

13 St Johns St, Manchester

Gazetteer



13 St John St.

GAZETTEER

Introduction

This gazetteer was compiled in 2019 by The Bernard Taylor Partnership Ltd.

The Gazetteer provides a summary of each elevation and room in the building. Each entry briefly describes the historical purpose (if known), evolution and key features of the elevations and interiors.

The relative significance of each elevation or space has been assessed according to a hierarchy ranging from exceptional/highest to low significance, related to four main heritage values (aesthetic, historic, evidential and communal).

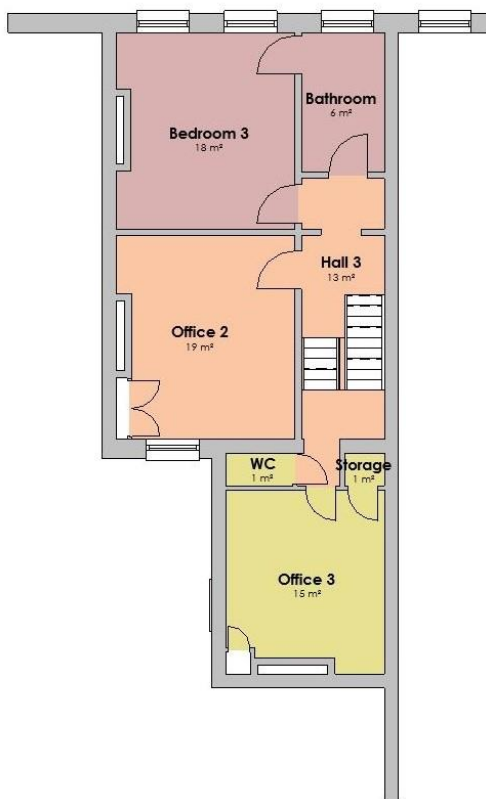
Current issues likely to affect significance are summarised, particularly in relation to known matters of physical condition, setting or known proposals. This is a snap-shot for 2019, and the issues will change in the future.

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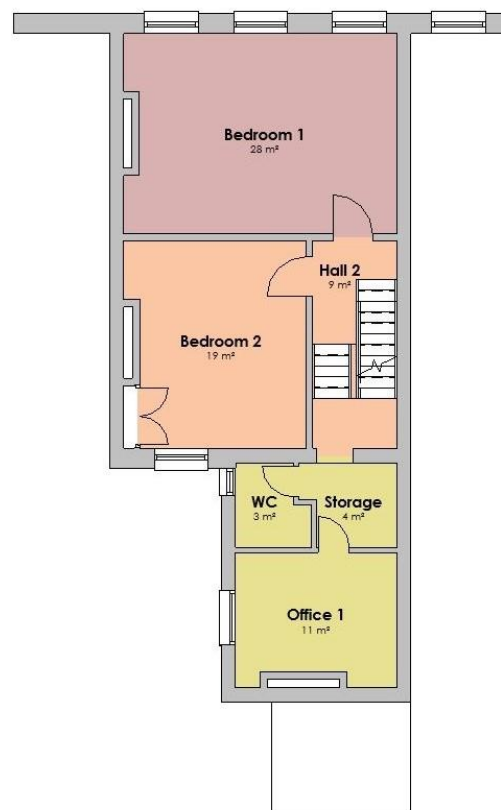
The gazetteer text was compiled by Vicky Saunders SCA AABC of Bernard Taylor Partnership. (BTP)

Hierarchy of significance

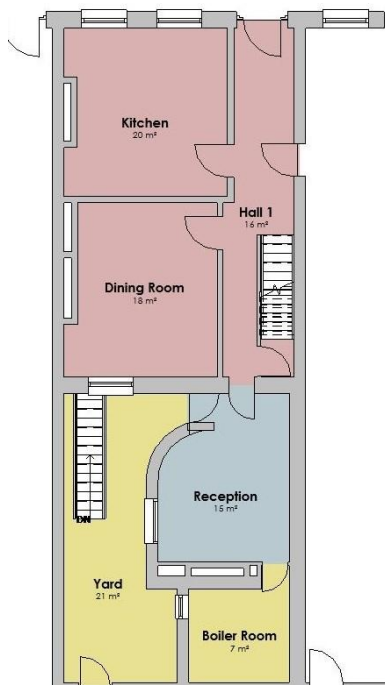
2nd Floor as existing



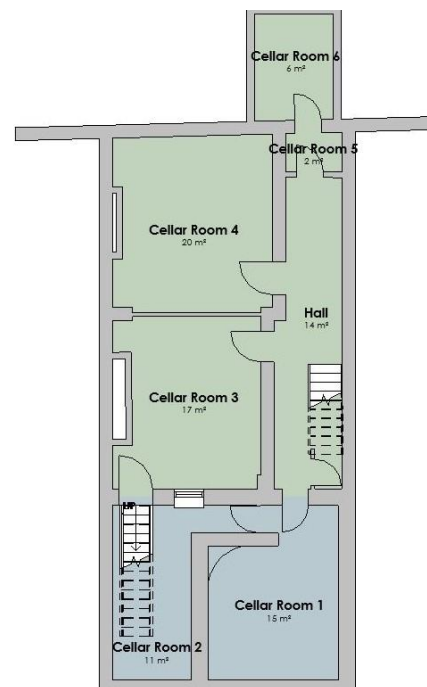
1st Floor as existing



Ground Floor as existing



Basement as existing



High Significance

Medium Significance

Low Significance

Gazetteer Contents

1. Front / North Elevation
2. Rear / South Elevation

2nd Floor:

3. Bedroom 3
4. Office 2
5. Office 3
6. Bathroom
7. Landing & Stairs

1st Floor:

8. Bedroom 1
9. Bedroom 2
10. Office 1
11. WC
12. Landing & Stairs

Ground Floor:

13. Kitchen
14. Dining Room
15. Reception
16. Boiler Room
17. Yard
18. Hall

Basement:

19. Cellar Room
20. Cellar Room 3
21. Cellar Room 1
22. Cellar Room 2
23. Cellar Rooms 5&6
24. Cellar Hall & Stairs

13 ST JOHNS ST Front / North Elevation		Gazetteer item No: 1
		Designation: Grade 2

Brief description:

No. 13 St. John Street is in a terrace of four similar town houses. The houses are built in red brick in Flemish bond with sandstone dressings and slate dual roofs.

Summary history:

St John Street was built for professional people. The style was derived from publications such as the *Antiquities of Athens* (Stuart & Revett 1762-1816) but which fell out of fashion quite quickly after 1840. The asset is currently used as offices and medical practitioners

Significance Level:

High

Significance values:

High Aesthetic Value and historical value as the entrance elevation and retains much original fabric and architectural detail in the Greek revival style.

Issues:

Repairs need to timber eaves cornice and stone detailing to doorways. Sash windows have been subject to an overhaul, Second floor window fenestration does not match the neighbours

Policies/recommendations:

Options for renewing windows, repairs to stone, renewal of paint to stonework, repairs to ironmongery on door, overhaul box gutter and rainwater goods.



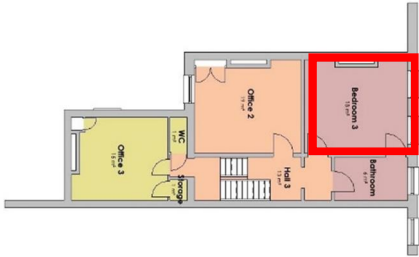
13 ST JOHNS ST Rear / South Elevation			Gazetteer item No: 2
			Designation: Grade 2

Brief description: English bond every 9th course, high percentage perished bricks, bricks with fire skin loss and perished 20th Century windows to some apertures, flues and pipework, grills over windows, outrigger in poor condition, settlement. Chimney with original pots.	Summary history: Original outriggers and yard rear are original footprint however have been altered at basement level with 20th Century stair and doorway. James Place and Holts Place and properties to rear have been cleared. 1891 shows terraces, which have are present until 1938 and cleared by 1948
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Significance Level: Medium	Significance values: Medium significance, medium historical interest, low aesthetic value due to 20th Century alterations.
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Issues: Condition of existing brickwork and pointing, structural checks required to single storey outrigger and chimney stack, plethora of flues and pipework, alterations and openings to rear, windows replaced, sashes overhauled. Adverse aesthetic effect of number 15 extension to yard.	Policies/recommendations: Options for renewing windows, repairs to brickwork, overhaul gutter and rainwater goods, assess necessary repairs to fabric. Single storey glazed conservatory to counter the negative impact of the 15 St John Street's tall grey wall. Minor alterations to allow for adaptive reuse back into a dwelling. Removal of grills, flue and pipework.
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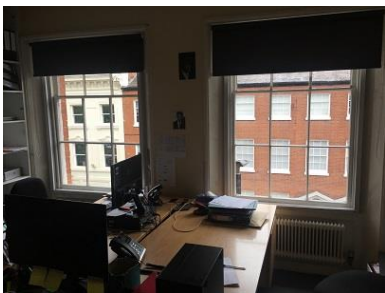
Rear 	Outrigger 
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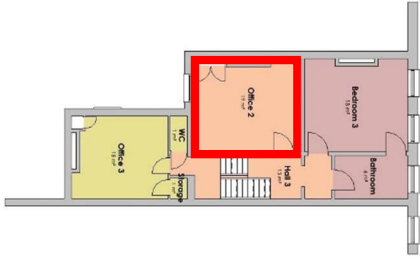
13 ST JOHNS ST 2 nd Floor, Front Office		Gazetteer item No: 3
		Designation: Grade 2

Brief description: More modest features than ground and first, simply decorated, plastered, no cornice, overlooking front. Chimney breast in place	Summary history: Front room possibly used for bedrooms/servants, current use is office
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Significance Level: High	Significance values: High significance, historical interest, aesthetic value.
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Issues: Suspect high portion has been re-plastered. Window fenestration does not match neighbouring properties. Modern radiators and surface mounted trunking.	Policies/recommendations: Additional bathroom introduction to allow for adaptive reuse for residential, conservation roof light to rear annex. Removal of radiators and trunking, installation of new radiators. Retention of original doors.
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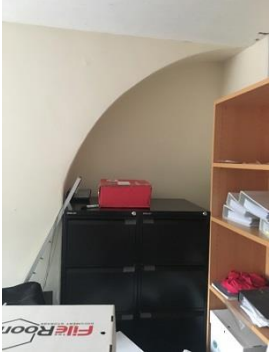
Entrance door 	Internal door 	Windows 
Skirting 	Architrave 	Flue arch & ceiling 

13 ST JOHNS ST 2nd Floor, Rear Office 	Gazetteer item No: 4 Designation: Grade 2
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Brief description: More modest features than ground and first, simply decorated, plastered, no cornice. Chimney breast in place, 20th Century, Chimney cupboard added, artex ceiling, new window panel	Summary history: Mid room possibly used for bedrooms/servants, current use is office
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Significance Level: High/Medium	Significance values: High/Medium significance, historical interest, aesthetic value
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Issues: Suspect high portion has been re-plastered. Surface mounted trunking, damage to architraves.	Policies/recommendations: Additional bathroom introduction to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers
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Entrance door 	Architrave 	Skirting 	Flue arch 
South window 	Radiator 		

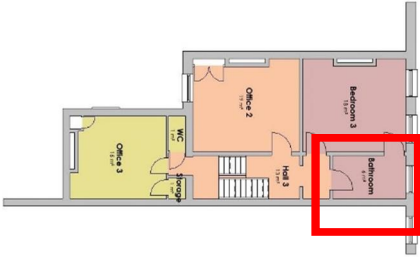
13 ST JOHNS ST 2nd Floor, Office Outrigger 	Gazetteer item No: 5 Designation: Grade 2
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Brief description: Low	Summary history: Rear room possibly used for bedrooms/servants, current use is office
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Significance Level: Low	Significance values: Low, original features missing
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Issues: Suspect high proportion has been re-plastered. Space has been subdivided, 20th Century doors and windows. Chimney breast boxed in	Policies/recommendations: Replacement of doors and windows with high quality facsimiles. Refine chimney breast. Conservation roof light addition. Removal of radiators and trunking, installation of new radiators/ sockets.
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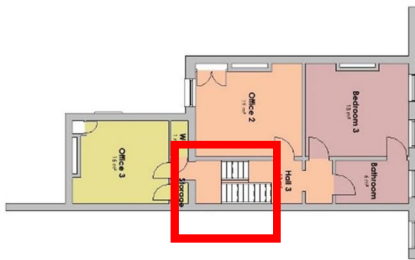
Entrance door 	Entrance & cupboard doors 	Architrave 	Skirting 
West window 	Roof space hatch 		

13 ST JOHNS ST 2 nd Floor, Bathroom		Gazetteer No: 6
		Designation: Grade 2

Brief description: No access	Summary history:
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Significance Level:	Significance values:
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Issues:	Policies/recommendations:
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13 ST JOHNS ST 2 nd Floor, Landing & Stairs	Gazetteer No: 7
	Designation: Grade 2

Brief description: Timber handrail swept over slender square balustrades, original doors to front part of the floor. New plaster evident on landing wall. Leaks evident form roof.	Summary history: Original staircase and balustrade, original plaster features and light well, with 20th Century roof finish.
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Significance Level: Medium/High	Significance values: Aesthetic value of original staircase, circular light well and ornate plaster
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Issues: Roof needs repairing/reroofing subject to survey, overhaul of finishes and plaster repairs and paint removal.	Policies/recommendations: Closer inspection of roof and timbers for rot, repairs, restore plasterwork and replace all new doors with high quality facsimile. Retain staircase and renew light well cover with appropriate facsimile.
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Handrail 		Skirting 	
Ceiling light-well 		Picture Rail 	

13 ST JOHNS ST 1 st Floor, Front Office			Gazetteer No: 8
Designation: Grade 2			
Brief description: Front room. Original ornate plaster details intact, picture rail, cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled.			Summary history: Original ornate cornice could indicate it was the parlour room, a ladies room. Current use office
Significance Level: High		Significance values: High aesthetic and high historic	
Issues: Fireplace has been removed, windows function.		Policies/recommendations: Additional dressing room partitions to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal of down lighters in ceiling.	

Entrance door



Architrave detail



Architrave Plinth



Door



North Windows



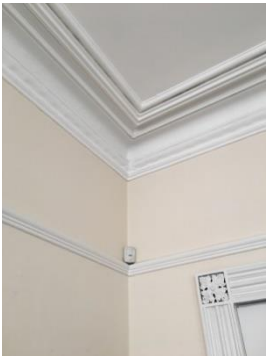
Rad



Skirtings



Picture Rail & Cornice



Chimney Breast

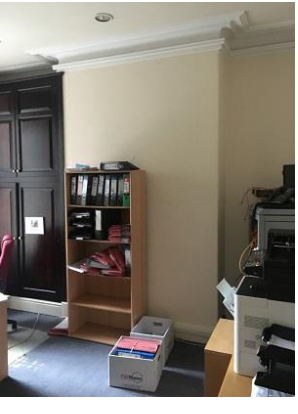


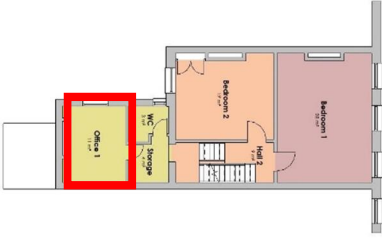
13 ST JOHNS ST 1st Floor, Rear Office 	Gazetteer item No: 9 Designation: Grade 2
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Brief description: Rear room. Original ornate plaster details intact, no picture rail, less ornate cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled/replaced	Summary history: Original plaster details. Current use office
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Significance Level: Medium/High	Significance values: High aesthetic and high historic
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Issues: Built in cupboard chimney breast. Fireplace has been removed, windows function	Policies/recommendations: Additional dressing room partitions to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal of down lighters in ceiling. Installation of bathroom fittings, new opening below picture rail in front room.
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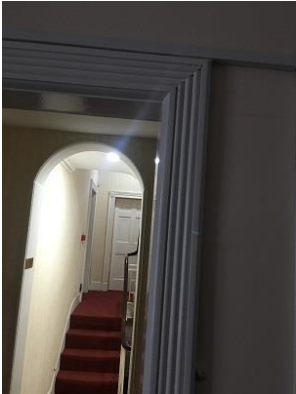
Entrance Door 	Architrave Plinth 	South Window 	Rad. 
Skirting 	Cornice 	Chimney Breast 	

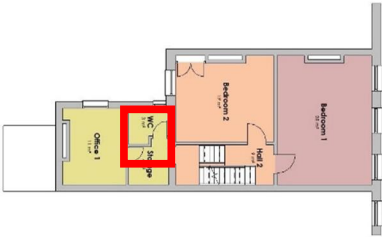
13 ST JOHNS ST 1st Floor, Office Outrigger 	Gazetteer item No: 10 Designation: Grade 2
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Brief description: 20th Century doors, architraves and skirting, new plaster throughout, small amount of original architrave and skirting remains, subdivisions and bathroom addition	Summary history: 20th Century door, window and plaster. Current use office
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Significance Level: Low	Significance values: Low aesthetic value
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Issues: Fireplace has been removed, original features removed, down lighters, ceiling has cracking/deflection	Policies/recommendations: Reinstate door with facsimile, remove grills to window externally, renew ceiling remove downlighters
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Entrance Door	Architrave	Skirting
		
West Window	Ceiling	
		

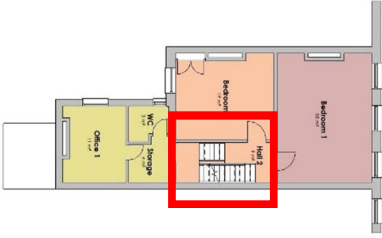
13 ST JOHNS ST 1 st Floor, WC	Gazetteer item No: 11
	Designation: Grade 2

Brief description: 20 th Century doors, architraves and skirting, new plaster throughout, partitions and fittings	Summary history: 20 th Century door, window and plaster to form WC.
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Significance Level: Low	Significance values: Low aesthetic value
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Issues: Original features removed, 20 th Century fittings, re-glazed window	Policies/recommendations: Reinstate door with facsimile, remove grills to window externally, renew ceiling remove downlighters
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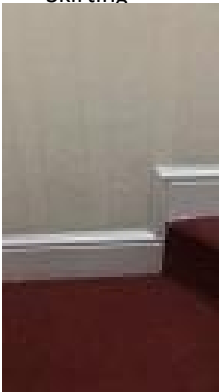
Entrance Door 	West Window 	Architrave 
Floor & Skirting 		

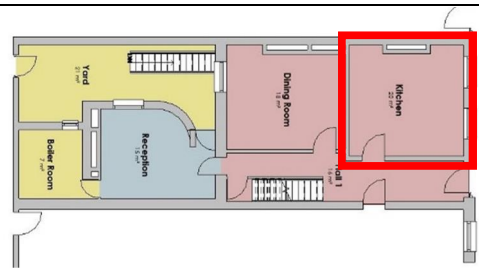
13 ST JOHNS ST 1 st Floor, Landing & Stairs	Gazetteer item No: 12
	Designation: Grade 2

Brief description: Timber handrail swept over slender square balustrades, original doors to front part of the floor. New plaster evident on landing wall.	Summary history: Original staircase and balustrade,
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Significance Level: High/Medium	Significance values: High Aesthetic and historic
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Issues: Overhaul of finishes and plaster repairs and paint removal.	Policies/recommendations: Protection to handrail and balustrades whilst works are carried out
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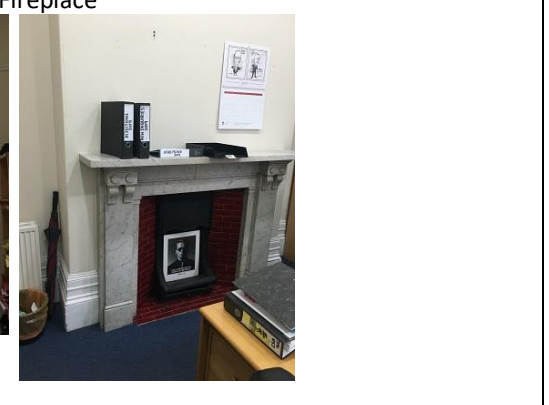
Archway 	Handrail & Stringer 	Skirting 
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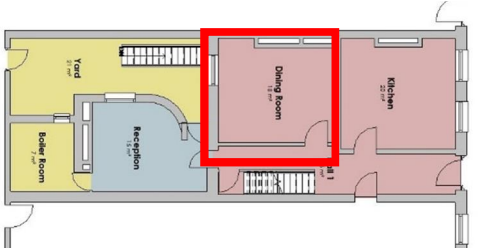
13 ST JOHNS ST Ground Floor, Office Front		Gazetteer item No: 13
		Designation: Grade 2

Brief description: Front room. Original ornate plaster details intact, picture rail, cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled. Decorative Architrave	Summary history: Original ornate cornice could indicate it was a drawing room, Fire place is white, which is associate with ladies' interiors. Current use office
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Significance Level: High	Significance values: High Aesthetic and historic, original fire place
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Issues: Window replacements, alteration to partition	Policies/recommendations: Opening in partition to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal surface mounted trunking and cabling
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Entrance Door 	Entrance door int. 	Skirting, Picture Rail, Cornice 
North Windows, 	Window Architrave, 	Fireplace 

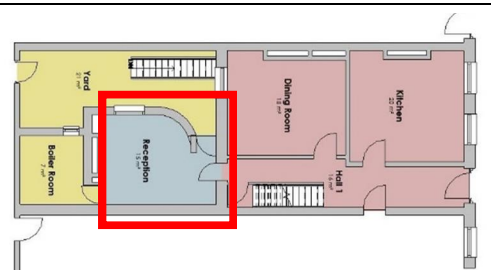
13 ST JOHNS ST Ground Floor, Rear Room		Gazetteer item No: 14
		Designation: Grade 2

Brief description: Original ornate plaster details intact, picture rail, cornice. Deep skirting and window panelling intact. Suspect re-plastering and windows overhauled. Decorative Architrave	Summary history: Original ornate cornice could have been the dining room, fire place is missing. Current use office
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Significance Level: High	Significance values: High Aesthetic/ Historic value
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Issues: Chimney breast boxed out and original fire place missing	Policies/recommendations: Opening in partition and kitchen installation to allow for adaptive reuse for residential. Removal of radiators and trunking, installation of new radiators. Retention of original doors. Removal of unnecessarily closers. Removal surface mounted trunking and cabling
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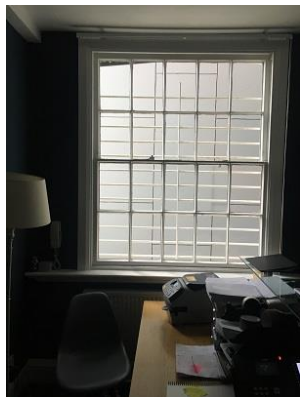
Entrance Door 	Entrance door int. 	Architrave detail (int & ext) 
Skirting 	South Window 	Picture Rail & Cornice 

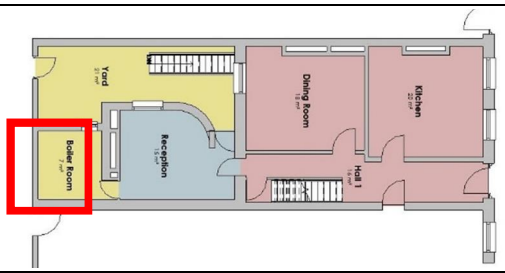
13 ST JOHNS ST Ground Floor, Reception		Gazetteer item No: 15 Designation: Grade 2
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Brief description: Curved external wall, simple interior, re plastered, chimney has been over boarded and infilled	Summary history: 20th Century door, plaster. Use as kitchen possibly. Current use reception
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Significance Level: Low	Significance values: Low Aesthetic value, all features removed, original sash windows, astragals in very poor condition, missing in sections.
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Issues: Interior details removed, original window in poor condition.	Policies/recommendations: Retain original fan light above door opening, removal of 20th Century doors, remove window and increase opening to floor level to allow for adaptive reuse to residential. Retain curved wall
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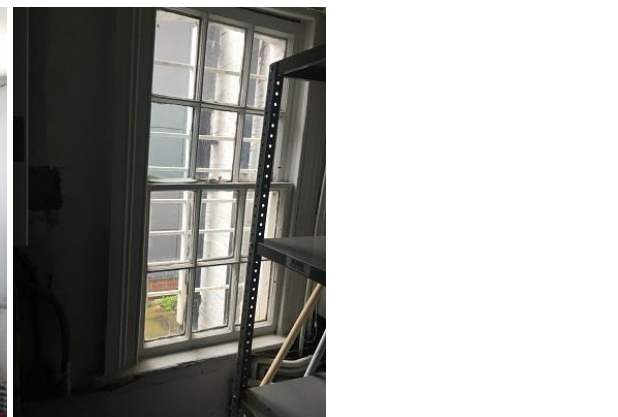
Entrance Door 	Entrance Door, int. 	Internal curved wall 
West Window 	Door to yard 	

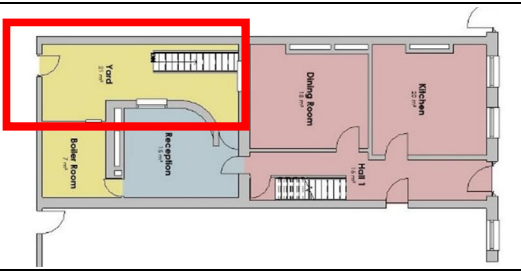
13 ST JOHNS ST Ground Floor, Boiler Room		Gazetteer item No: 16 Designation: Grade 2
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Brief description: Single storey outrigger, re plastered, housing boilers, no historic features remain, simple interior	Summary history: Use as possible Larder, current use
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Significance Level: Low	Significance values: Low historic and aesthetic
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Issues: Structural Condition, false ceiling, interior in poor condition	Policies/recommendations: Renew window, remove external bars, existing opening allow for adaptive reuse as porch for residential conversion
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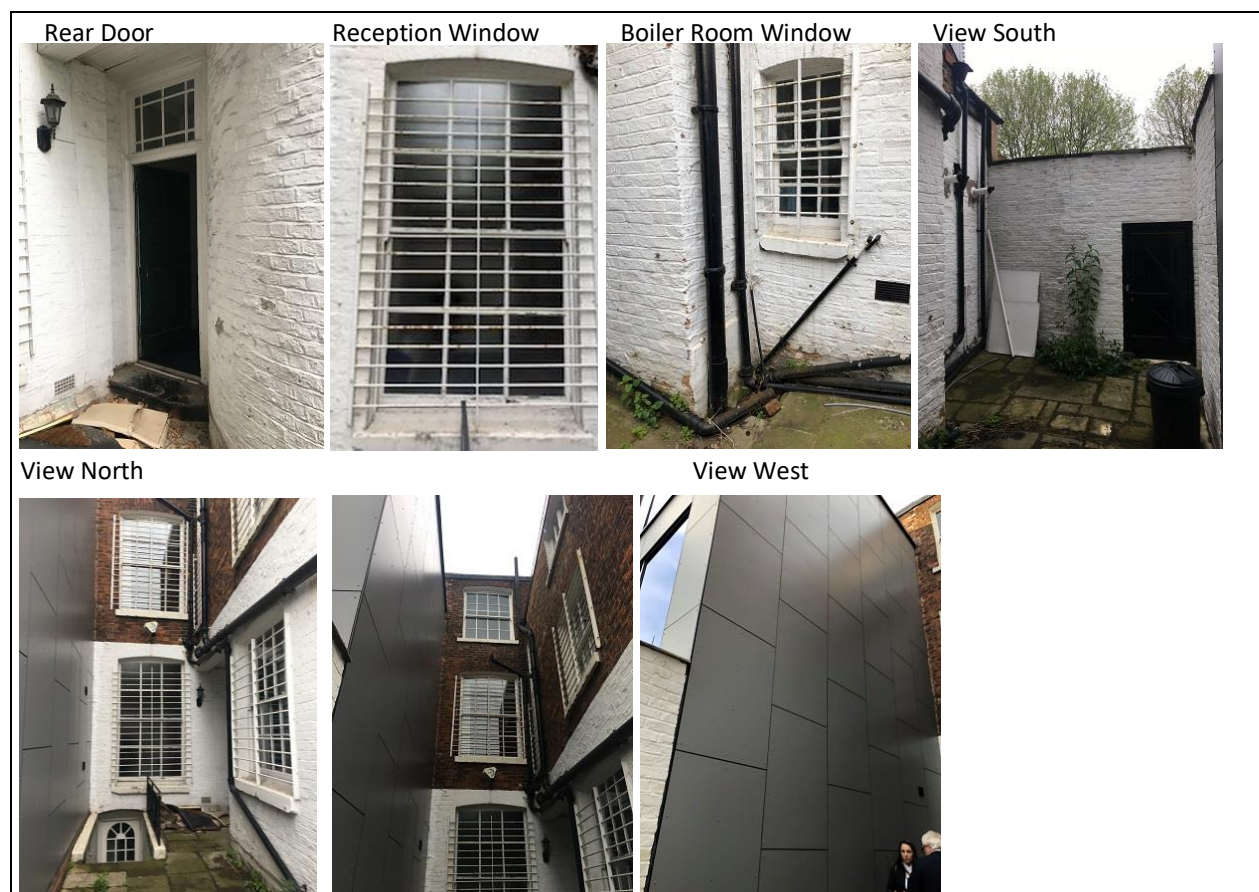
Entrance Door	Boilers	West Window
		

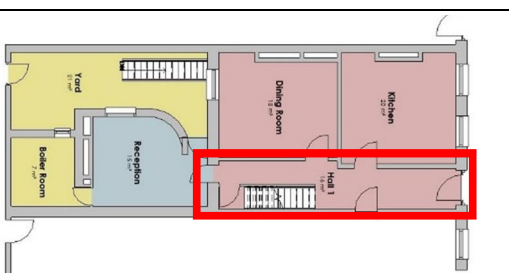
13 ST JOHNS ST Ground Floor, Yard		Gazetteer item No: 17
		Designation: Grade 2

Brief description: Original stone flags and rear boundary wall, 20 th century timber gate, basement steps, balustrades and exit door, flags over lay vault openings in basement. Brickwork painted white at ground floor level.	Summary history: Original footprint, poor 20 th century alterations
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Significance Level: Low	Significance values: Original layout, alterations have detracted from aesthetic value
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Issues: Extension colour of number 25, overbearing, negative impact on space, condition of drainage, gullies, need further inspection, structural assessment of boundary wall required.	Policies/recommendations: General repairs to brickwork and repointing open joints, re-bedding copings to parapet wall and rebuilding if required, Lift and record rely flags at correct level, (built up) Open up basement window covered and allow alterations for adaptive reuse to residential, using existing voids present.
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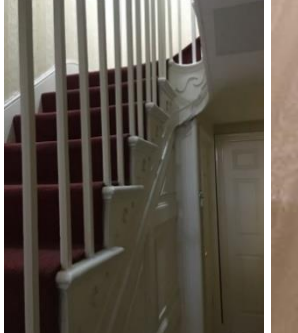


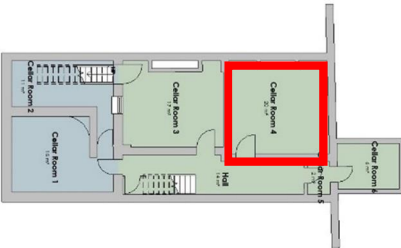
13 ST JOHNS ST Ground Floor, Hall		Gazetteer item No: 18 Designation: Grade 2
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Brief description: Timber handrail swept over slender square balustrades, original doors to front part of the floor. Original plaster details and raised and fielded doors.	Summary history: Original staircase and balustrade, original ornate plaster and original doors to front.
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Significance Level: High	Significance values: High aesthetic and historic value,
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Issues: Overhaul of finishes and plaster repairs and paint removal. Removal of radiators and surface mounted	Policies/recommendations: Protection to handrail and balustrades whilst works are carried out
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View North 	View South 	Arch 	Ceiling / Rad 
Stringer 	Plaster work 	Architrave detail 	Hand Rail 

13 ST JOHNS ST Cellar Room 4 	Gazetteer item No: 19 Designation: Grade 2
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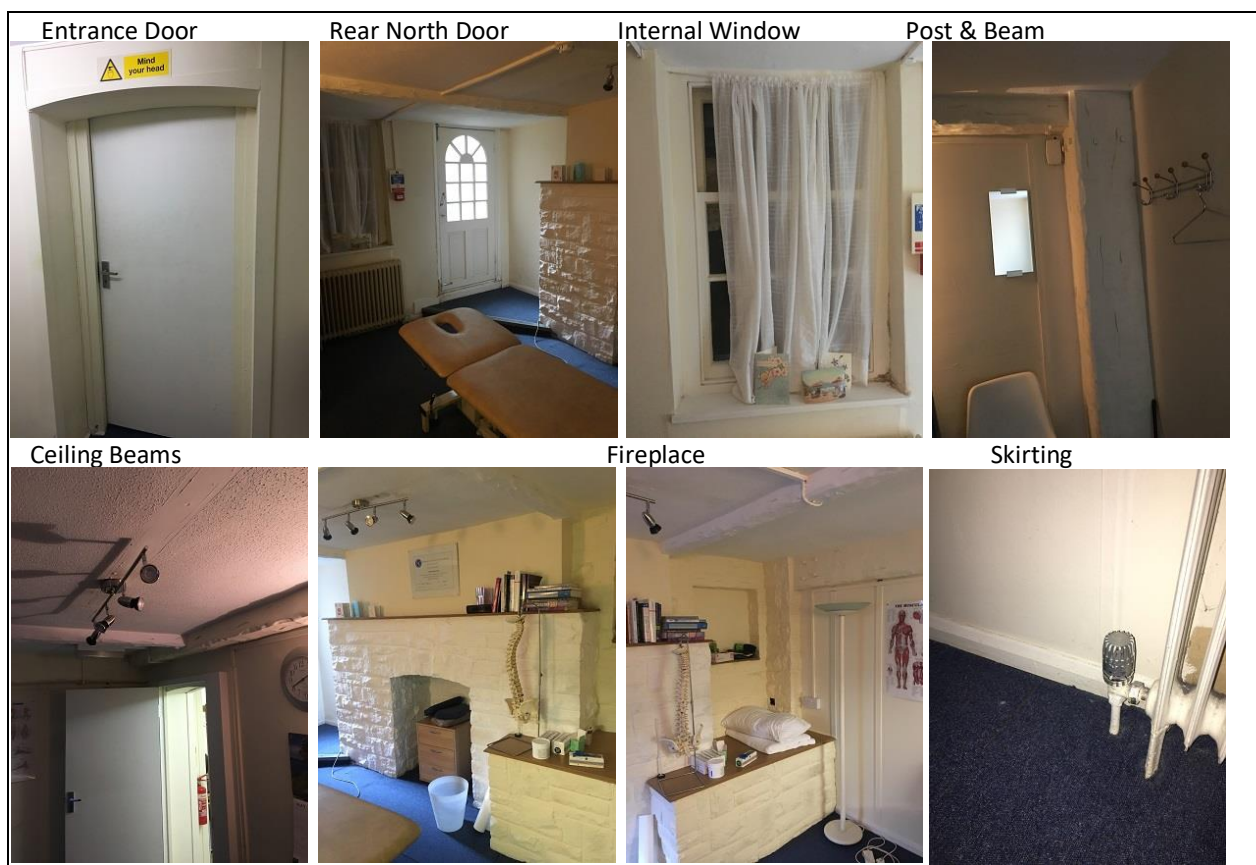
Brief description: No original features are evident, 20th Century doors, dry lining	Summary history: Original use of cellars was storage for coal, pantries and staff, 20th Century alterations for use as offices
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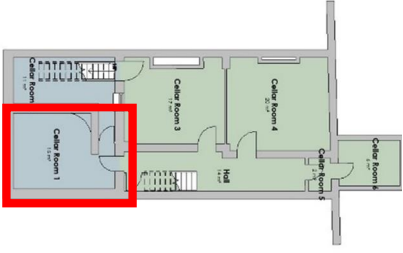
Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
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Entrance Door 	Internal 
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13 ST JOHNS ST Cellar Room 3		Gazetteer item No: 20 Designation: Grade 2
Brief description: No original features are evident, 20 th Century doors, dry lining		Summary history: Original use of cellars was storage for coal, pantries and staff, 20 th Century alterations for use as offices
Significance Level: Low	Significance values: Low	
Issues: Structural integrity and damp	Policies/recommendations: Strip out 20 th Century dry lining and inspect. New tanking and rebuilding as required	

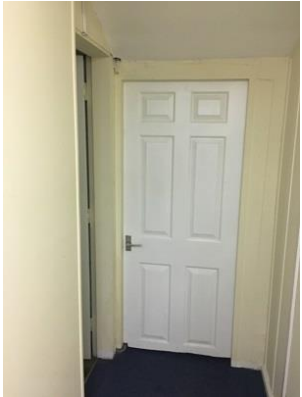


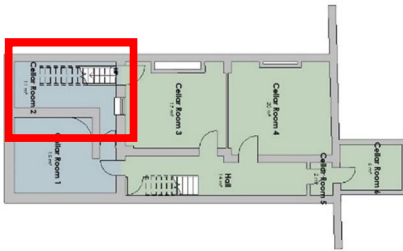
13 ST JOHNS ST Cellar Room 1 	Gazetteer item No: 21 Designation: Grade 2
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Brief description: No original features are evident, 20th Century doors, dry lining	Summary history: Original use of cellars was storage for coal, pantries and staff, 20th Century alterations for use as offices
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
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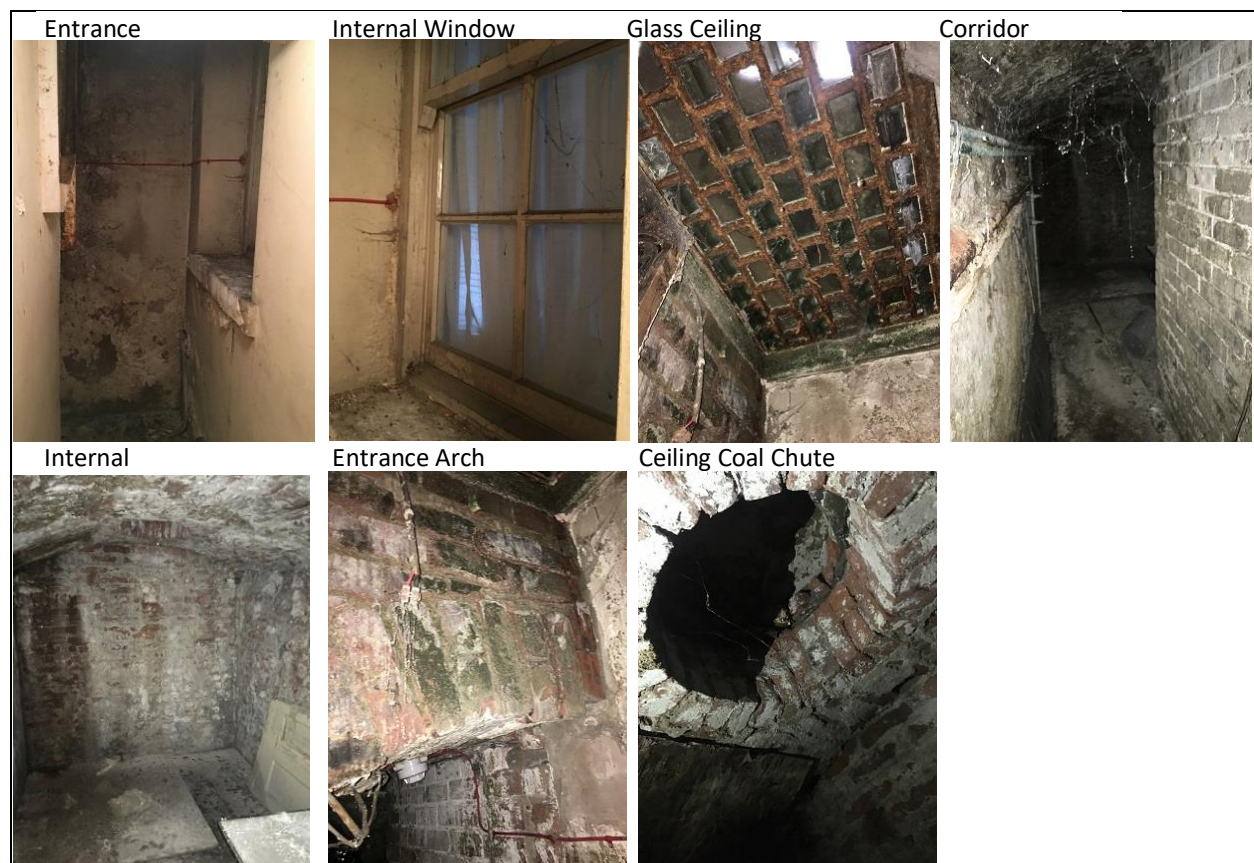
Entrance Door	Internal	Ceiling Vault
		

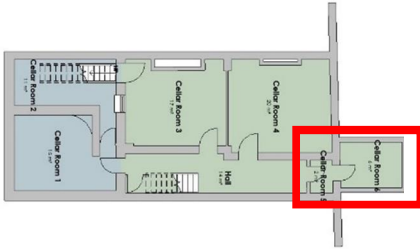
13 ST JOHNS ST Cellar Room 2		Gazetteer item No: 22 Designation: Grade 2
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Brief description: Brick Vault with 20 th Century dividing wall and staircase, with light well and chute from rear yard	Summary history: Original use of cellars was storage for coal, pantries and staff, 20 th Century alterations for use as offices
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20 th Century dry lining and inspect. New tanking and rebuilding as required
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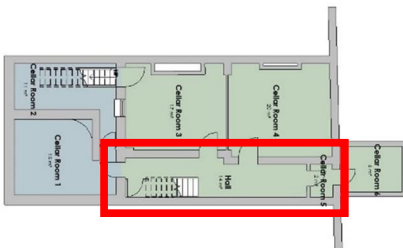
13 ST JOHNS ST Cellar Room 5 & 6		Gazetteer item No: 23 Designation: Grade 2
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Brief description: Brick Vault	Summary history: Original use of cellars was storage for coal, pantries and staff, 20 th Century alterations for use as offices
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20 th Century dry lining and inspect. New tanking and rebuilding as required
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Entrance	Archway	Internal
		

13 ST JOHNS ST Cellar Hall 	Gazetteer item No: 24 Designation: Grade 2
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Brief description:	Summary history:
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Significance Level: Low	Significance values: Low
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Issues: Structural integrity and damp	Policies/recommendations: Strip out 20th Century dry lining and inspect. New tanking and rebuilding as required
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Cellar stairs down	Stairs up	Hall looking S.	Hall looking N.
		