographs are provided of internal features of interest.

2.9 Black and White 35mm photography has been undertaken as required for archiving purposes in order to record principal each principal internal space on each floor and notable details such as typical columns, column capitals, timber ceiling principals, timber sash windows and variants, and staircases. Digital and black and white plates include a 2m graduated scale bar with gradations at 50mm.

2.10 As noted above, the completed report will be deposited with Manchester City Council, GMAAS, and the OASIS system. The developed black and white 35mm photographs will be printed with a matt finish at 7” x 5” and deposited directly by post to GMAAS or Manchester City Archives as agreed with the Local Planning Authority.

2.11 The Ordnance Survey map regression data set provided at Appendix 3 below is reproduced under a perpetual commercial licence for reuse from the Ordnance Survey, granted by EMapSite Limited. The photograph copyright for the plans reproduced at Appendix 5 lies with Heritage Architecture Limited. The floor plans reproduced and annotated at Appendix 6 below are issued by Tract Architecture who retain copyright. The plans are not reproduced to scale and are for identification purposes only. Copyright of the photographs within Appendix 7 below is retained by Williams Conservation Surveying Limited.

2.12 Fieldwork and the written report were completed by Matthew Williams MA MSc PgDipSurv MRICS, Director of Williams Conservation Surveying Limited.

3. Site Location and Description

3.1 The site is located in Manchester City Centre at 9 Southmill Street and 47 Peter Street, Manchester M2 3NG, and at Ordnance Survey Grid Reference SJ 83743 97967. The building occupies the western third of the city block bounded by Southmill Street to the west, Peter Street to the south, Bootle Street to the north and Mount Street to the east. Within the same city block is No. 49 Peter Street which lies immediately to the east of No. 47 sharing a party wall with the building.

3.2 Although part of the St Peter's Square Conservation Area which focuses as the name suggests on the major city centre square, No. 47 Peter Street sits within a dense rectilinear network of streets and city blocks which have been relatively little affected by major 20th and 21st century development.

3.3 Peter Street is the main thoroughfare and runs from east to west immediately to the south of the building and connects St Peter's Square with Deansgate, beyond which it changes its name to Quay Street. Southmill Street runs from north to south across Peter Street and to the north leads to Albert Square and the relatively narrow Bootle Street, Jacksons Row and Lloyd Street.

3.4 The area retains an extensive and varied body of surviving 19th century commercial and civic buildings, including the Grade II listed former Theatre Royal and Grade II* listed former Free Trade Hall which both sit on the opposite side of Peter Street from No. 47, and the Grade II listed Harvester House which is the immediate neighbour of No. 47 Peter Street on the opposite side of Southmill Street. Across Bootle Street to the north lies the Grade II listed Manchester Quaker Meeting House.

4. Historic Development

Historic maps referred to within this section are reproduced in Appendix 2 below; Ordnance Survey maps referred to are at Appendix 3; historic photographs are reproduced within Appendix 4; the 1896 drawings of the building are at Appendix 5.

4.1 William Green's *Plan of Manchester and Salford* dated 1787 shows the site before substantial development of this area and although the grid plan of streets including Peter Street and Bootle Street had been laid out there are few buildings and the area remains semi-rural in character, a short distance from the then centre of Manchester to the north and Deansgate to the west. Southmill Street is also visible on the plan, however it is referred to as "South Hill Street", suggesting that Southmill Street is a later corruption of the original street name. During the 19th and early- to mid- 20th centuries, the street was known as "South Street" being altered again to "Southmill Street" during by 1973 at the latest.

4.2 An early written reference to the site of 47 Peter Street is provided by the Title Register to the current building held at HM Land Registry (Title Number LA270400). This records a yearly rent charge being attached to the land as a result of a conveyance signed on 11th December 1823 by four parties named as Charles Brandt and John Rothwell (as a single party), John Brown, Charles William Leake, and Charles Banks. The conveyance is likely to relate to the first buildings on the site. This corresponds with two maps of the City of Manchester by James Pigot dated 1821 and 1824, the first showing the site unoccupied whilst the second shows the rear part of the site has been built on. The first building on the site may therefore be dated to c. 1823.

4.3 Joseph Adshead's *Twenty Four Illustrated Maps of the township of Manchester* of 1851 provides the earliest reliable details of the use of the buildings on the site. At this time, the front part of the site facing Peter Street was partially in use as business or commercial premises. The rear section of the site contained a tightly packed yard of terraced housing referred to as "Gibson's Buildings". In a reflection of the extremely cramped living conditions prevalent in Manchester in the mid-19th century, Goodwin's Buildings (later Goodwin's Court) contained some 15 individual private dwellings in three terraces each of five houses. Two of these were arranged back-to-back adjacent to Southmill Street whilst the third terrace was separated by the yard and adjoined the site of No. 49 Peter Street.

4.4 Slater's *Map of Manchester* of 1871, whilst providing relatively little detail by comparison with Adshead, does appear to show the yard serving Gibson's Buildings, however the map may already have been outdated as plans were submitted to the City Council for the construction of the present warehouse building at No. 47 Peter Street in 1868. The architect for the new building was Walters, Barker and Ellis.

4.5 Edward Walters (1808 – 1872) was a prolific commercial architect in Manchester during the early- to mid- 19th century and is partially credited with the introduction of the Italianate "Palazzo style" of commercial warehouse which became common in the city from the 1840s onwards, Walters having set up practice in the city in 1838. In particular, Walters was known for his adoption of Italian Renaissance precedents in general, and the late Renaissance "Mannerist" movement in particular. This is evident in several of the external details of the building noted in the detailed Building Description section below.

4.6 Walters was responsible for the design of the Free Trade Hall of 1853 - 1856, also on Peter Street a short distance from No. 47 on the opposite side of the street. By 1860, however, he had largely resigned from practice and he went into partnership with his two trainees, Thomas Groom Barker (1829 – 1915) and George Ellis (1828 – 1890). The practice of Walters, Barker and Ellis only survived for three years between 1865 and 1868, and as a result No. 47 Peter Street was one of Walters' final commissions in his distinctive Palazzo style.

4.7 Charles E. Goad's *Insurance Plan of the City of Manchester* of c. 1885 (with subsequent revisions) provides unparalleled detail of the construction and use of commercial buildings in the city centre at this time. In respect of No. 47 Peter Street, Goad's map identifies that the building was in use as a shipping warehouse of four floors plus a basement. The map also provides many additional details which remain visible including the presence of a driveway into the lower ground floor or basement from the Bootle Street elevation, the hoist adjoining No. 49 Peter Street, and five small roof lights, detailed as each being of less than 50 square feet in area.

4.8 A number of the details noted in Goad's map no longer exist, these included a 10 horse power stationary steam engine at sub-basement level and a corresponding industrial factory chimney of some 15 feet in height above roof level, both located at the north-east corner of the building. This suggests there was formerly a sub-basement in at least one area of the building, however access is either no longer available to this space or it has been infilled following the removal of the stationary steam engine. Goad's plan also identifies that the original hoist within the building was formerly fitted with iron doors, beneficial for fire protection, however these are no longer in existence.

4.9 Building Control records held at Manchester City Archives detail the addition of a new principal staircase to the building which took place in 1896. The plans are reproduced at Appendix 6

below. The new stair was located to the north side of the west elevation to Southmill Street and included a new entrance doorway at this location. The doorway appears to have closely matched the original main entrance on Peter Street which was removed during later alterations.

4.10 The details of the Southmill Street stair provided by the building control plans at Manchester City Archives show a grand half turn staircase with landings and a central atrium and this suggests the stair may have been provided to allow access to the warehouse floors for potential customers.

4.11 The architect for the alterations was James Redford (1836 – 1911) whilst the client was the current owner of the warehouse at that time, Joseph Robert Heaven (1840 – 1910). As discussed in the building description below, the Southmill Street stair was subsequently removed and an infill section of floorboards can be seen at each level within the building as a result.

4.12 An aerial photograph of 1930 taken across Albert Square and including No. 47 Peter Street shows a number of features of the roof which were subsequently lost as a result of bomb damage during the Second World War. These include several perimeter chimneys at the edge of the building, a typical feature of 19th century commercial buildings in Manchester City Centre. The factory chimney identified in the Goad plan can also be seen within the photograph.

4.13 The City Surveyor's bomb damage map of 1941 records that on 12th June of that year No. 47 Peter Street was the subject of a direct hit by an incendiary bomb. The map indicates that although the building was damaged it was not destroyed and it is likely that damage was restricted to the north-east staircase which was subsequently entirely replaced during the c. 1950s. The survival of the original floor plan and layout, including timber floors, strongly suggests that there was no wider damage to the building.

4.14 Ordnance Survey mapping of 1948 onwards refers to the building at No. 47 Peter Street as "Lancashire House" whilst some later editions show only a narrow section of the eastern part of the building's footprint labelled as such. This suggests that access was provided through this section to the hoists which reached an operational warehouse at the first floors and above.

4.15 Manchester Archives and Local Studies retain photographs taken in 1950 and 1956 which show the façade of No. 47 Peter Street prior to alterations to the ground floor carried out in 1963. The photograph confirms that prior to these alterations the elevation facing Peter Street followed the same pattern as that to Southmill Street with banded rustication and a substantial main entrance. At first floor level the building appears to be in office use with secondary glazing in place, since removed.

4.16 In 1963, architects Thurlow Lucas and Janes of London submitted plans to Manchester City Council on behalf of the Temperance Permanent Building Society for the reconfiguration of the ground floor offices within No. 47 Peter Street and the provision of a new shop front to Peter Street. As discussed in the Building Description section this shop front survives in good condition and comprises a simple polished black marble facing to the Peter Street elevation and the return to Southmill Street. Thurlow Lucas and Janes operated as an architectural practice until 1996.

5. Building Description

Locations referred to within this Section are highlighted on the annotated plans at Appendix 6. Photographs referred to within this Section are numbered as either Plates or Details and are located at Appendix 7.

Exterior

5.1 No. 47 Peter Street is of four principal floors with a partially submerged sub-ground floor or basement. The building is divided into four bays facing Peter Street and nine bays facing Southmill Street, these being the two principal elevations. A third, more modest, elevation facing Bootle Street is divided into three bays with a detached staircase bay at the north-east corner (Plate 3). The construction throughout is of soft red facing brickwork with decorative details in sandstone. When viewed from street level a brick parapet conceals the roof pitches (Plates 1, 2, 3, 4 & 5).

5.2 Stylistically the exterior of the building follows the Italian High Renaissance revival tradition of the urban palazzo, a decorative form commonly used in city centre warehouses in Manchester during the mid- to late- 19th century. The building adopts a number of distinctive features from this tradition, notably the substantial ground floor plinth in stone with alternating bands of plain and vermiculated rustication throughout the length of Southmill Street.

5.3 Set into the plinth is an oversized classical doorcase, a distinctive feature of the mid-16th century Renaissance palazzo and its subsequent stylistic revivals. Although this entrance dates from the 1896 alterations it matches the original design formerly at ground level on Peter Street and visible in photographs of 1950 and 1956. A particular, distinctive Mannerist feature within the doorcase is the use of a dropped keystone within an otherwise finely decorative design (Detail 1).

5.4 At lower ground floor level the plinth is formed entirely of vermiculated rustication, emphasising the lesser importance of this area within the building. The alternating rustication of the ground floor acts as a transition between this primitive architectural motif and the classically refined upper storeys, most notably the oversized first floor or *Piano Nobile* corresponding with the warehousing areas of highest status.

5.5 This first floor level is distinguished by the use of exceptionally large sash windows, each of which on the principal Southmill Street and Peter Street elevations is framed by a stone entablature surmounted by a continuous corbelled stone stringcourse. Between the windows are blank projecting rectangular brickwork panels which add texture to the overall composition.

5.6 The base of the first floor window enclosures feature stone "ears" which protrude downwards through the stringcourse into the ground floor plinth below. The attachment of "ears" at the base rather than the top of the window frame (as would be expected) and their protrusion into the lower floor is a distinctive late Renaissance or Mannerist detail taken from the mid- to late- 16th century palazzo design in Central and Northern Italy (Detail 2). As noted above, the architect Edward Walters was noted for his adoption of Mannerist detailing in his designs.

5.7 To the upper floors the decorative motifs employed are more modest in accordance with the diminishing status of the higher floors of the former warehouse. At second floor level the windows are set in round-headed brickwork openings and linked by a slim decorative stone stringcourse (Detail 3). Above a further stringcourse the third floor windows revert to a square-

headed form with simple stone surrounds to each and protruding ears as seen at first floor level although more modest in form (Detail 4). At the eaves level is a substantial dentillated stone cornice.

5.8 The building adopts another motif distinctive to 19th century commercial buildings in Manchester in the use of chamfered corners at the junctions of Southmill Street with Peter Street and Bootle Street. The chamfers are formed in brickwork to match the principal elevations, with all stonework details such as the rusticated plinth stonework, stringcourses and cornices carried across the chamfer. The absence of these features to the Bootle Street elevation reflects the secondary nature of the street and the lesser importance accorded to this more modest part of the building.

5.9 The elevations may be described as possessing an "implied classical Order", in that the features of classical Order of columns are present (i.e. the plinth, cornice and bay structure) without the columns themselves. As a result, the architectural composition of the building is finely balanced and is defined as much by those classical features deliberately omitted as by those included. As such the building is "classically literate" in design terms and demonstrates a considerable depth of understanding of Renaissance Italian precedents on the part of the original architect.

5.10 To the Peter Street elevation and the chamfered return into Southmill Street, the ground floor has been refaced with polished black marble which whilst largely plain and without decorative features is very finely detailed. In particular, the street names and number of the building have been carved into the marble face as "PETER STREET" and "SOUTH STREET" (later to become Southmill Street during the c. 1970s) at high level to each elevation and the number "47" to either side of the principal entrance door on Peter Street (Details 5, 6, 7 & 8).

5.11 To the Bootle Street elevation at lower ground or basement floor level there is a former vehicle entrance opening which once provided direct access to the floorplate of the warehouse (Detail 9). This feature is visible on Charles E. Goad's map of 1885 as discussed in the historic development section above.

Roof coverings and configuration

5.12 Internally the roof structure comprises eight principal Queen post trusses with diagonal braces (Plate 6). The principal trusses run east to west across the width of the building and correspond with the bay divisions visible externally on Southmill Street. As a result, two principal roof pitches are formed facing Southmill Street to the west and No. 49 Peter Street to the east. To each of the north and south terminations of the roof, there are two truncated King post trusses which form hipped roof pitches facing Peter Street to the south and Bootle Street to the north (Detail 10).

5.13 The roof trusses within the building are all formed of very substantial sections of sawn softwood timber, likely to be of imported Scandinavian origin. Each of the Queen post uprights has been strapped to the base of the truss with a simple wrought iron section, however no subsequent straps or interventions are visible. Principal Truss No. 4 (beginning at the north end of the roof space adjacent to Bootle Street) has been strengthened with a "X" shaped section across the centre of the Queen post arrangement (Detail 11). This strengthening addition may have accommodated machinery serving the adjacent hoist.

5.14 The roof covering build-up is partially concealed by underdrawing, however where visible this comprises natural slate on softwood timber battens supported by softwood timber rafters (Detail

12). A single principal purlin is visible a short distance above wall plate level, however it is likely that additional purlins of similar dimensions are concealed at the upper levels of the pitches. The roof pitches have been underdrawn with a traditional finish of lime-based plaster supported on riven timber lathes. Notches to the timber trusses suggest that the principal trusses supported mezzanine levels in some areas of the third floor however these have since been removed.

5.15 The eastern principal roof pitch has three small roof lights with a fourth much larger unit which corresponds to the original hoist below. Whilst all the roof lights have replacement Georgian Wired glazing, the opening serving the large roof light above the hoist is enclosed with timber lathing and lime plaster suggesting that this opening is contemporary with the original build (Detail 13).

Interior

Third floor

5.16 The third floor is an open warehouse floorplate directly beneath the roof void with the principal features being the stair enclosure to the north-east corner and two hoist openings to the east wall (Plates 7 & 8).

5.17 Throughout the third floor the internal face of the walls is visible, the finishing plaster having been removed. To a single location on the west (Southmill Street) elevation a section of the original lime based plaster can be seen around one of the window returns (Detail 14). The underlying masonry visible elsewhere comprises common soft red brickwork laid in English Garden Wall bond, bedded in a lime based mortar. Typically there are three courses of stretchers to every one of headers within the bond, however this does vary suggesting the ad hoc nature of those internal parts of the original build which were not intended to be visible. At lower level the segmental brick relieving arches to the window openings of the second floor below can also be seen.

5.18 Comparatively few other features remain within the exposed masonry of the third floor. These include former fireplaces at the north-west and south-east corners of the floorplate although all hearth and fire surround details have been removed. To each window opening the return is formed in finely detailed bullnosed brick which formed the basis for the original curved detail in lime plaster (Detail 15). At high level to the stair enclosure at the north-east corner of the floor plate there is a protruding corbelled stack, the function of which is unclear as there are no corresponding fireplaces in this location at the lower levels (Detail 16).

5.19 Windows at third floor level generally comprise square-headed one-over-one timber box framed sliding sash windows without horns (Detail 17). Each window retains two original indented sash pulls to the lower sash and a single original sash catch (Details 18 & 19). These are typically of brass however they have been overpainted.

5.20 An exception to this pattern is found in the windows to the north (Bootle Street) wall which comprise a single one-over-two sash and two two-over-two sashes which in other respects are identical to the standard type (Detail 20).

5.21 Floors at third floor level comprise plain exposed close boarded timber floorboards. Within an area to the north-east corner of the floor plate the floorboards have been reinstated with a

narrower set of boards suggesting a 20th-century replacement. This area corresponds with the stair inserted into the building in this location in 1896 (Detail 21).

Second floor

5.22 The second floor of the building generally follows the pattern established at third floor level and is similarly open in plan having formerly provided a single floorplate for warehouse use (Plates 9 & 10).

5.23 The ceilings of the second floor formerly comprised timber lath with lime plaster attached to the timber joists supporting the floorboards of the third floor above. The lath and plaster has since been removed however leaving the floorboards of the third floor as the ceiling finish (Detail 22).

5.24 The ceiling is supported by substantial timber principal joists running from east to west which follow the bay structure established at third floor level and correspond with the eight roof trusses seen within the roof. As before, these are of softwood and likely to be of imported Scandinavian origin. The principal joists to the second floor however have a decorative corner chamfer and stop detail throughout (Detail 23).

5.25 The timber principal ceiling joists are supported mid-way through the floorplate by a single line of eight cast iron columns running north to south. The columns are simple in form with plain splayed capitals to distribute the load accepted from the floor above (Detail 24). Each column supports a cast iron clasp which holds the timber joist above in place and accepts the floor loading (Plate 11; Detail 25).

5.26 An additional line of joists runs from north to south through the centre of the building, following the cast iron columns. The two northernmost cast iron columns are offset from the rest of the group, reflecting the narrowing of the floorplate at this point to accommodate the north-east stair (discussed below).

5.27 The external masonry envelope at second floor level follows the pattern established at third floor level with common soft red brickwork laid in English Garden Wall bond and bedded in lime mortar, now exposed having formerly been lime plastered to form an internal finish. Window openings are formed as before with bullnosed brickwork reveals.

5.28 Whilst there are two former fireplaces at second floor level these are in the south-east and south-west corners of the floorplate, with no fireplace to the north-west corner at this level. There is a single freestanding masonry partition at second floor level attached to the west (Southmill Street) elevation. This structure post-dates the original build as it truncates the chamfer and stop detail of the beam of this bay division (Detail 26).

5.29 Windows to the second floor are of one-over-one timber box framed sash form without horns, as seen at third floor level. The second floor windows however have round heads to the upper sash to fit the round-headed external window openings (Detail 27). As before, original ironmongery survives largely intact to the windows comprising two recessed sash pulls and a sash catch to each window. As before, the windows to the north (Bootle Street) elevation match the general pattern however they are of two-over-two sash form rather than one-over-one as seen on the other two elevations.

5.30 Floor coverings at second floor level comprise exposed close boarded softwood floorboards, following the pattern established at third floor level. As before, a section to the north-west corner of the floor has been infilled with later floorboards of narrower dimensions.

First floor

5.31 The first floor of the building continues the pattern established at second floor level with minor variations (Plates 12 & 13). As before, the ceiling comprises exposed floor joists with the floorboard soffits of the third floor above, whilst the former lath and plaster ceiling finish has been removed. Whilst the principal ceiling joists are of the same form as those at second floor level with a chamfer and stop detail, to parts of the first floor adjoining Southmill Street a timber cornice detail is also visible at the level of the former lath and plaster ceiling (Detail 28).

5.32 The first floor is significantly greater in height than the second floor above, reflecting its status as the principal floor or *Piano Nobile* within the composition of the building following the form of an Italian Renaissance Palazzo as discussed in the external section above. As such the columns are taller than those seen at second floor level, however in other respects the design of the columns matches those above (Detail 29).

5.33 The external masonry envelope of the building at first floor level follows the pattern established at the upper levels, however the window reveals to the first floor are chamfered to a corner with the internal face of the wall instead of adopting the bullnosed detail seen on the upper floors (Detail 30). There are two former fireplaces to the south-east and south-west corners, as seen at second floor level.

5.34 The windows at first floor level conform to the pattern established at the upper levels, comprising one-over-one timber framed box sashes without horns (Detail 31). Original ironmongery also survives as before. The first floor windows are square headed and are significantly greater in height than those of the upper floors, corresponding with the greater ceiling height of the floor as a whole and its elevated status. As before, the windows to the north (Bootle Street) elevation match the general pattern however they are of two-over-two sash form rather than one-over-one as seen on the other two elevations.

5.35 Floor coverings at first floor level comprise close boarded softwood floorboards as seen at the upper levels, however at first floor level the remains of other finishes can be seen in some areas, these appear to comprise a mixture of vinyls and similar materials.

Ground floor

5.36 The ground floor of the building has been converted for restaurant use and many fewer historic features remain visible than to the upper floors (Detail 32). The pattern of cast iron columns supporting the ceiling timbers (which are now enclosed) remains visible however. At ground floor level there is a single additional column located at the fifth bay division when counting southwards from Bootle Street. It is likely that this accepted additional loading in this area related to goods or machinery associated with the adjacent hoist.

5.37 The external masonry enclosure at ground floor level is of exposed brickwork as seen at the upper levels, however the bricks have been cleaned and are partially concealed as a result of the restaurant fit out. The windows correspond with those seen at the upper levels although they have been refurbished and redecorated with some replacement ironmongery. No other features of historic interest survive within this area.

Lower ground / Basement floor

5.38 The lower ground / basement floor forms part of the restaurant fit out and follows the pattern established at ground floor level including the presence of a single additional cast iron column (Detail 33). At basement level the principal timber joists are also exposed however and these follow the pattern established at the upper floors with a chamfer and stop detail to the corners. No other features of historic interest survive within this area.

Stairs

5.39 Following the removal of the principal stair dating to c. 1896 there is now a single stair serving the upper floors of the building at the north-east corner. This is of simple dog-leg form with intermediate landings between each half flight. The stair is of softwood timber with the construction of the treads and risers being of notably high quality when the open soffits are viewed from beneath (Detail 34).

5.40 The timber newel posts, handrails and stringers to the centre of the stair are all of simple and robust form (Detail 35). The perimeter handrails to the walls of the staircase enclosure have been lost from the upper floors along with the intermediate balusters leaving only the central newel posts and handrails in place. At ground floor level however, the final flight of the staircase down to a former exit onto Bootle Street retains these features along with a fragmentary skirting board and doorcase to the staircase enclosure which gives access to this area at first floor level (Details 36, 37, 38 & 39).

5.41 The windows serving each half storey landing of the staircase on the Bootle Street elevation of the external wall are of a different form from those seen elsewhere. Whilst the windows are timber frames vertical sliding sashes they are of two-over-two form with segmental rounded heads and horns (Detail 40).

5.42 The stylistic features of the staircase windows suggest a later 19th century date and they may therefore correspond with the phase of alterations to the building during 1896 when the new principal staircase was added. The sashes have Georgian Wired glazing which is itself a later, mid-20th century replacement.

5.43 Although the north-east stair and the window glazing are all of mid-20th century date, it seems likely that they replace a previous stair in the same location, works which may have been required following the bomb damage to the building in 1941 as discussed above. In particular, the presence of an original chamfer and stop detail to the ceiling beams at each floor which terminates at the stair enclosure (and was not, therefore, truncated by it) suggests that this is the original location of the access stair.

5.44 This is further evidenced by the offset of the two original cast iron columns adjacent to the stair enclosure in order to centre them within the reduced floorplate width of these two bays due to the presence of the stair. Additional evidence for the partial reconstruction of the stair enclosure following the bomb damage comes from the use of clay pot construction in some of the surrounding walls, a cheap material used in the mid- twentieth century for repairs and lightweight new construction.

Hoists

5.45 The principal access hoist to the upper warehouse floors of the building was located adjacent to the east wall adjoining No. 49 Peter Street, and this remains as an open void through the upper floors of the building. The inclusion of this feature in the original design is confirmed by the presence of original chamfer and stop details to the timber joists supporting the edge of the floor structure around the edge of the void (Detail 41). In addition, at third floor level, the void is partially enclosed by an original section of lath and lime plaster partition, confirming the inclusion of the hoist as part of the original design. The hoist is depicted in Goad's map of c. 1885.

5.46 A short distance to the north of the original hoist is a significantly later secondary hoist enclosure which now houses the air conditioning plant serving the ground and basement levels of the building. The mid-20th century date of this structure is confirmed by its use of reinforced concrete principals and the truncation of the original chamfer and stop details to those beams which adjoin the former hoist (Detail 42).

6. Discussion and Conclusions

6.1 The building retains many details of interest and the original form at first, second and third floor levels and within the roof void is easily legible. In particular, No. 47 Peter Street retains fine structural timberwork and the presence of carved chamfer and stop details on the principal beams provides invaluable information on the original layout and subsequent alterations. The presence of original timber lath and lime plaster around the hoist enclosure similarly provides accurate dating of the installation which can be matched with the records on the Goad plans of c. 1885. Externally, many fine details survive including Mannerist details characteristic of Edwards Walters' interest in the later 16th century in central and northern Italy. Notably these include the use of dropped keystones and the intrusion of decorative features from the first-floor window openings into the cornice below. The 1963 shop front of polished marble is also of particularly high quality and survives in good condition with carved street names and numbers intact.

6.2 No. 47 Peter Street is a good example of the Italianate Palazzo warehouse tradition in central Manchester which was particularly prominent in the city during the 1840s – 1870s. The connection between the building and the nearby Free Trade Hall through the architect Edward Walters (1808 – 1872) is of particular interest and demonstrates the development of the Italianate Palazzo tradition in Manchester within a small geographical area on Peter Street. Having been designed in 1868, No. 47 Peter Street is one of the final completed works by Walters alongside his trainees and later business partners Thomas Groom Barker (1829 – 1915) and George Ellis (1828 – 1890). The building is also likely to be amongst the final works of the practice of Walters, Barker and Ellis as the company ceased trading in 1868. As such No. 47 Peter Street is both a high quality survival of a building type particular to Manchester and also plays an important part in understanding of the development of the commercial Italianate Palazzo style in the city.

7. References

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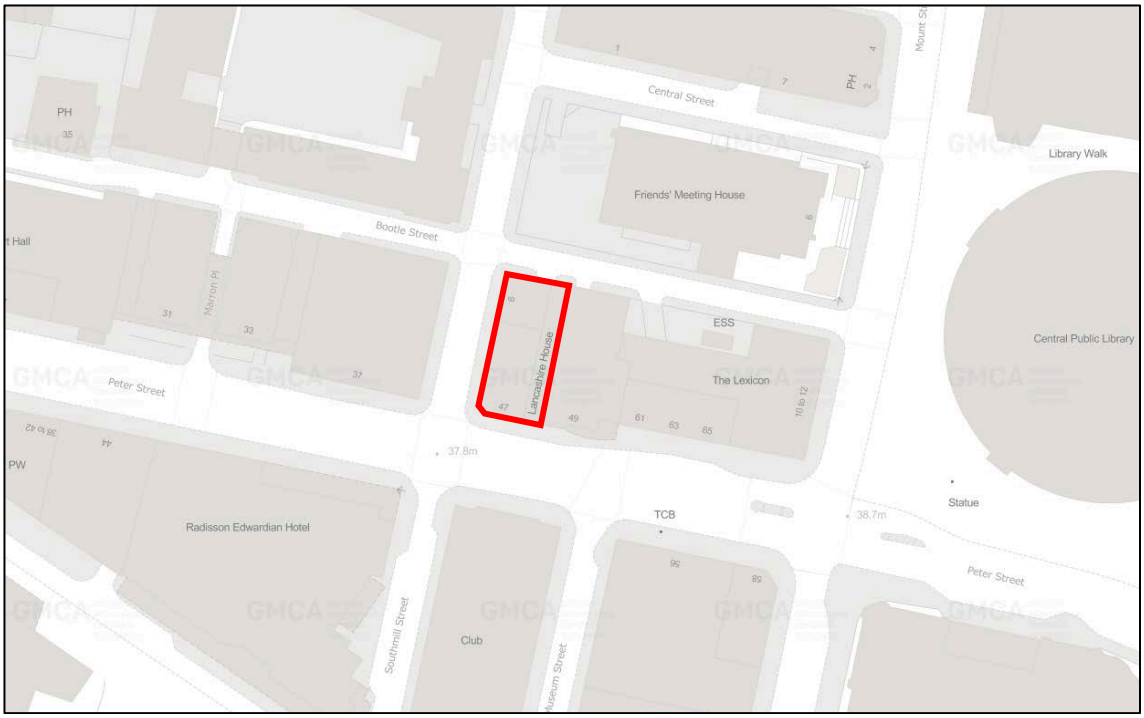
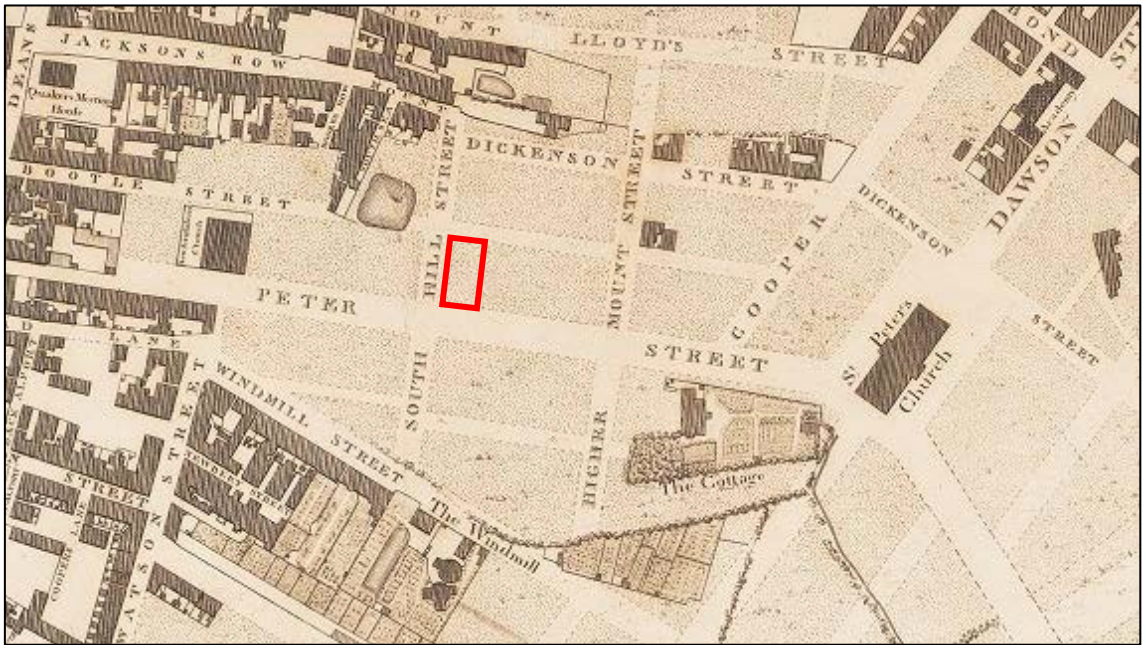
Accessed on 18th December 2020.

Appendix 1: Site Location Plan



For identification purposes only and not reproduced to scale. The site is outlined in red.
(Greater Manchester Combined Authority / Ordnance Survey data).

Appendix 2: Historic maps and plans



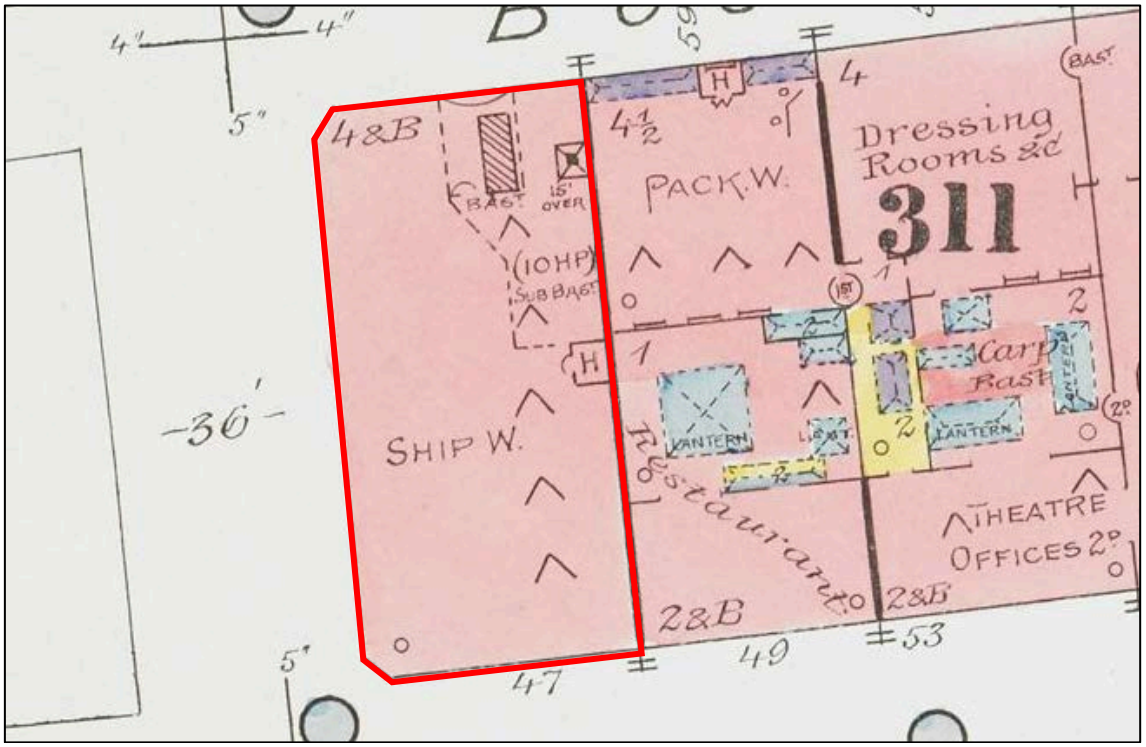
1787: Extract from *A Plan of Manchester and Salford* by William Green. (University of Manchester Special Collections)

1821: Extract from J Pigot's *Plan of Manchester and Salford.* (University of Manchester Special Collections)

1824: Extract from J Pigot's *New Plan of Manchester and Salford.* Note the appearance of building on the site for the first time since Pigot's first map of 1821. (University of Manchester Special Collections).

1851: Extract from Joseph Adshead's Map of Manchester. Note the depiction of 15 small terraced houses around Goodwin's Court to the rear of the site. (University of Manchester Special Collections)

1871: Extract from Slater's *Map of Manchester.* (University of Manchester Special Collections).



c. 1885: Extract from Charles. E. Goad's fire insurance plans (British Library Online Exhibitions)

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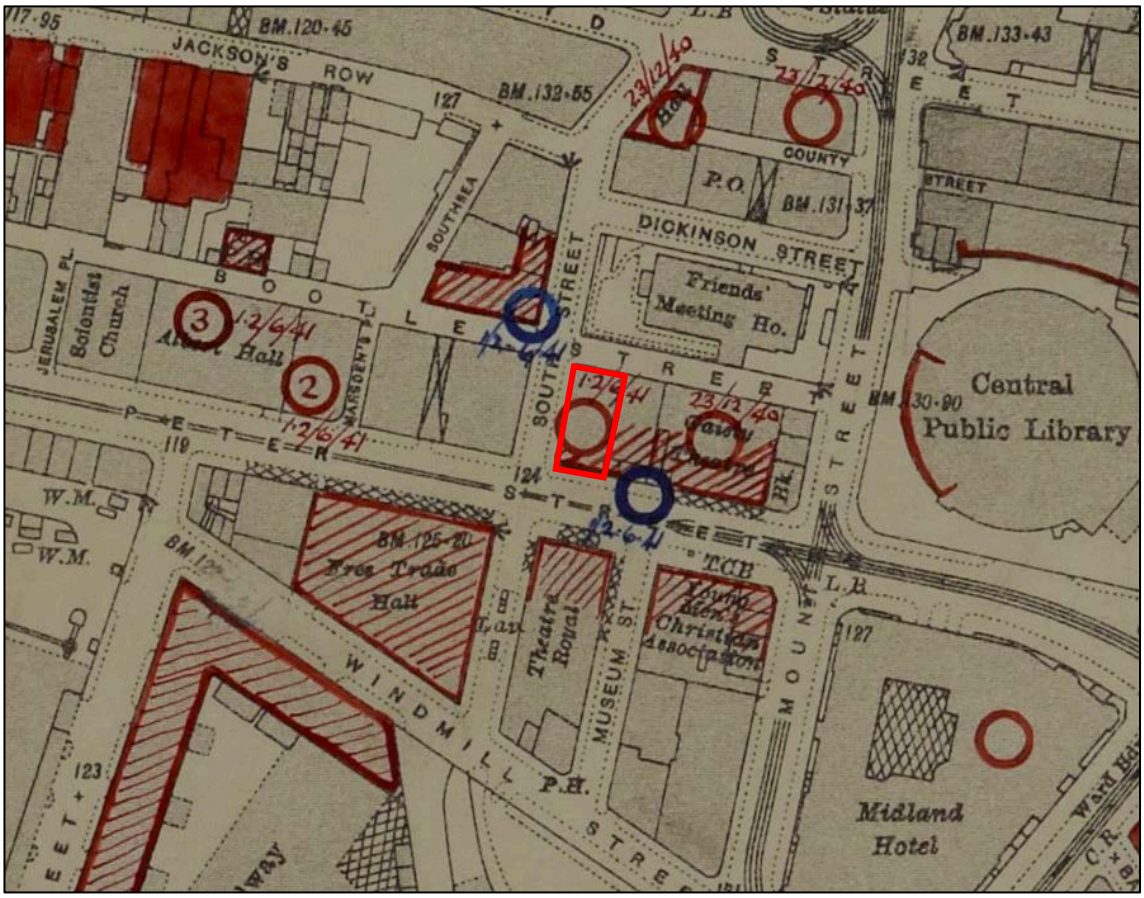
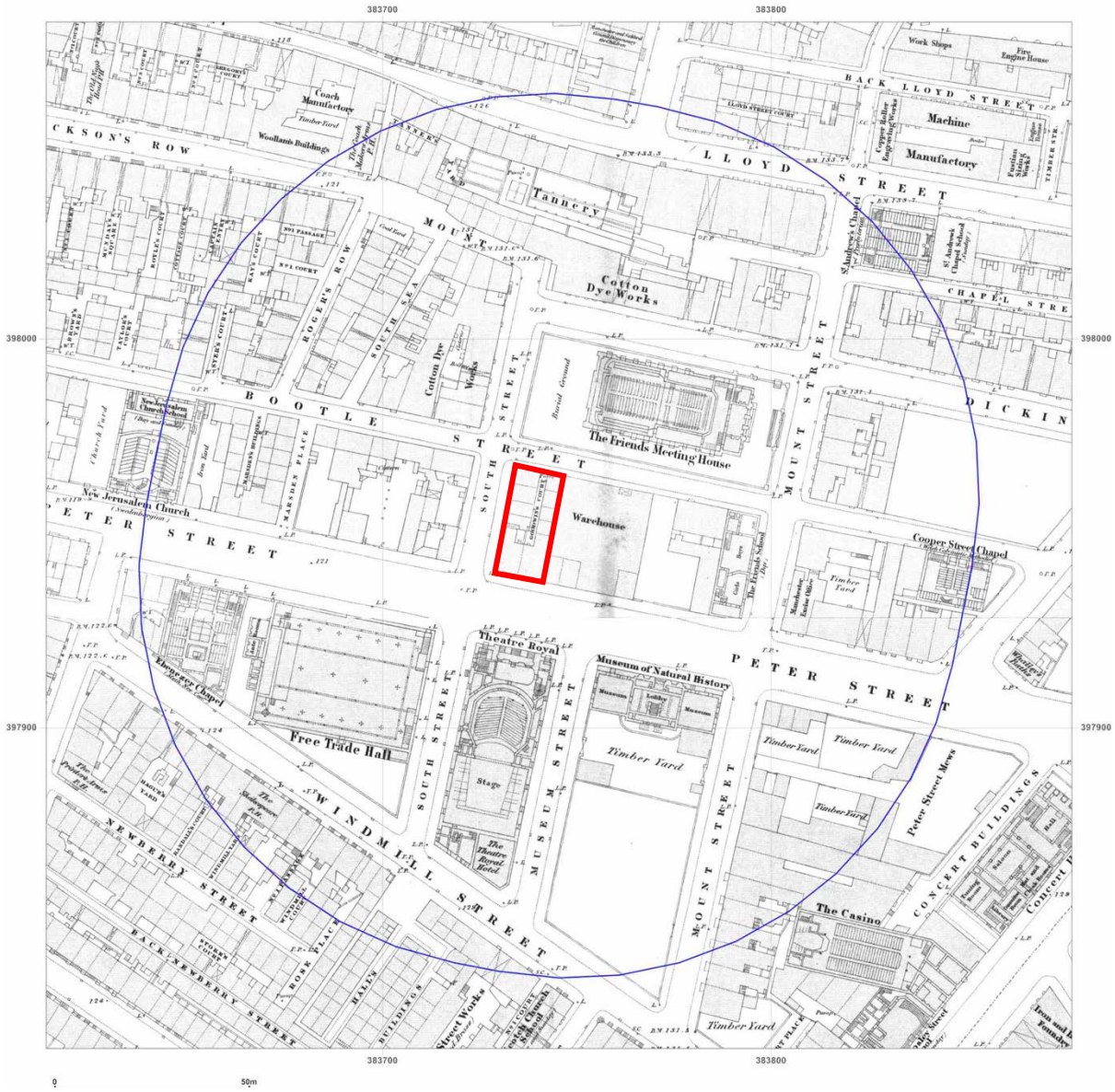


1941: Extract from the City Surveyor's bomb damage map of Manchester. Incendiary bombs are marked with round circles, damaged buildings as diagonal red hatch, and destroyed buildings as solid red hatch. (University of Manchester Special Collections).

Appendix 3: Ordnance Survey map regression data set

All Ordnance Survey maps reproduced under perpetual commercial licence from Emapsite Limited.

Not reproduced to scale.



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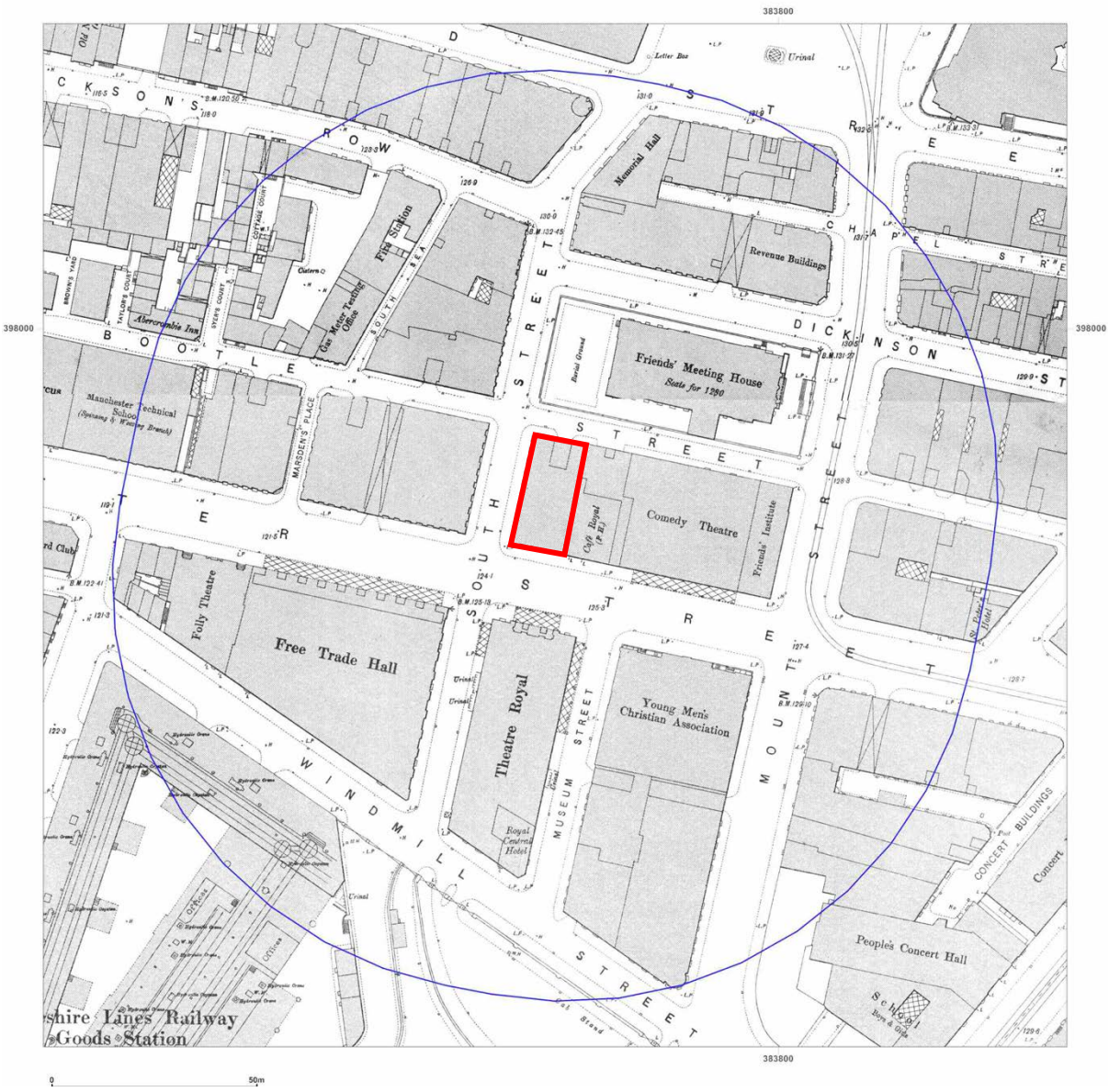
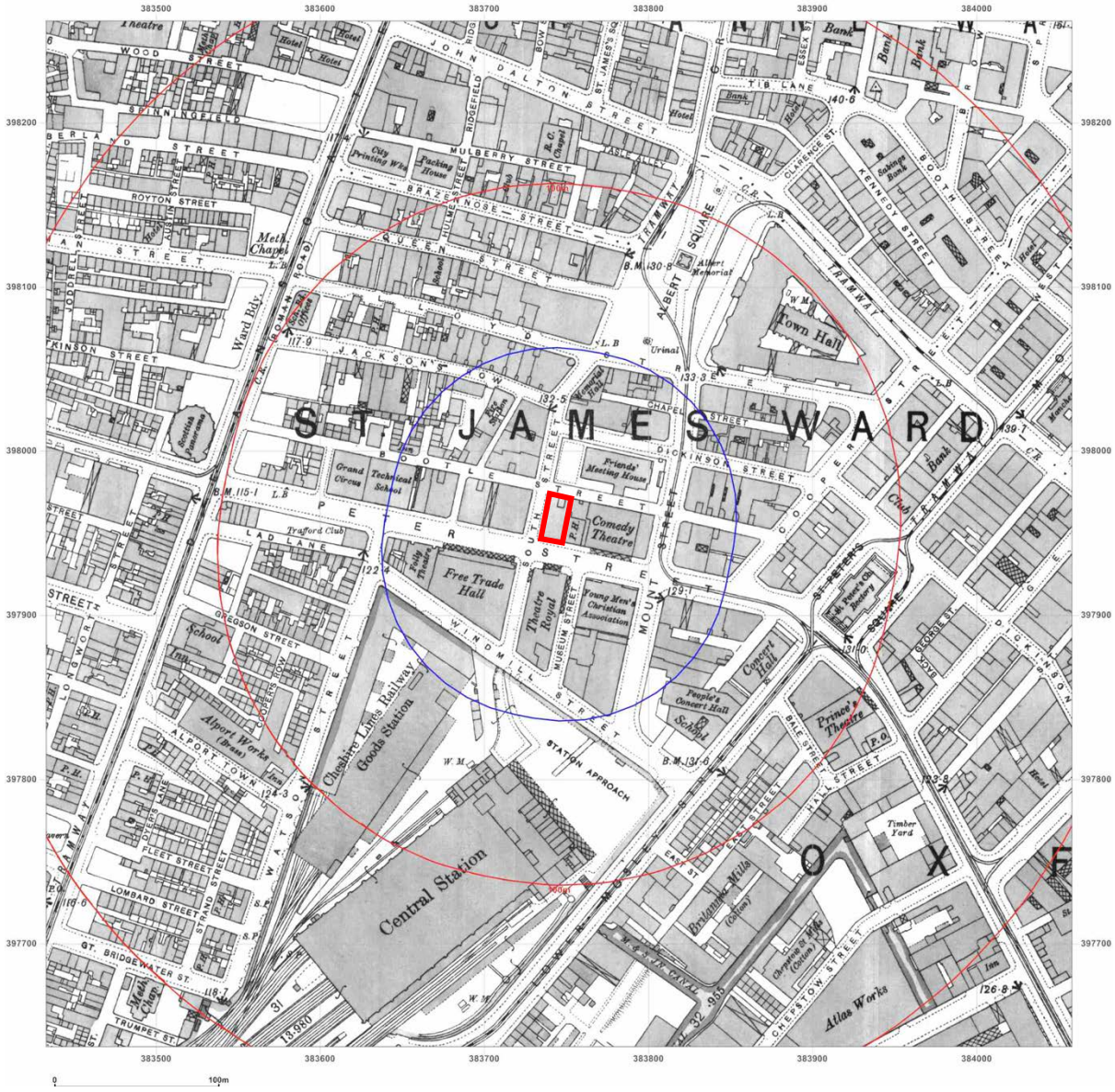

383800
398000
Memorial Hall
Revenue Buildings
Fire Station
Gas Meter Testing Office
Abercrombie Inn
Friends' Meeting House
Seats for 1250
Manchester Technical School
Comedy Theatre
Friends' Institute
Folly Theatre
Free Trade Hall
Theatre Royal
Royal Central Hotel
Young Men's Christian Association
People's Concert Hall
Concert Buildings
Goods Station
0
50m

1891



1893

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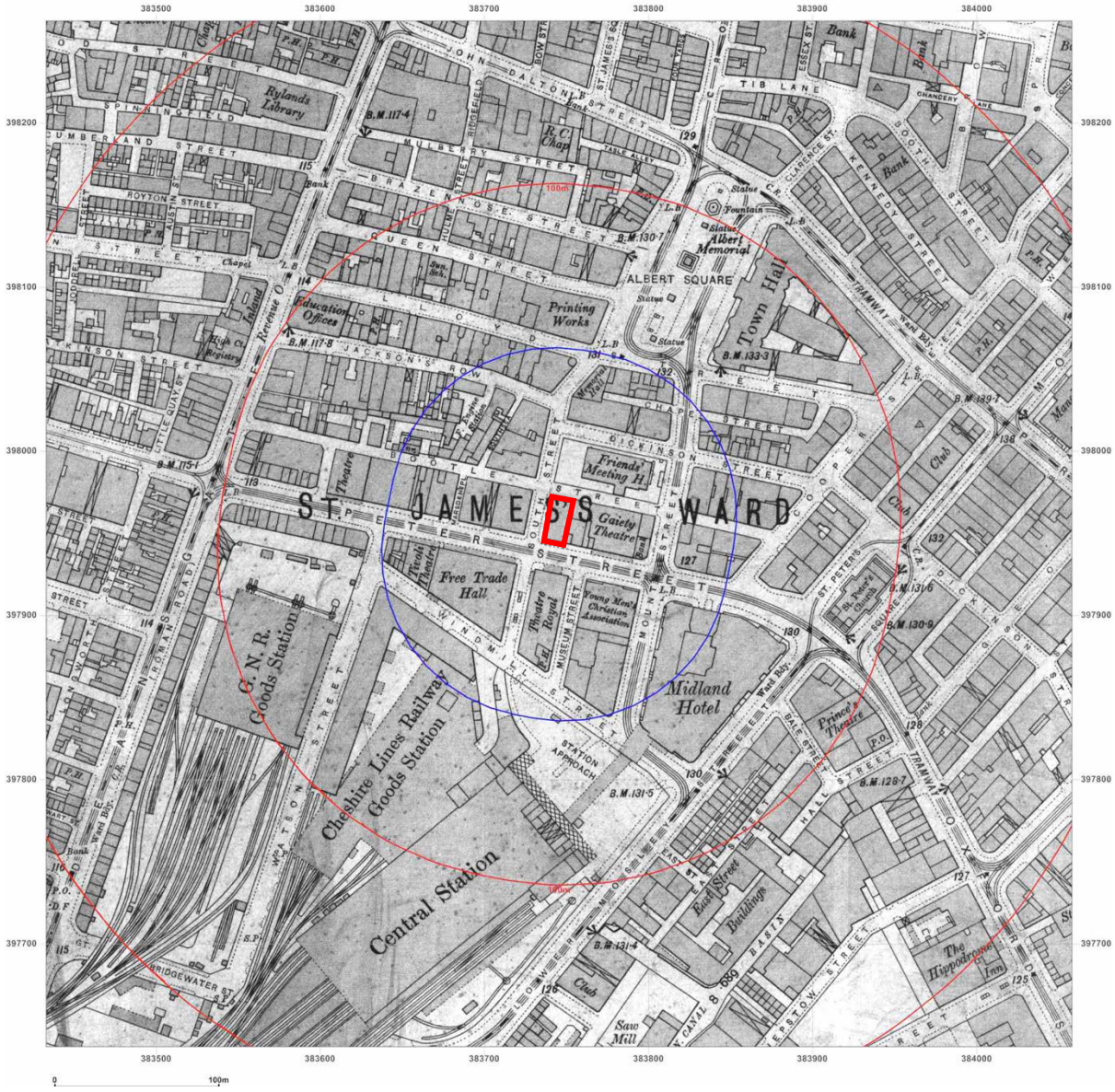

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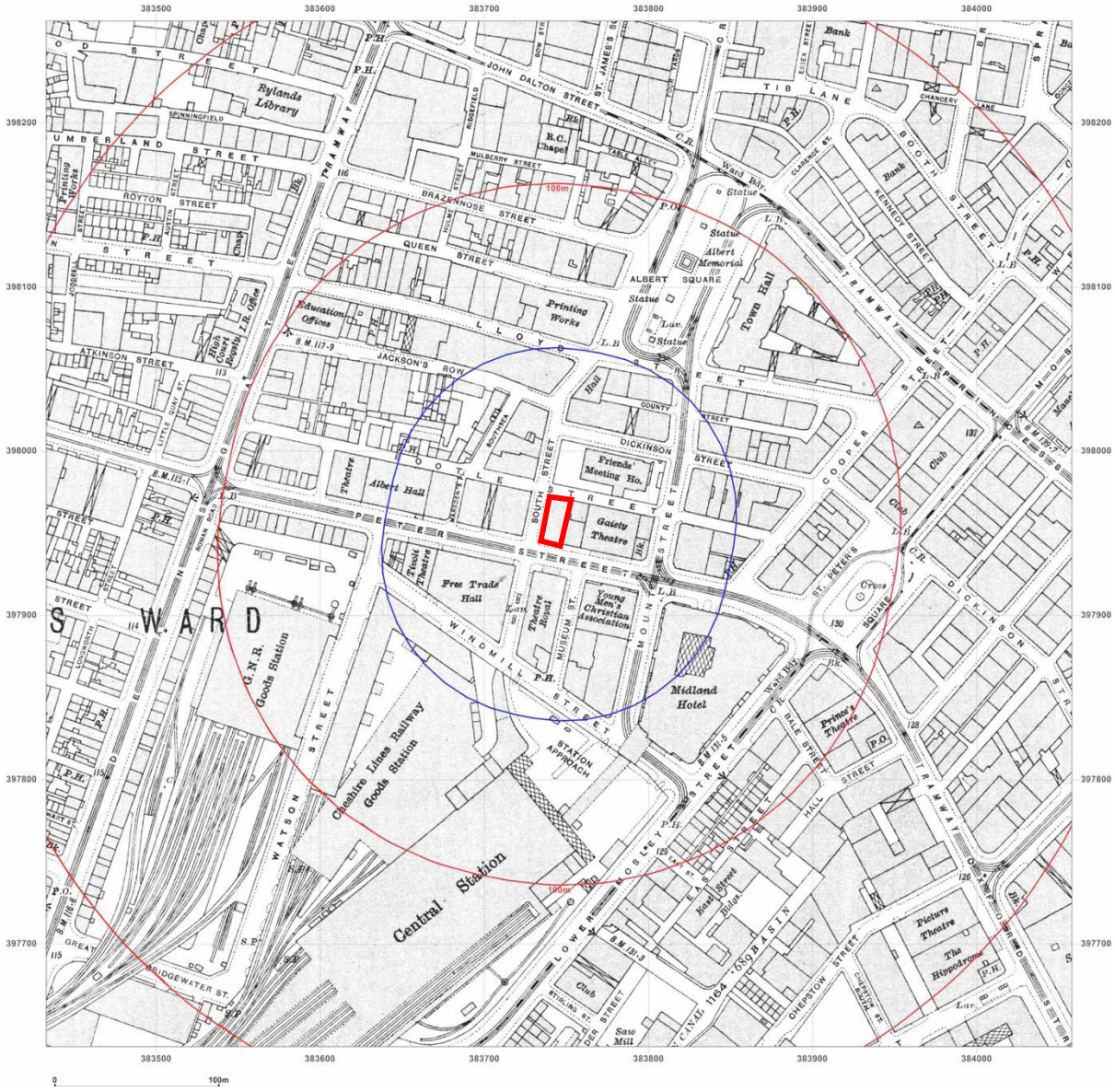

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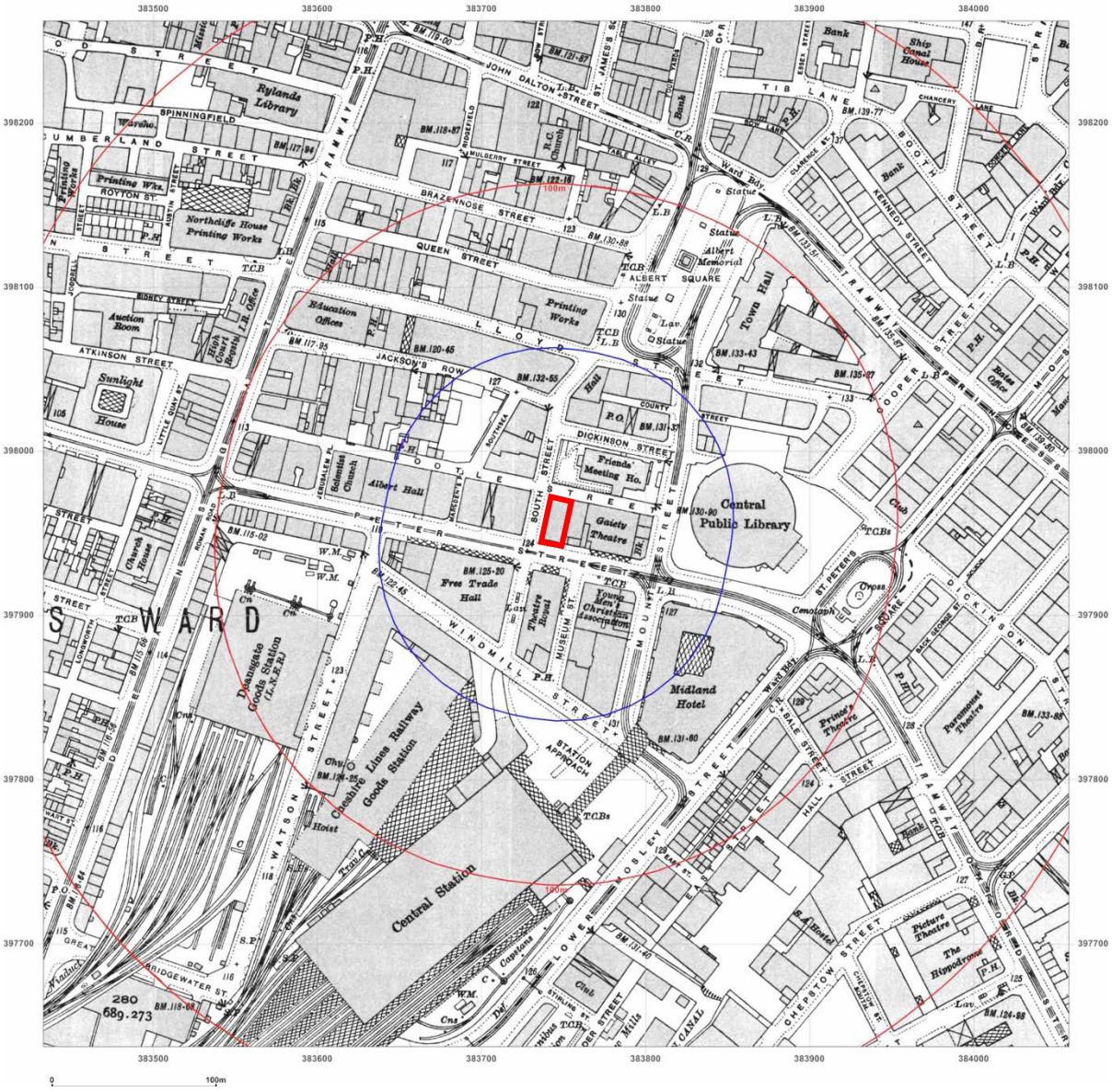

1932

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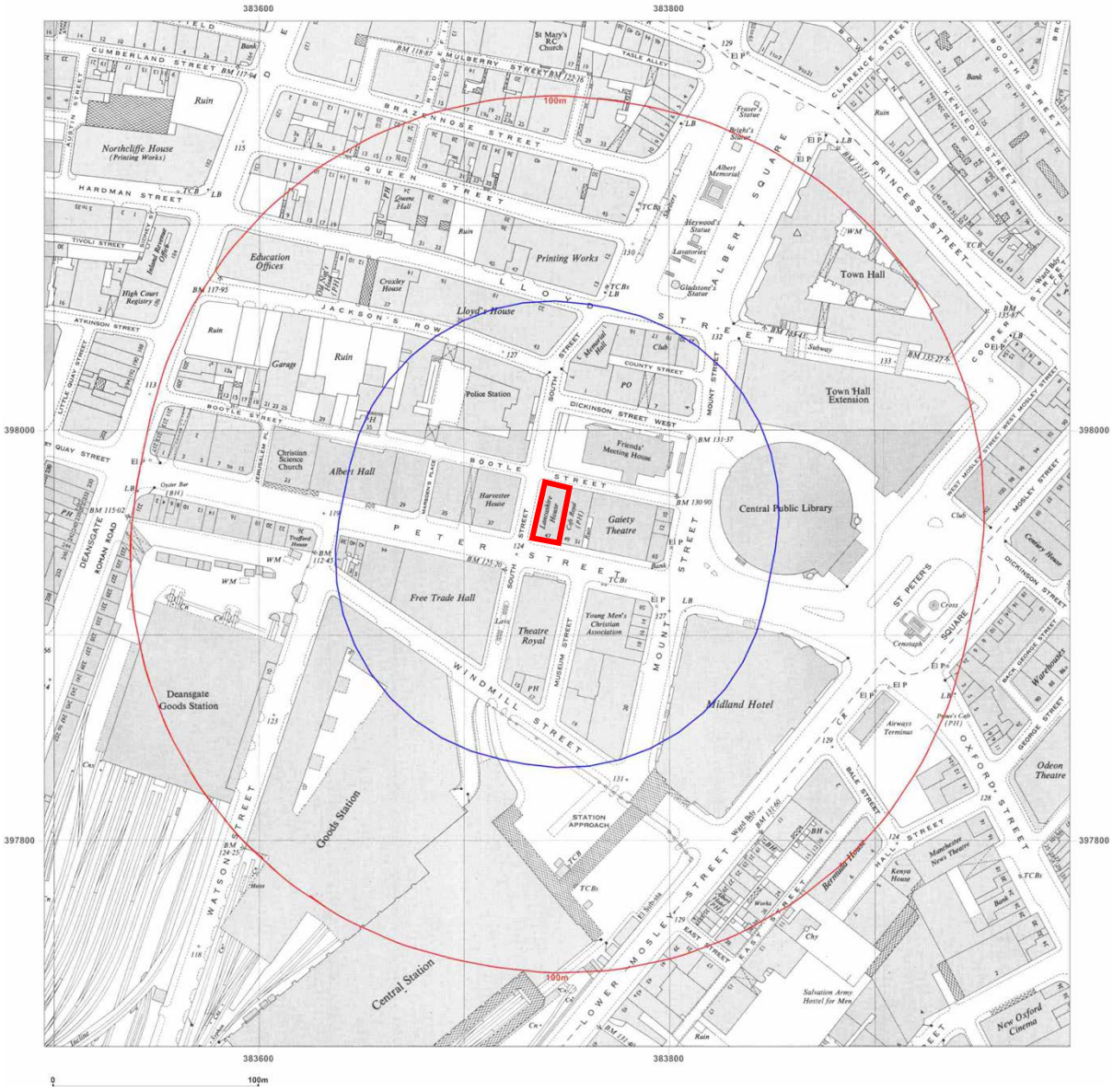

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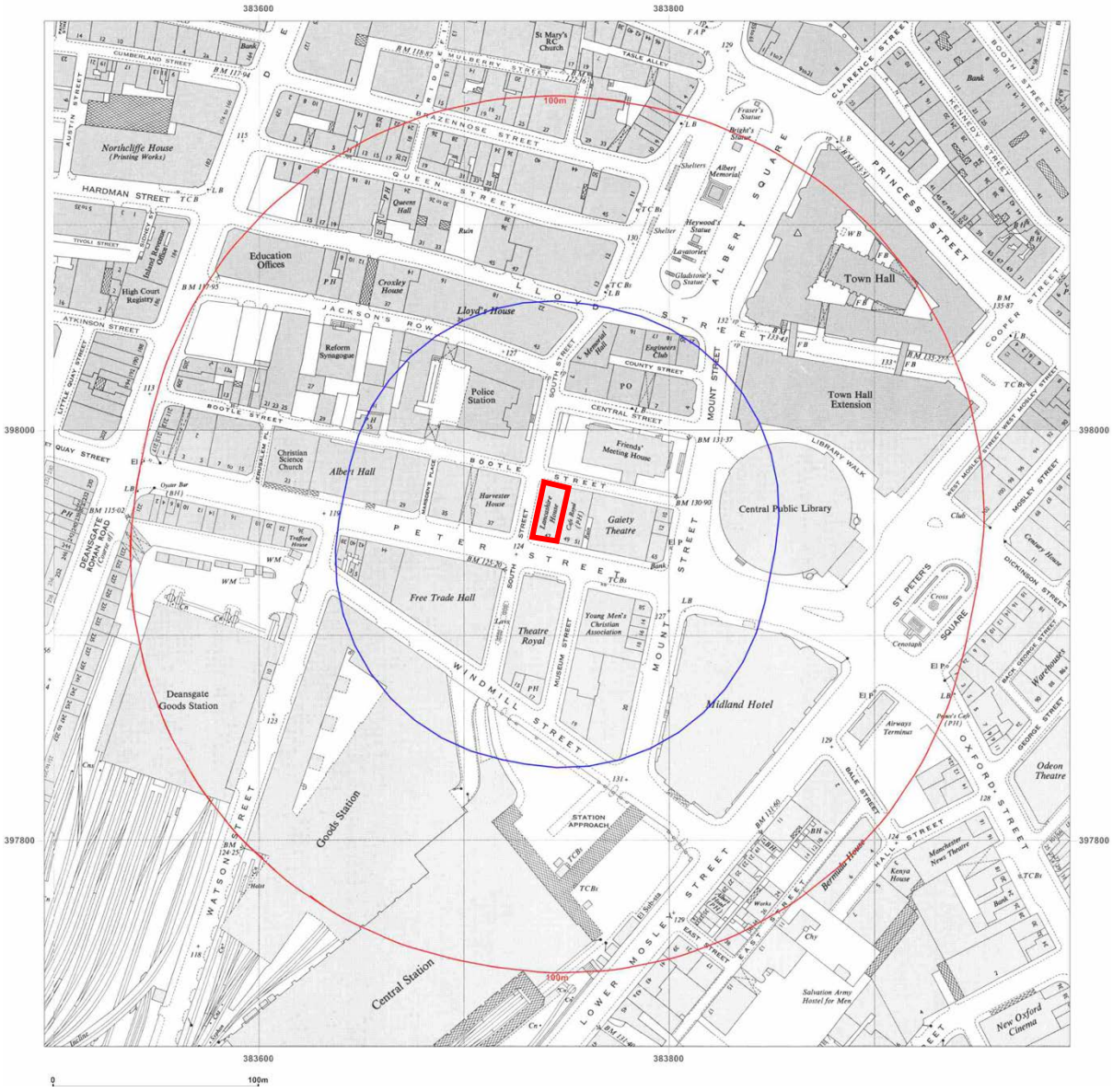

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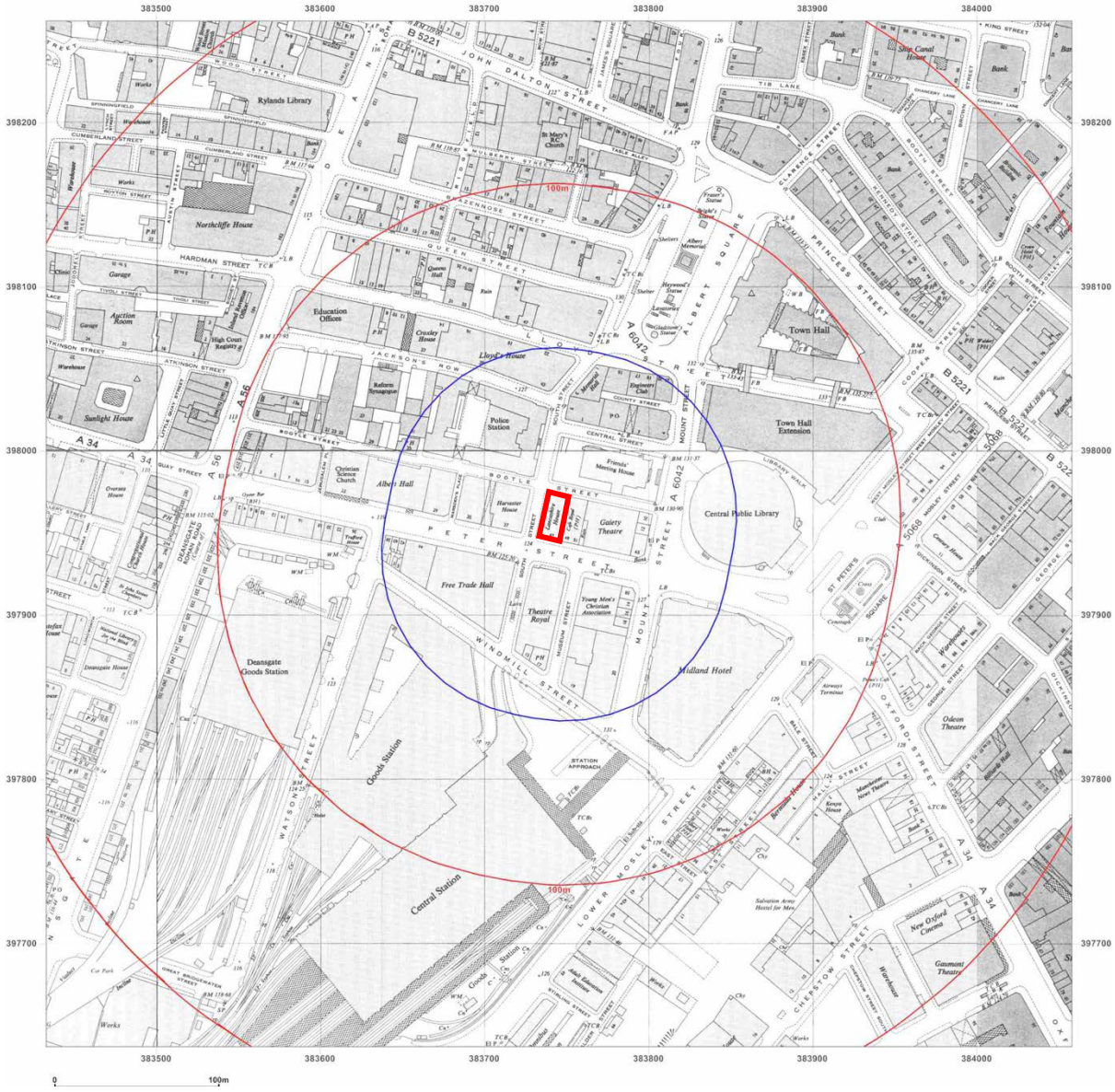

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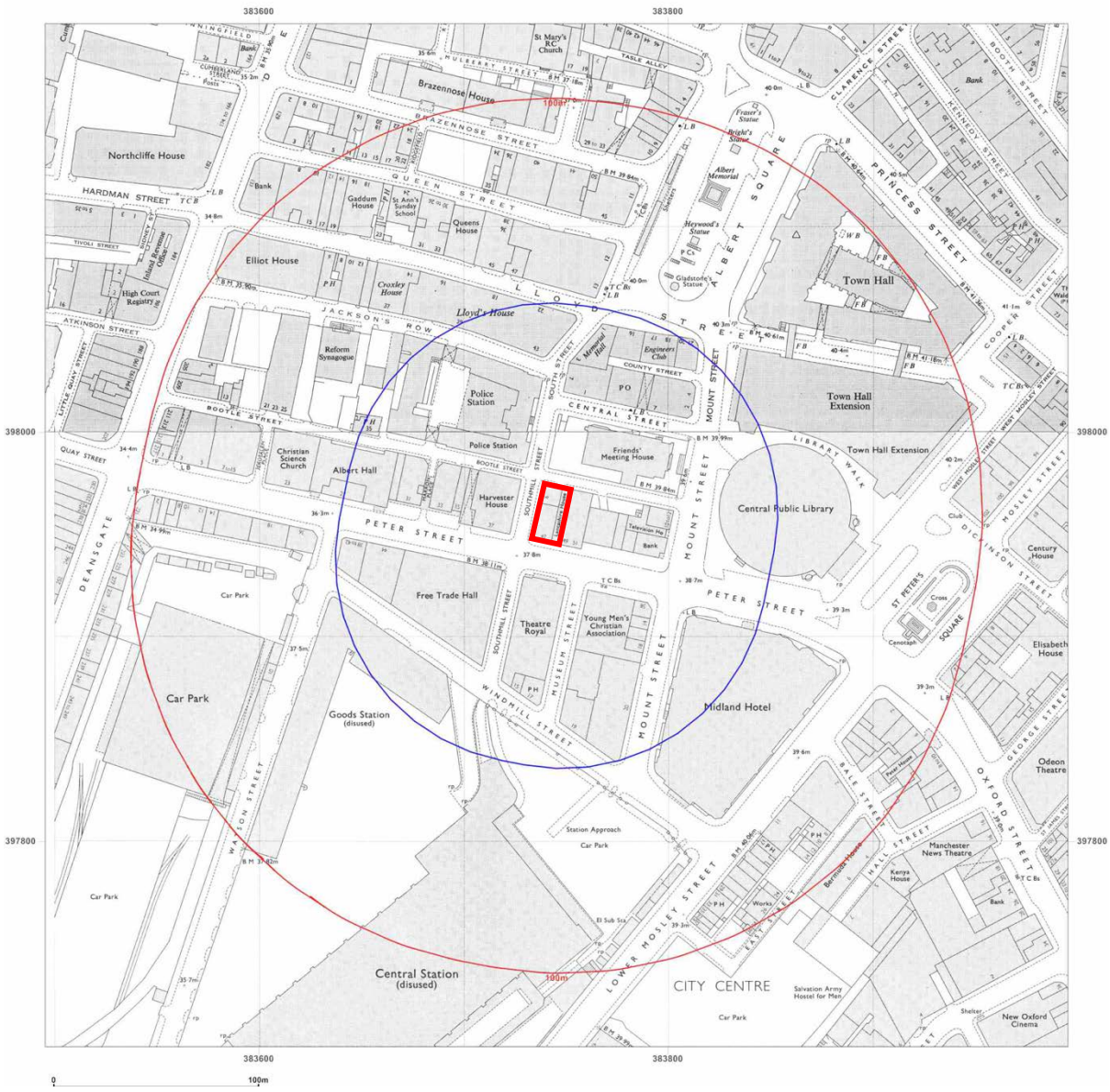

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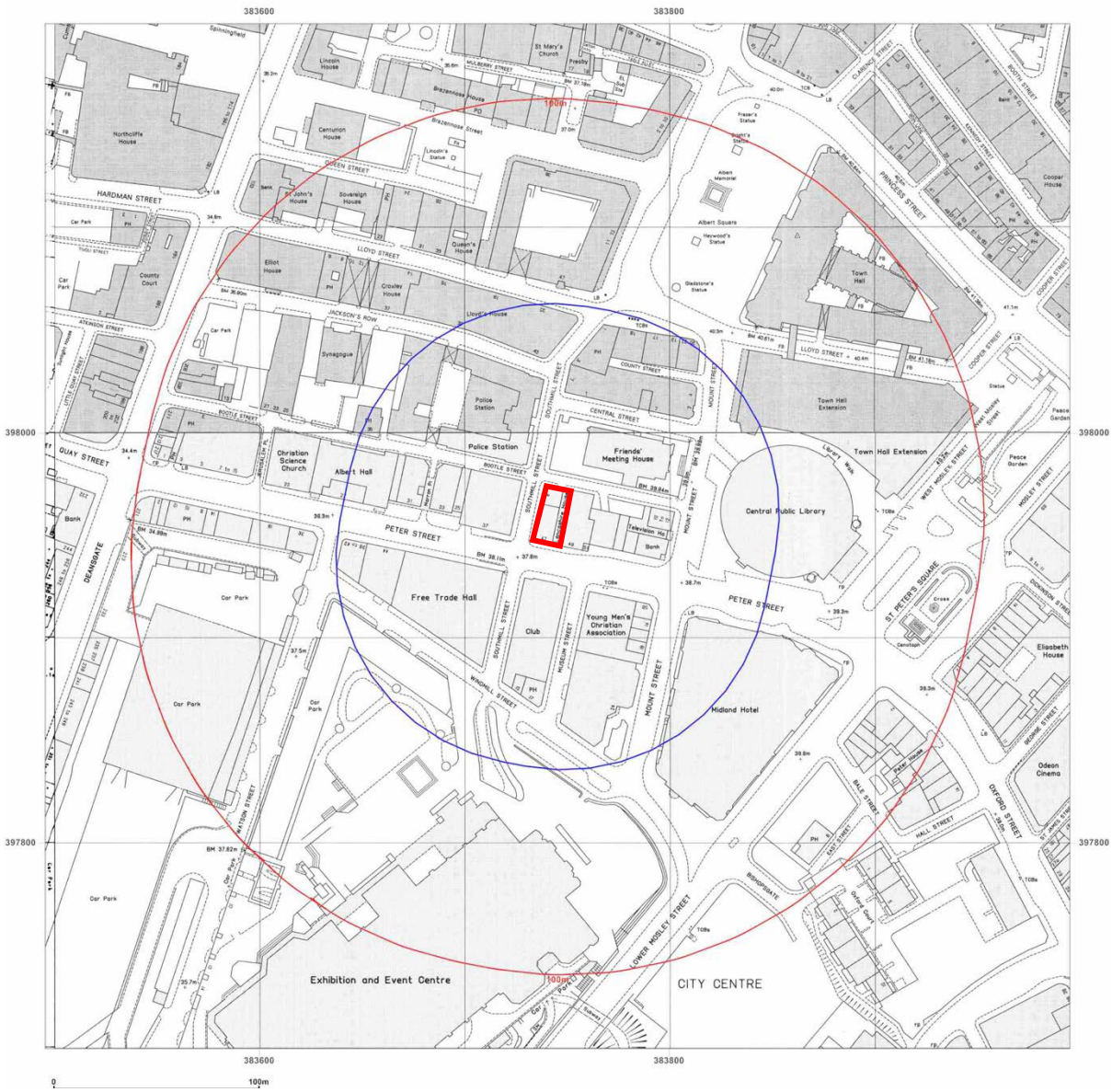
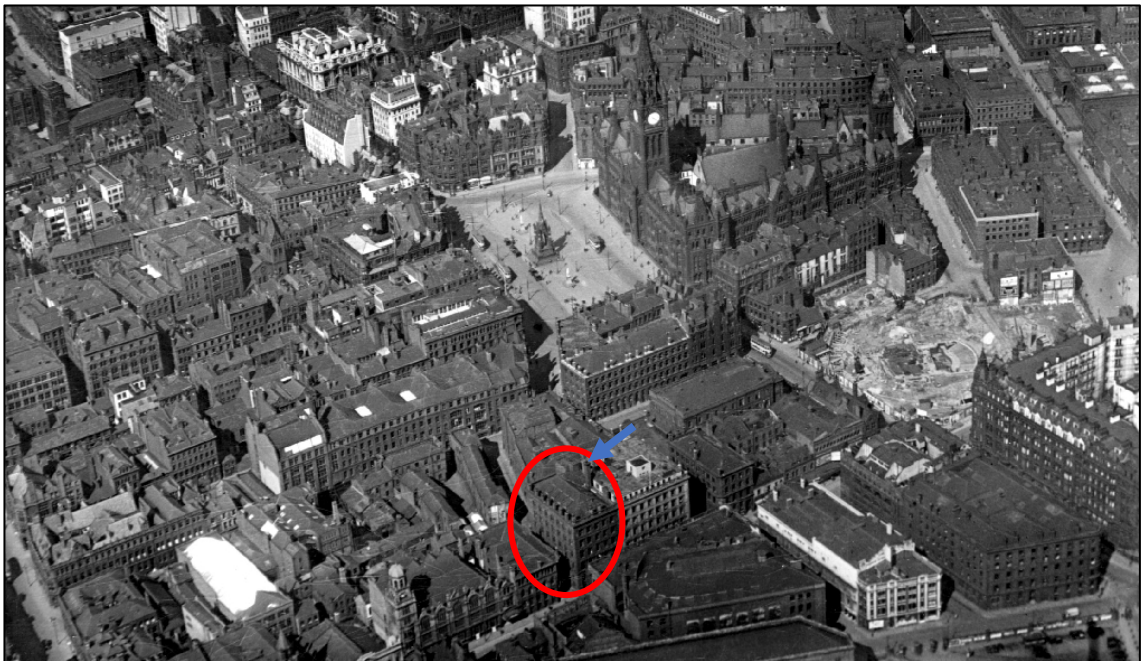

383600
383800
398000
397800
Northcliffe House
Lincoln House
Centurion House
St Mary's Church
Presby
Brazennose House
Brazennose Street
Lincoln's Statue
QUEEN STREET
HARDMAN STREET
St John's House
Sovereign House
Queen's House
Elliot House
Croxley House
LLOYD STREET
County Court
Car Park
JACKSON'S ROW
Synagogue
Police Station
Christian Science Church
Albert Hall
Friends' Meeting House
Television Ho
Bank
PETER STREET
Free Trade Hall
Club
Young Men's Christian Association
Central Public Library
Town Hall Extension
Town Hall
Albert Square
Gladstone's Statue
Heywood's Statue
Albert Memorial
Fraser's Statue
Cooper House
Peace Garden
ST PETER'S SQUARE
Elisabeth House
Odeon Cinema
Midland Hotel
MOUNT STREET
SOUTHHILL STREET
WINDHILL STREET
MUSEUM STREET
COUNTY STREET
CENTRAL STREET
BOOTLE STREET
QUAY STREET
DEANSGATE
WATSON STREET
LOWER MOSLEY STREET
BISHOPSGATE
HALL STREET
OXFORD STREET
PRINCESS STREET
COOPER STREET
Exhibition and Event Centre
CITY CENTRE
100m
0
100m

1992

Appendix 4: Historic photographs



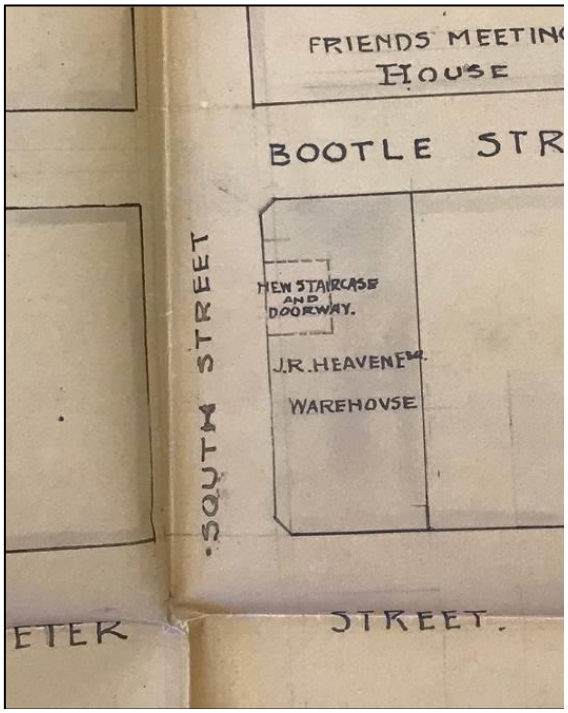
1930: Aerial photograph showing No. 47 Peter Street prior to wartime bomb damage (circled in red). Perimeter chimneys and the factory chimney referred to in the Goad plan of 1885 can be seen (the chimney identified by a blue arrow). (Manchester City Archives)

1950: Photograph looking east along Peter Street towards St Peter's Square shows No. 47 Peter Street, occupying the left-hand portion of the image. The image pre-dates the alterations to the ground floor of 1963 and shows the original Peter Street entrance which was removed during these changes. This matches the design of the later 1896 entrance on Southmill Street (Manchester City Archives)

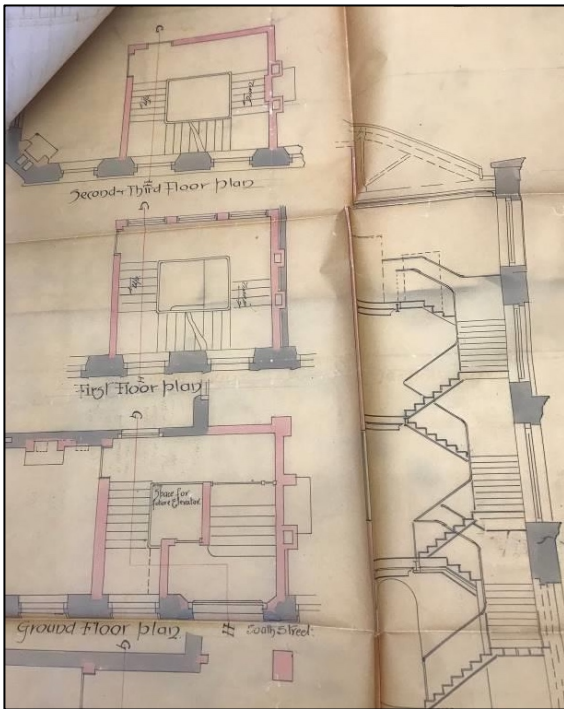
1956: Photograph showing No. 47 Peter Street at the centre of the image, before the alterations of c. 1963.

1973: Photograph showing Southmill Street with No. 47 Peter Street to the extreme right-hand side of the image. The alterations to the ground floor of c. 1963 are visible however the Building Society has been replaced by a bookmakers. (Manchester City Archives)

Appendix 5: Historic drawings: Building Control Plans for insertion of new staircase



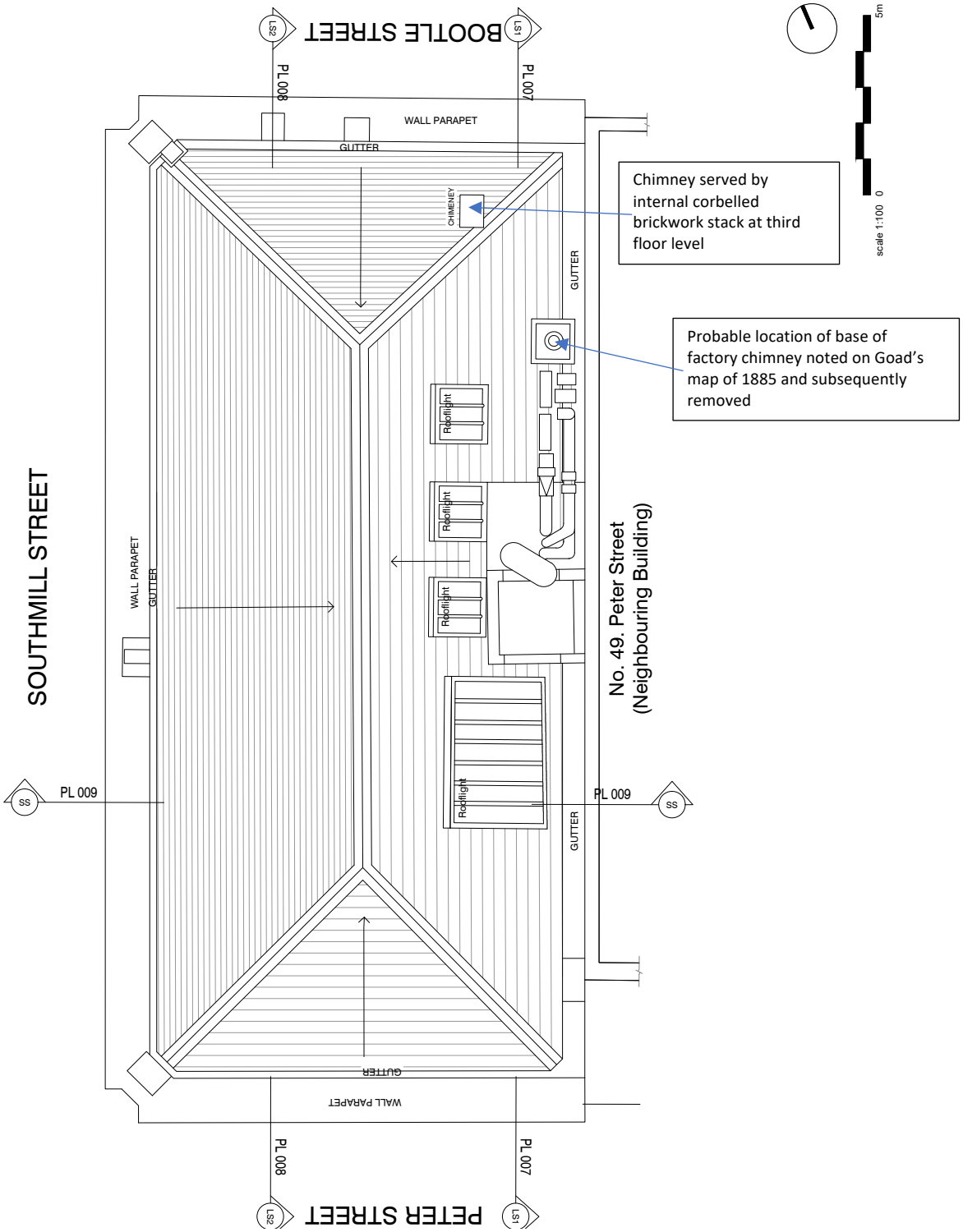
Location plan showing proposed new staircase and doorway dated 1896.



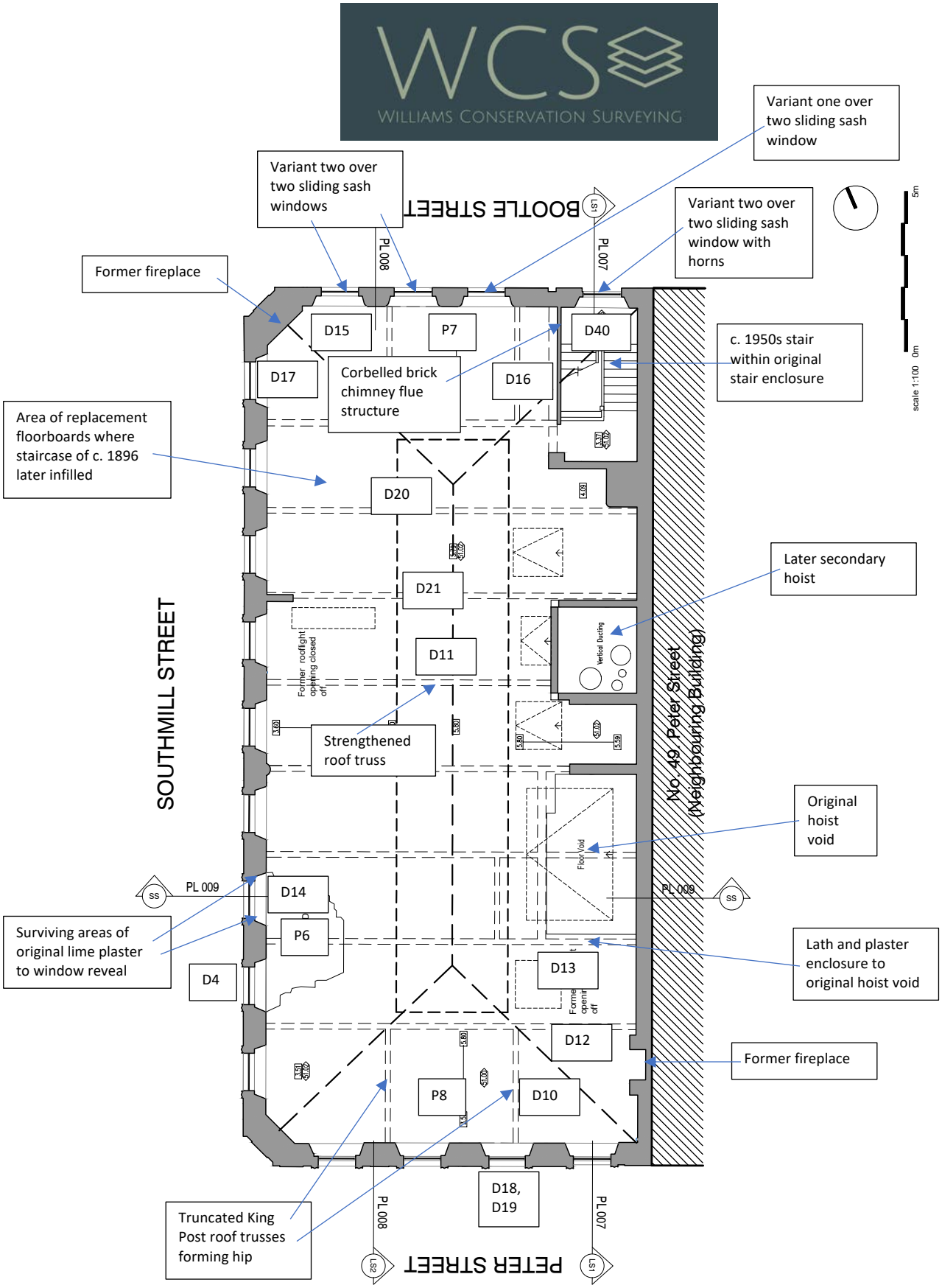
Section through proposed new staircase dated 1896.

(Manchester City Archives / Photograph: Heritage Architecture Limited)

Appendix 6: Annotated floorplans and digital plate (P) and detail (D) locations



Roof



Third floor

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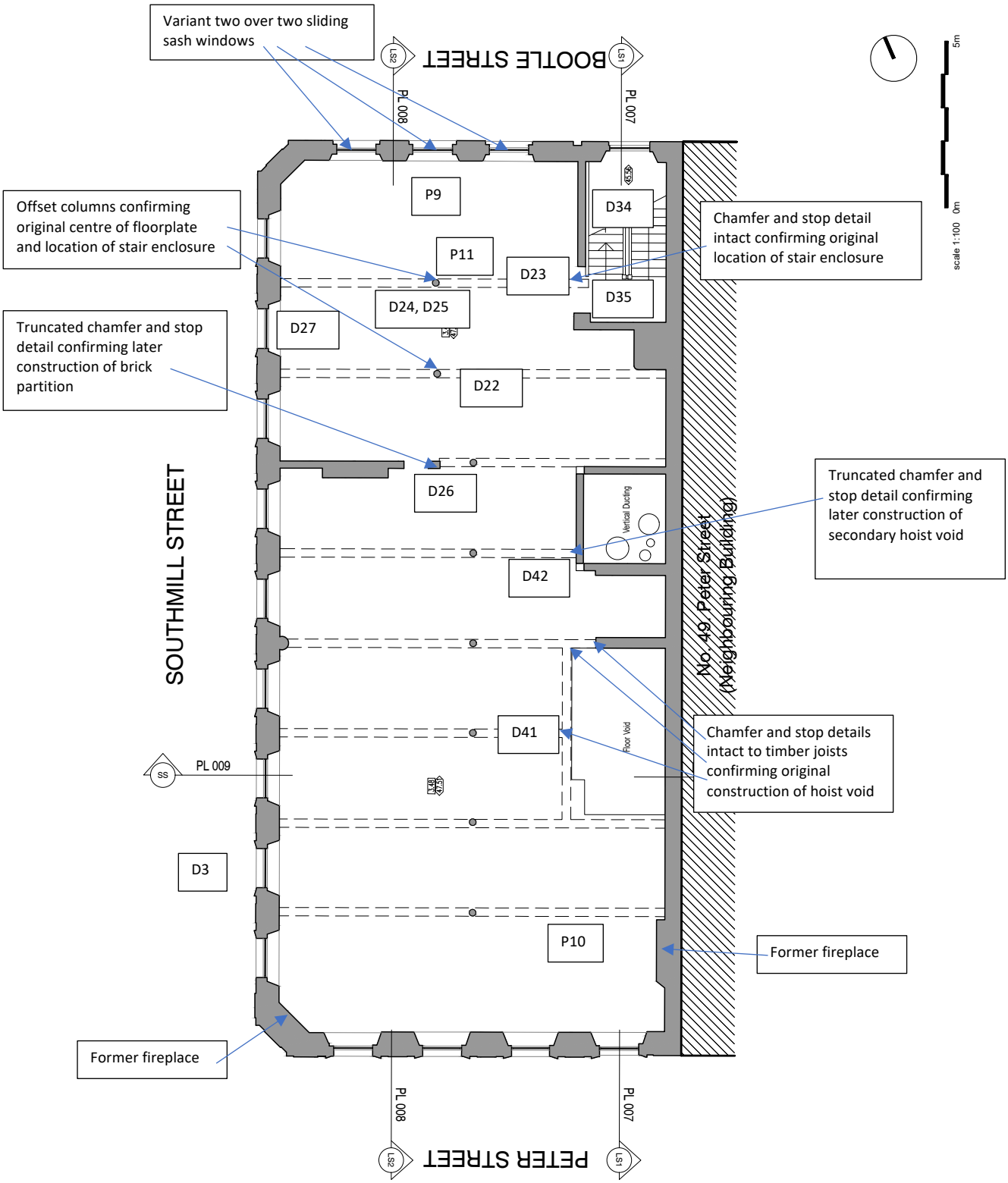

Second floor

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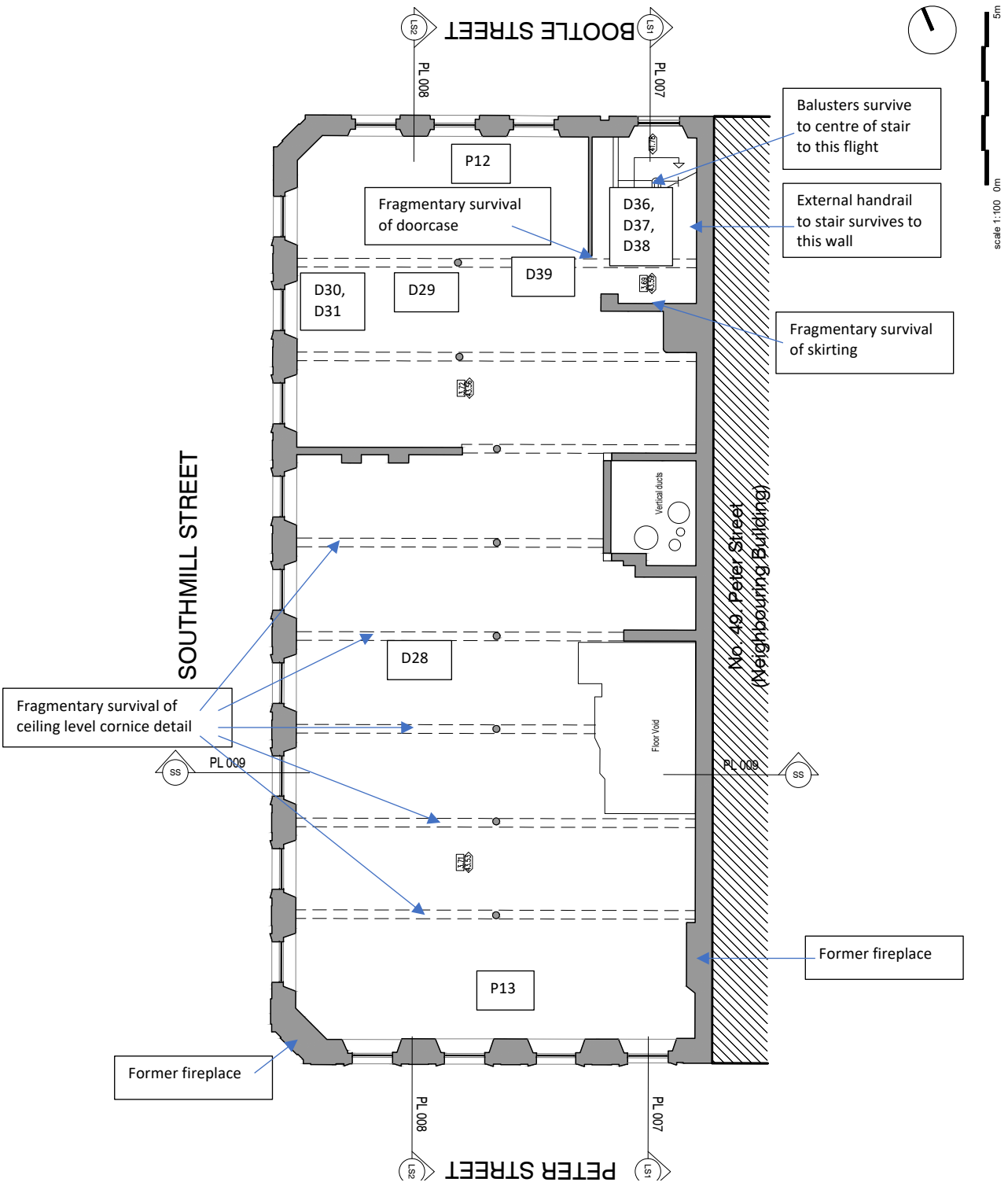

First floor

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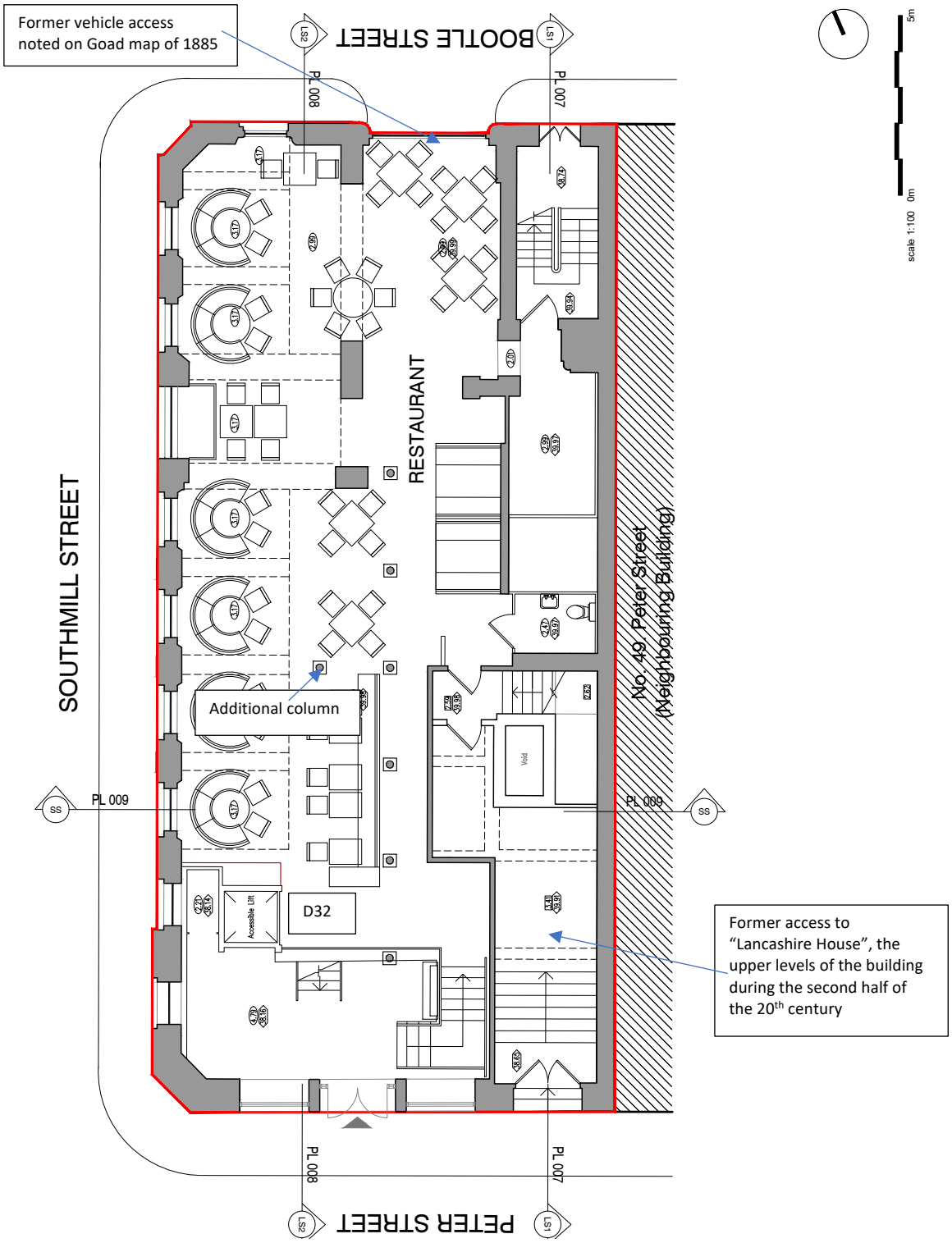

Ground floor

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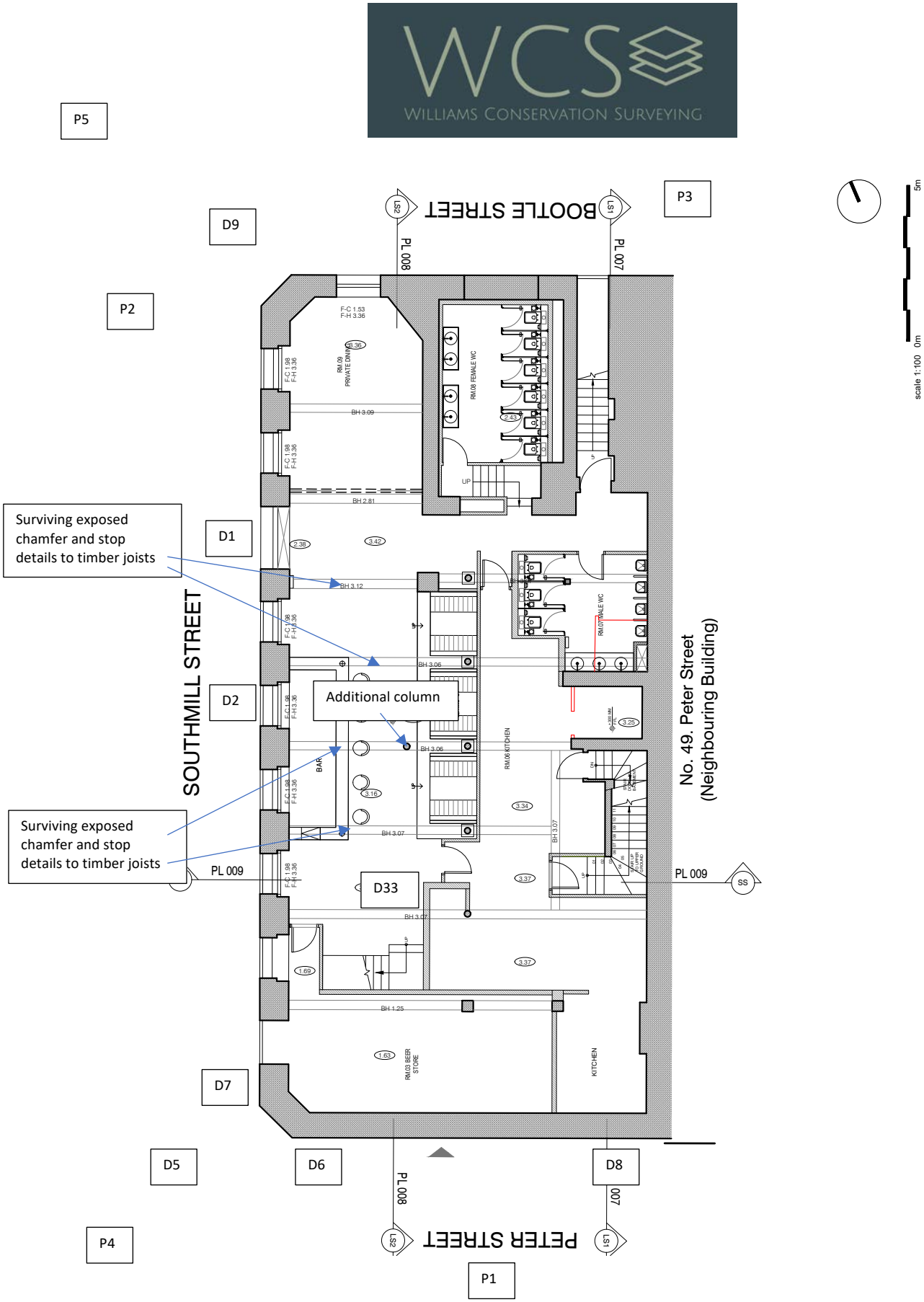

Lower ground / basement floor and external ground level

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Appendix 7: Digital photography plates and details

Plate 1: Elevation to Peter Street

Plate 2: Oblique view of elevation to Southmill Street

Plate 3: Oblique view of elevation to Bootle Street with former vehicle entrance

Plate 4: Oblique view of Southmill Street and Peter Street elevations

Plate 5: Oblique view of Bootle Street and Southmill Street elevations

Plate 6: Oblique view of Queen Post truss arrangement to principal roof trusses

Plate 7: General view of the third floor looking south