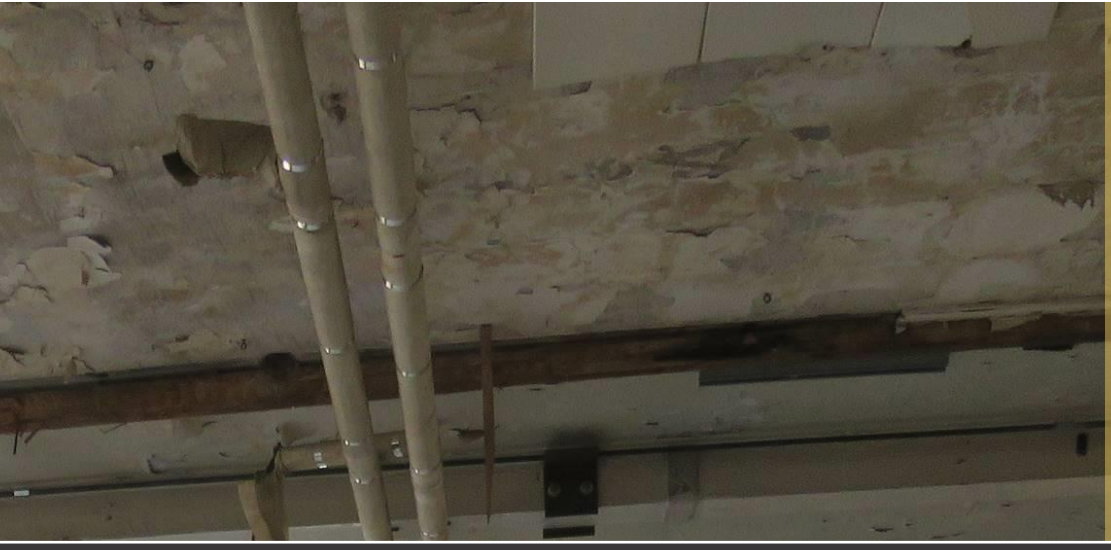


One Central

Manchester

Heritage Statement



Prepared by

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Prepared for:

OBI Property

July 2018



ONE CENTRAL, MANCHESTER – HERITAGE STATEMENT

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1 INTRODUCTION

1.1 Purpose

This heritage statement has been prepared in support of the Listed Building Consent application for minor internal refurbishment works to the third floor level, ground floor entrance and reception area, staircase and toilets of the Grade II Listed 1-5 Central Street, Manchester, known as 'One Central' (Figure 1). The full list description can be found in Section 2.2 below.



Figure 1 – External view of One Central, which holds the corner of Central Street (right) and Southmill Street (left).

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the significance of the heritage assets affected, and the consequent potential impact of the current proposals.

1.2 Structure of the report

Following this introductory section the report is structured as follows:

- Section 2 provides a description of the site's location and statutory designations;
- Section 3 analyses the historic development of the site;
- Section 4 provides a description of the relevant parts of the building;
- Section 5 details and appraises the heritage significance of the building;
- Section 6 appraises the impact of the proposed scheme; and
- Section 7 provides a conclusion.

1.3 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

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- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] - Principal Architect
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2 THE SITE

2.1 Location

1-5 Central Street, also referred to as 'One Central' (the Subject Site) is located within the civic centre of the City of Manchester. The building was constructed at some point between 1864 and 1870 as a shipping warehouse, and now forms offices with bar at basement level.

The site is bounded by County Street to the north, Lawrence Buildings to the east, Central Street to the south, and Southmill Street to the west (see Figure 2).

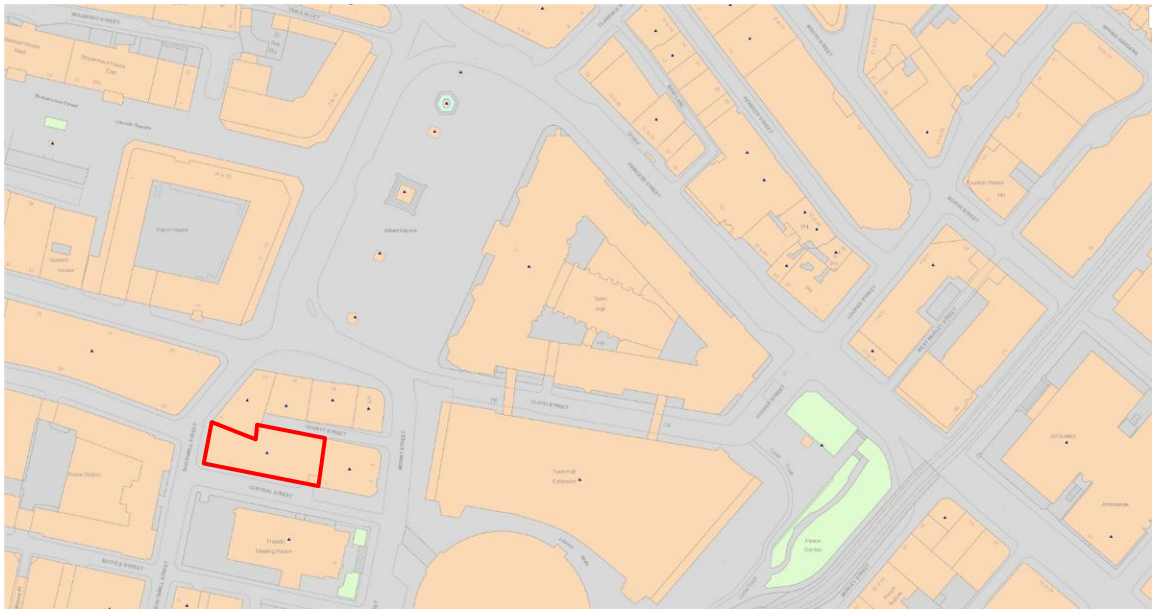


Figure 2 – A plan illustrating the location of One Central (outlined in red).

2.2 Statutory Designations

Listed Buildings

Statutory listing means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

The subject site was Grade II Listed on the 3rd October 1974. The list description is as follows:

SJ8398SE CENTRAL STREET 698-1/27/42 (North side) 03/10/74 Nos.1 TO 5 (Odd)

GV II

Includes: No.7 SOUTHMILL STREET. Probably a warehouse, subsequently Post Office, now offices etc. Mid to later C19, altered. Red brick in Flemish bond, with sandstone dressings (roof concealed). Long rectangular plan. Simplified palazzo style. Four storeys and basement, a 16-bay facade, very regular; with rusticated vermiculated plinth, rusticated quoins, sill-bands to the upper floors, and a frieze of roundels; an arcaded ground floor of round-headed arches which have coupled piers, moulded imposts and keyed moulded heads, containing segmental-headed windows to the basement and round-headed sashes to the ground floor, except the 8th arch which is a doorway, the 10th which has an inserted doorway, and the last, which is a waggon arch; recessed segmental-headed sashes without glazing bars on all upper floors, all with moulded surrounds and stilted hoodmoulds with keystones. Four-bay left return wall (7 Southmill Street) in matching style. Interior not inspected.

Listing NGR: SJ8377298022.

Conservation Areas

The building is located on the southern boundary of the Albert Square Conservation Area, which was first designated in April 1972.

2.3 Proposals

The proposed internal works seek to retain the building in office use and consist of:

- Refurbishment of the existing reception to include:
  - New glass door and screens to the front elevation and the removal of the existing gates.
  - Removal of the existing internal glass sliding doors to create an open reception area.
  - Repointing existing brickwork.
  - New flooring, wall and floor finishes.
- Staircase and WC refurb.
- Third Floor refurb to include:
  - Refurbishment of the existing timber sash windows to leave fully operable.
  - Replacement glazing to 1No sash window (to replace timber boarding and Georgian wire).
  - Replacement of 1No casement window to match existing timber sliding sash.
  - New micro raised access floor.
  - Plaster skim to all walls.
  - Remove existing modern radiators.
  - New ceiling – existing ceiling and cornice to remain in-situ behind new ceiling.
  - New air conditioning system – internal units to be located within the ceiling raft. External condensers to be located on the rear wall on County Street.

In the interests of proportionality, and due to the limited impact of the proposals, this heritage statement focuses only on the areas subject to the proposed alterations.

3 HISTORICAL BACKGROUND

Until the 1860s the location of the Subject Site was a hive of industrial premises, dyeworks and warehouses. In 1864 the decision to relocate the new Manchester Town Hall on the site of the former Town's Yard, just north of the Subject Site in Albert Square, saw the area rapidly change beyond recognition, with new buildings building constructed around Manchester's new public square and centre of local government.

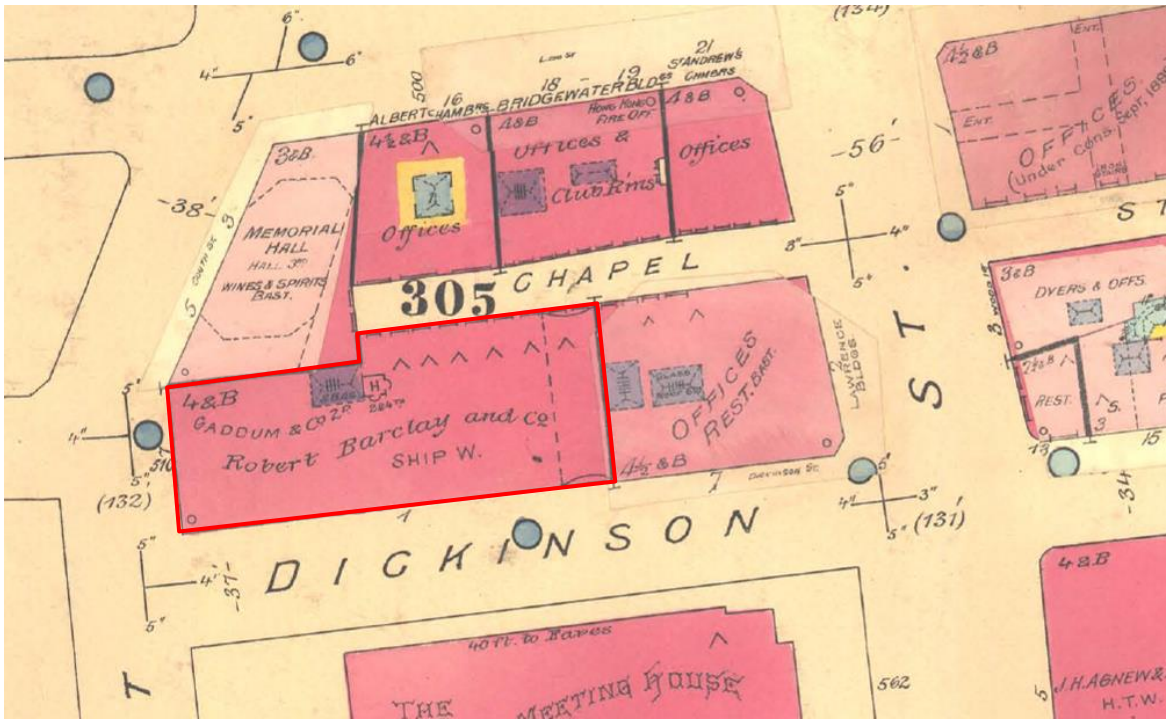


Figure 3 – Goad's Fire insurance Plan 1886, showing the Subject Site then occupied by Robert Barclay & Co, and Gaddum & Co.

During this redevelopment period it was decided that in order to accommodate this new landmark building it was necessary to link two previously non-connected streets, resulting in South Street being continued northwards into Albert Square. Before the 1860s South Street terminated at the junction with Jackson's Row.

These proposals resulted in the demolition of a block of buildings between Lloyd Street and Dickinson Street (now Central Street), which had already been purchased by the council in order to be demolished and rebuilt. Existing buildings that were demolished included the premises of merchant, F. E. Gaddum (Gaddum and Company) at 25 Lloyd Street, whose premises relocated to the subject building once completed (see Figure 3). Gaddum moved into No. 3 South Street, which had been renumbered as 'No. 7 South Street' by the 1880s.

The new warehouse building was constructed at some time between 1864 and 1870. The architect of the building is unknown but it is likely to have been either Clegg & Knowles or Edward Walters, both of whom designed many similar styled shipping warehouses in the centre of Manchester during this period. Pevsner's

Architectural Guide to Manchester describes the building as being "*A big four-storey palzzo warehouse of c1865, so similar in style to No. 19 Princess Street by Clegg & Knowles that it must also be by them".*

The subject building was constructed on the site of Brindall's Dye Works, and part of the tanning yard of Sandbach's Dye Tannery. The new warehouse was designed in the Palazzo style, a confident style popular for merchant's and shipper's during the mid-19th century in Manchester.

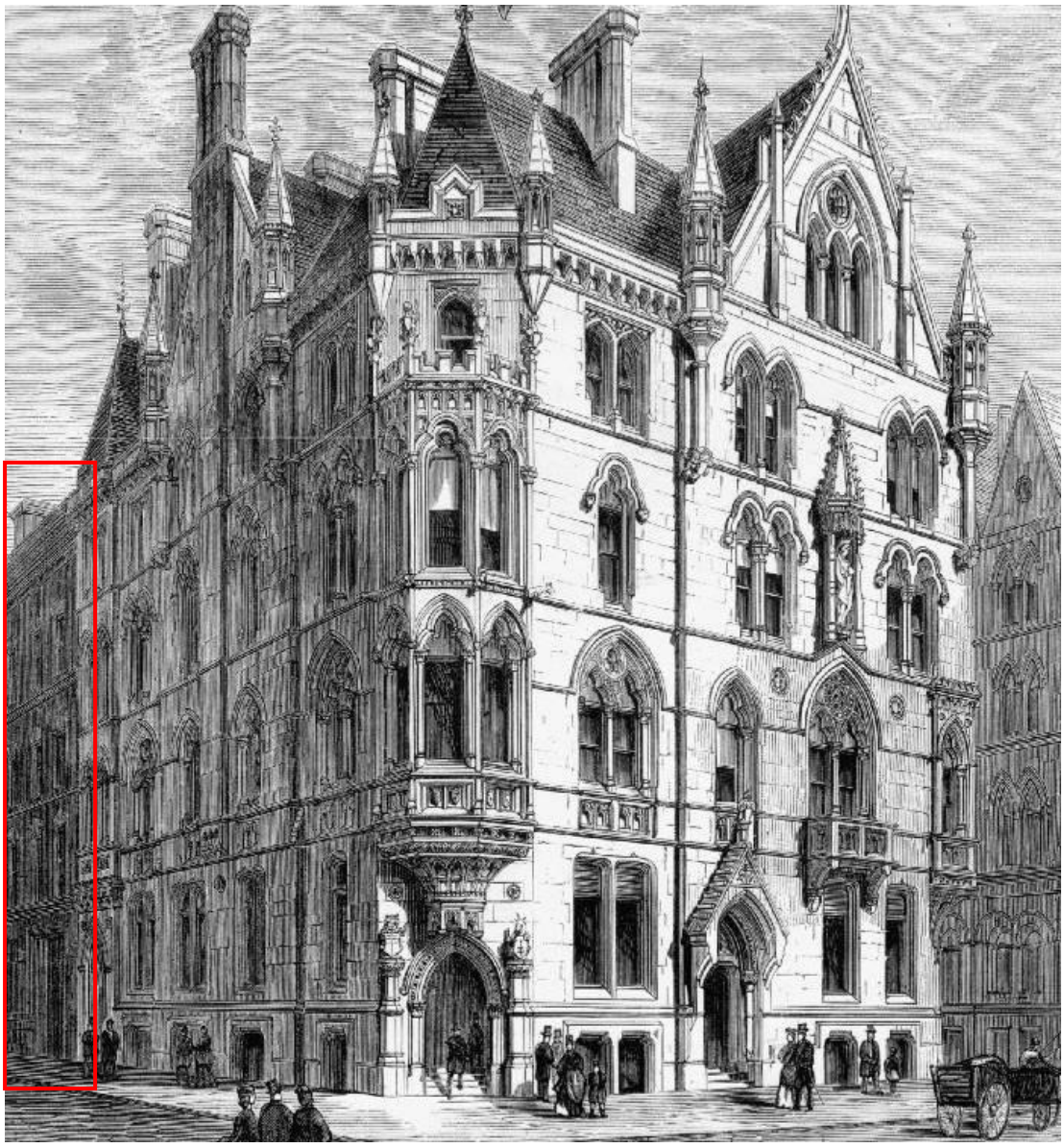


Figure 4 – 1874 – A view looking west into Dickinson Street (now Central Street) from Mount Street, showing the Inland Revenue's new offices (Lawrence Chambers). This etching shows the newly completed subject building to the left.

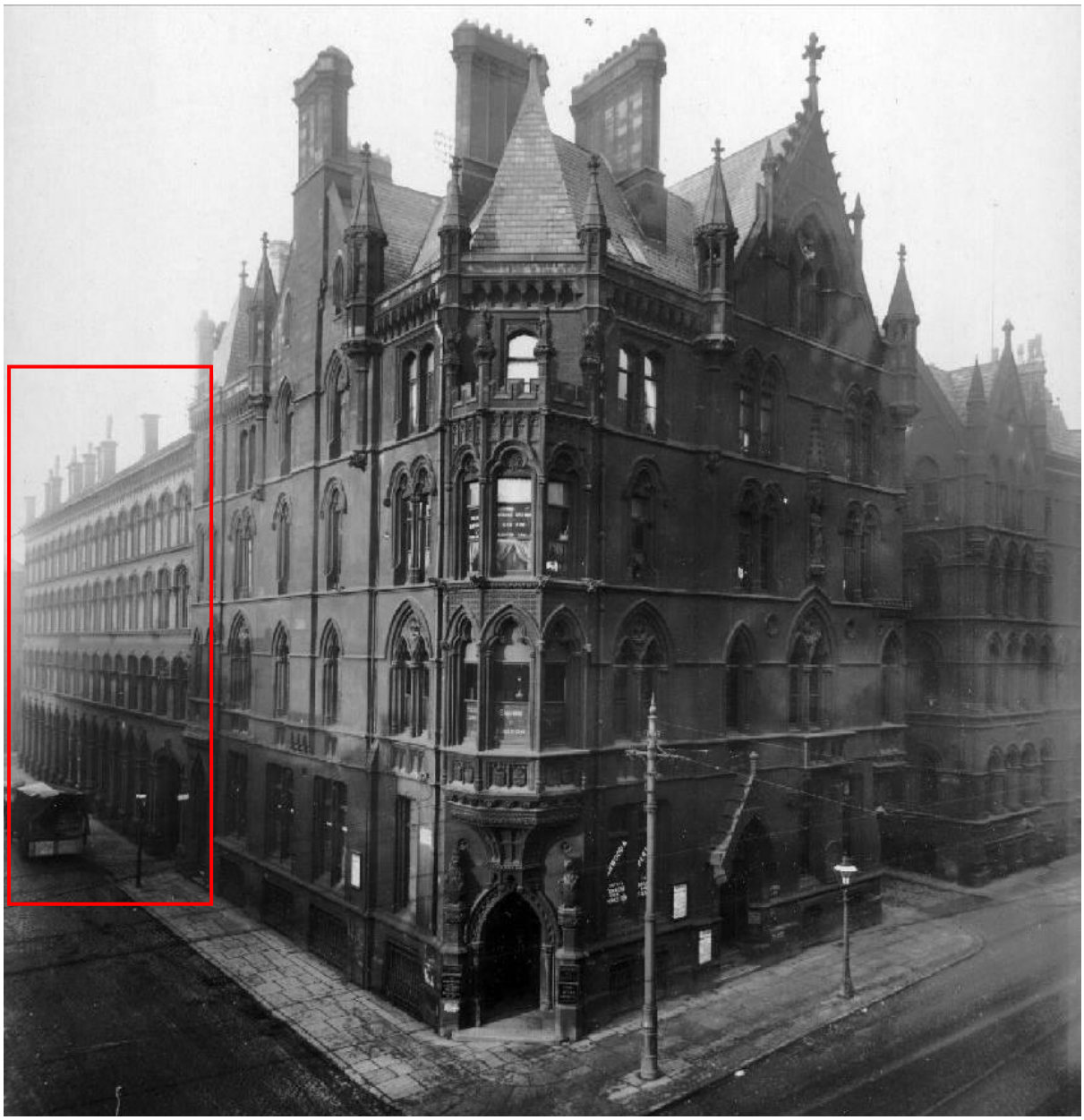


Figure 5– The same view as seen in 1910, showing a clearer view of the south elevation and loading bay of the warehouse to the left.



Figure 6 – 1972 – A view looking east along Dickinson Street (now renamed Central Street) from South Street (now renamed Southmill Street).

4 BUILDING DESCRIPTION

4.1 Ground Floor Entrance

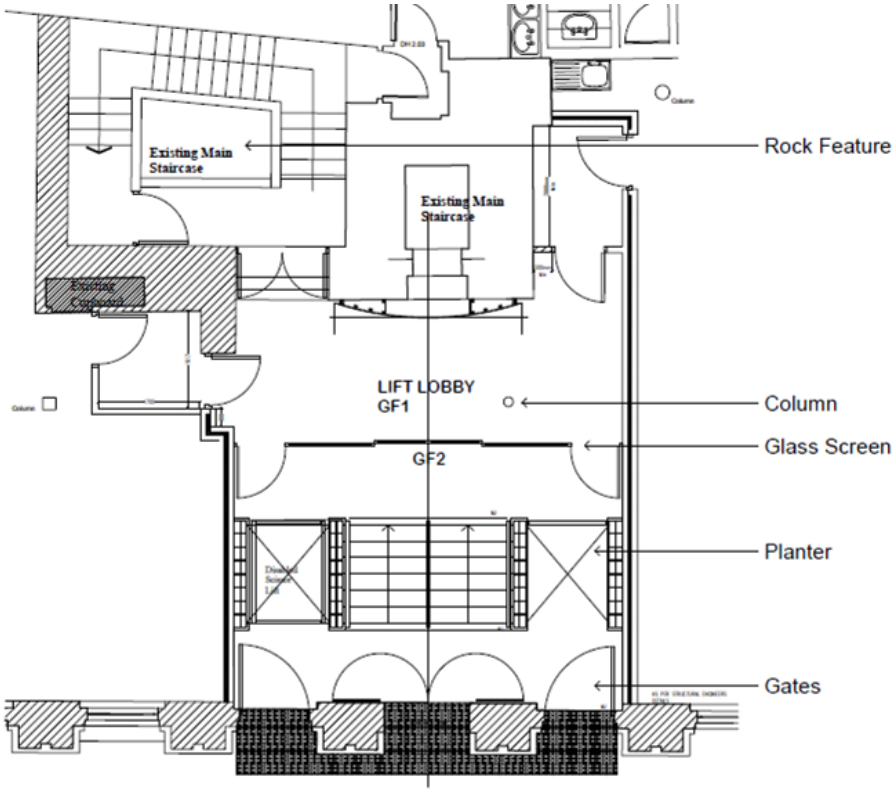


Figure 14 – Current floorplan of the entrance, showing the three modern openings onto Central Street to the bottom.



Figure 15 – The entrance into Number One. The three openings were opened-up to create a semi-open space

during the c1990s. The centre opening originally formed a door, with two windows either side.



Figure 16 – Looking out onto Central Street from inside the semi-open entrance and steps, showing the applied modern brickwork to the walls.

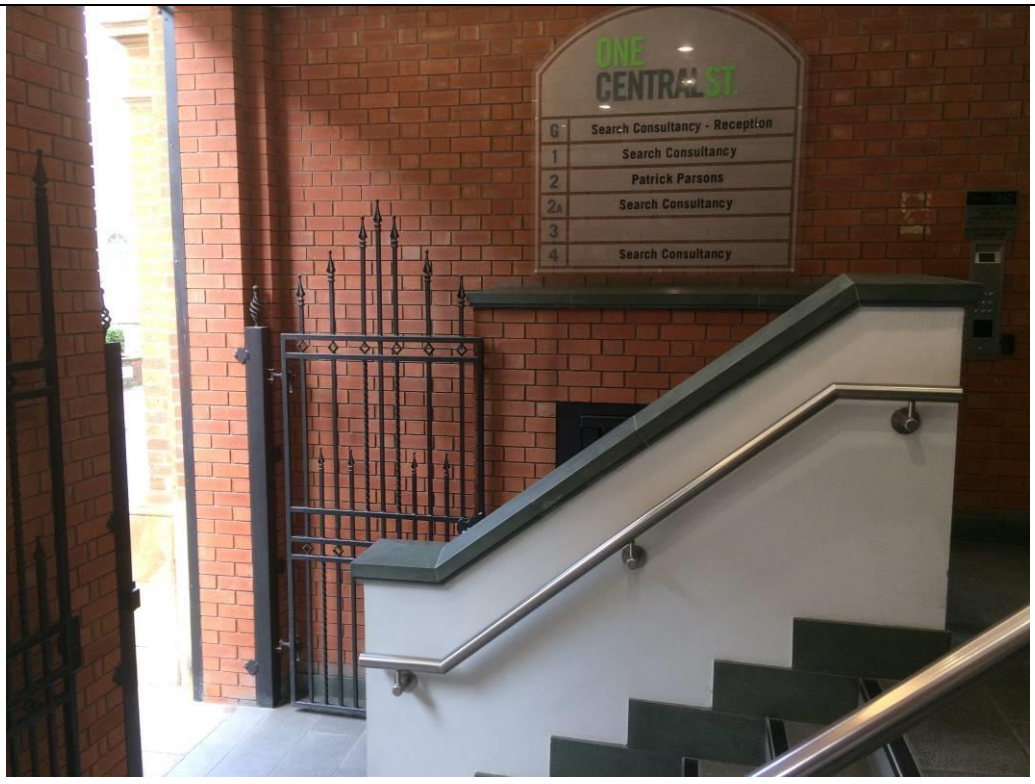


Figure 17 – The entrance steps.

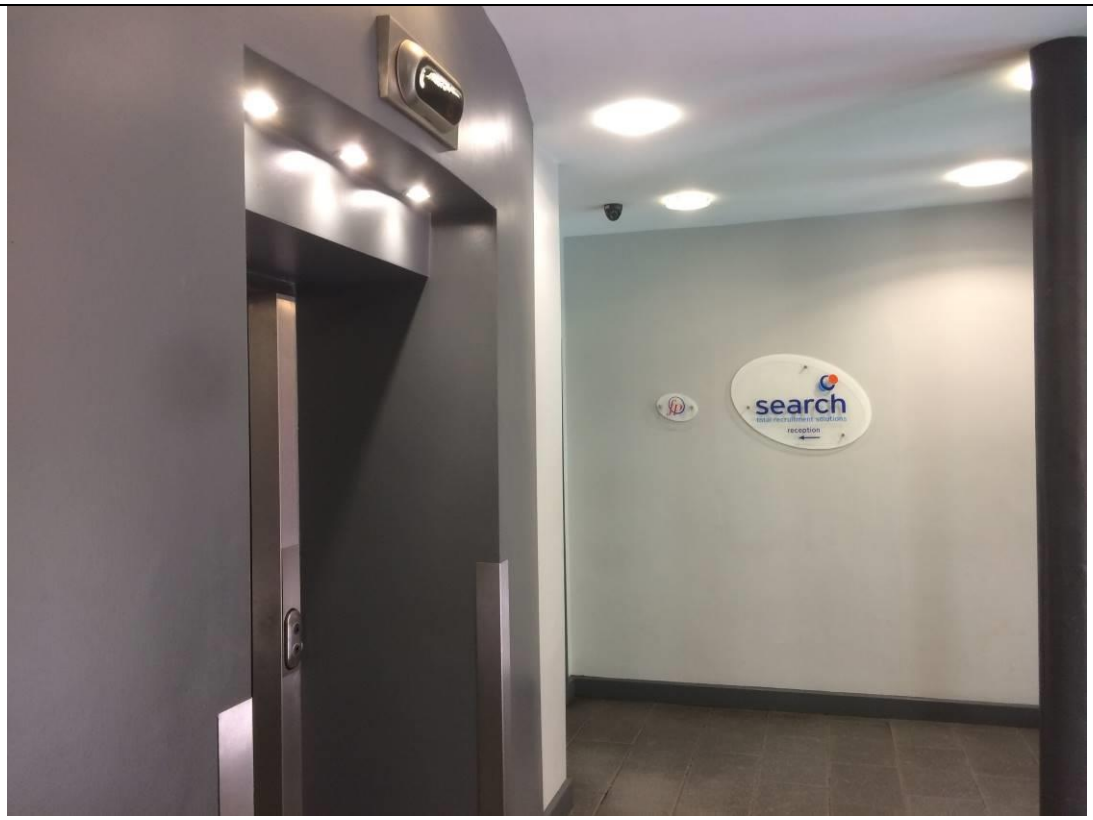


Figure 18 – The lift lobby at the top of the entrance steps.

4.2 Third Floor

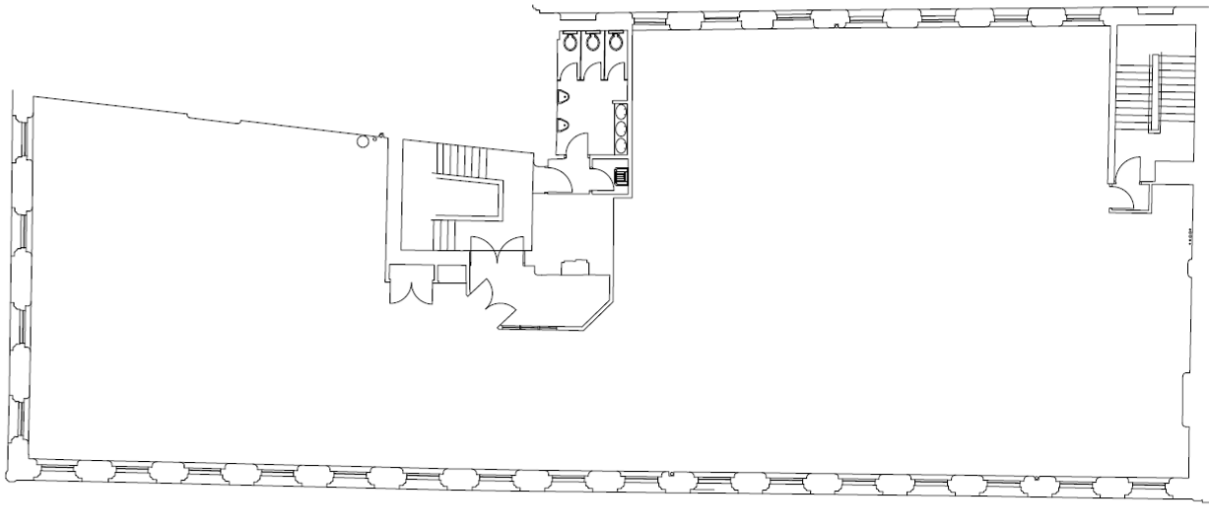


Figure 7 – Current floorplan of the third floor, showing the open-plan nature of the floor. The main staircase and lift core is to the centre of the room, with a fire exit to the top-right corner.



Figure 8 - Looking west across open-plan third floor showing the plain appearance of the former warehouse floor.



Figure 9 – The centre of the third floor, showing the rear walls of the lift and toilets. Note the partially blocked former hoist to the right.



Figure 10 - This photo clearly illustrates the original painted brick finish of the third floor walls, which was later

altered with a layer of plaster by the end of the 19th century.



Figures 11 – The western corner of the third floor showing one of the two chimney breasts (now blocked). This image shows the remains of a c1910 Edwardian refurbishment of this corner of the room in order to create a managerial office. Remains of the egg and dart plaster cornice and Anaglypta (textured wall covering) frieze with Art Nouveau pattern can be seen applied over the later 19th century plastered wall surface (painted green).



Figure 12 – The c1990s inserted lift lobby partition.



Figure 13 – Looking at the windows on the north (rear) elevation, showing the c1970s casement window to the right, partially blocked former hoist opening to the centre, and partially boarded sash window with modern Georgian wire glass to the left.

4.3 Staircase

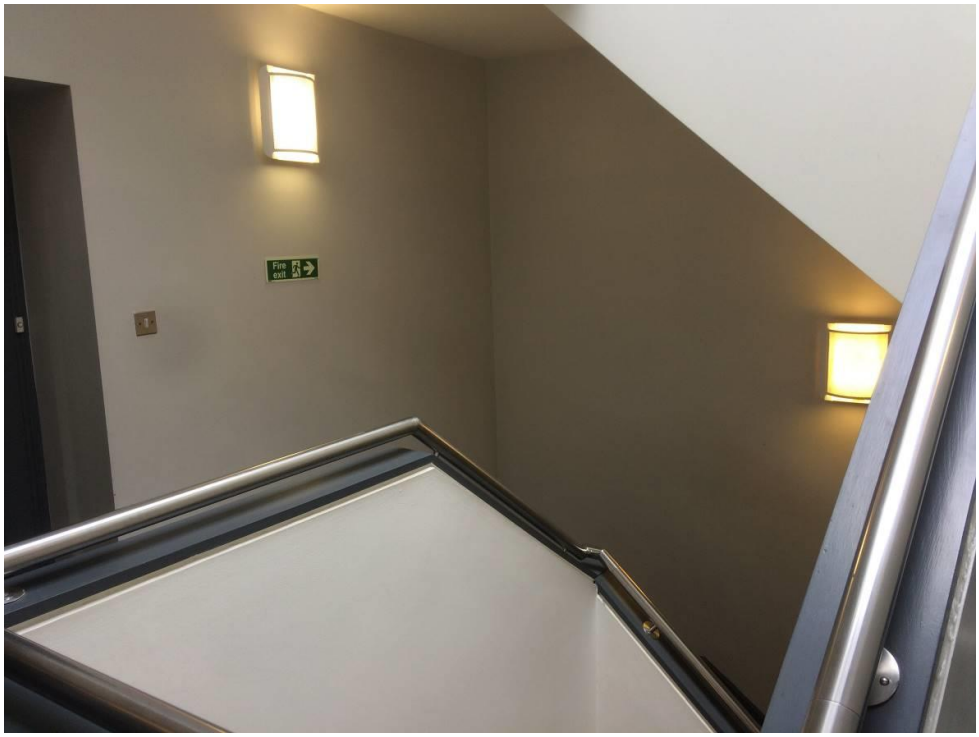


Figure 19 – The main staircase, which appears to be a modern insertion.



Figure 20 - Looking down the main staircase from the third floor.

4.4 Toilets



Figure 21 – An example of one of the matching toilets in the building, each being a c1990s scheme.

5. ASSESSING HERITAGE SIGNIFICANCE

5.1 Introduction and methodology

This section will specifically assess the heritage values of the parts of One Central (the Subject Site) which are likely to be impacted by the proposed refurbishment/alteration works.

English Heritage guidance with *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment,* 2008, describes a range of heritage values, arranged in four groups, which may be attached to place. These are:

- **Evidential Value** – relating to the potential that the building has in yielding primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through No. the building to a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from the building;
- **Communal Value** – relating to the meanings of place the building has for the people who relate to it, and whose collective experience or memory it holds.

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. English Heritage's criteria outlined in 'Conservation Principles, Policies and Guidance,' have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the building. This has been used to inform and justify the capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The assessment of the significance is based on both desktop research and on-site visual surveys.

> **High significance** *relates to those parts or elements of the structure deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historic, aesthetic or communal values.*
>
> **Considerable significance** *relates to those components of the structure deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the buildings' evidential, historic, aesthetic or communal values.*
>
> **Low significance** *relates to those components of the structure deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values.*
>
> **None/Detrimental** *features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.*

5.2 Statement of significance

The special architectural and historic interest of 1-5 Central Street is recognised by its Grade II Listed designation. The significance of the building, as a whole, lies in its mid-Victorian Palazzo design and former shipping warehouse use.

The entrance and reception areas have lost all significance through the substantial remodelling and refurbishments of these areas during the c1990s, which saw the original entrance into Number One being opened-out to create a semi-external space. This resulted in the two side windows being removed and converted into entrances, and a new floor raft being constructed across part of the basement floor level below. This area is on low significance.

The staircase is an entirely modern insertion. The staircase hall retains no historic fabric, architectural features or decorative schemes, and consequently this area is of low significance.

The toilets to each floor level are accessed from the staircase landings. The toilets were inserted during the late-20th century and now contain a c1990s toilet fit-out and decorative scheme, and consequently these rooms are of low significance.

The third floor level of the building would have originally have been a warehouse floor for packing and distributing goods. As a warehouse room it would have been utilitarianly finished and decorated, with simple painted brick walls and exposed floorboards, and as such the space as a whole is of low significance, however elements such as the original sash windows are of high significance.

During the late-19th century the exposed brick walls were plastered over and painted, and again in c1910 the corner of the room was modernised with the application of cornice and decorative frieze. The remains of the frieze and cornice illustrate the Edwardian use and modernisation of the building, and are of low/considerable significance.

The principal front elevations on Central Street (south) and Southmill Street (west) are both of high significance, being designed to be the visible frontages of the building and as such being afforded carved stone work, high quality brick and pointing. However, the rear elevation onto County Street has always been concealed from view at the end of a cul-de-sac, and as a service entrance for loading/unloading goods, the elevation was not afforded any architectural embellishments, and is of low significance.

6. IMPACT ASSESSMENT

6.1 Scope of Potential Impact

This assessment of the Heritage Impact on the entrance/staircase/ toilets and third floor level of the Grade II Listed 1-5 Central Street is intended to support the Listed Building Consent application for the proposed refurbishment/alteration works.

The aim is to demonstrate the cumulative impact of the proposed alterations to the building as a whole. The results justify the proposed interventions by demonstrating, on balance, an overall beneficial outcome.

Thus, the key purpose of the impact assessment is to ensure that the proposals demonstrably balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

The proposals are necessary to retain the optimum viable use of the heritage asset, and ensure regular maintenance and upkeep. A summary of the potential impact of the proposals on the Grade II Listed building is provided below in Section 6.3.

There is no recognised standard methodology for the appraisal of physical impact on listed buildings. Therefore, the method used below is a synthesis of the English Heritage guidance on *"Conservation Principles"* (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable' thus securing the protection or enhancement of the historic environment.

The current proposals aim to avoid the loss or compromise the building's significance. However, it is evident that the sustainable re-use of the building requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

The proposals are designed to update the current pubic areas of the building, whilst reintroducing office use to the third floor level. These works will see a minimal amount of alteration/refurbishment, and will largely concentrate of areas of the building which have been altered in the past, avoiding areas which contain architectural features of interest.

6.2 Impact Assessment

6.2.1 Assessment Methodology

The impact of the proposals on the individual components and the overall integrity and significance of building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, to ensure that it is outweighed by the overall beneficial impact on the building.

The scale of the overall impact of the proposed works on the significance of the fabric of the building and its grounds are evaluated as:

- **Negligible** – *works that result in no material change;*

- **Low** - *changes that only make a small difference to the public's ability to understand and appreciate the listed building, and may be either adverse or beneficial.*

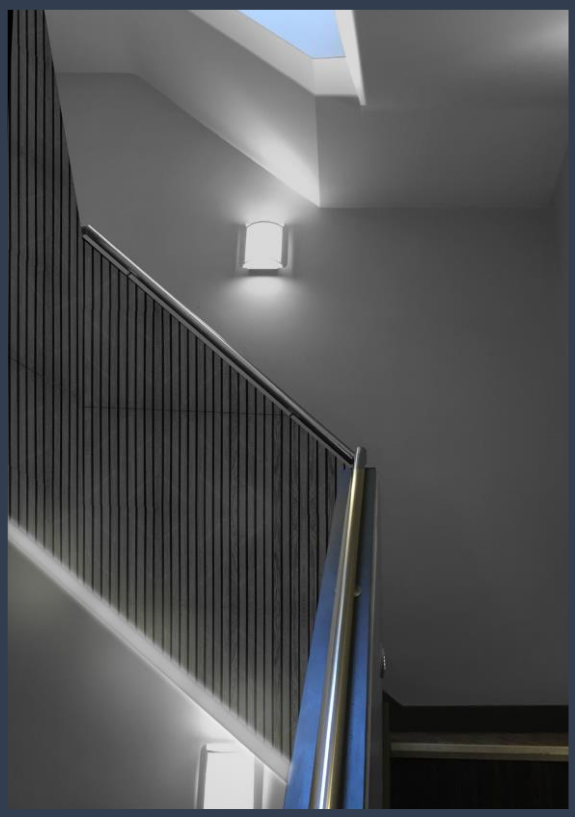
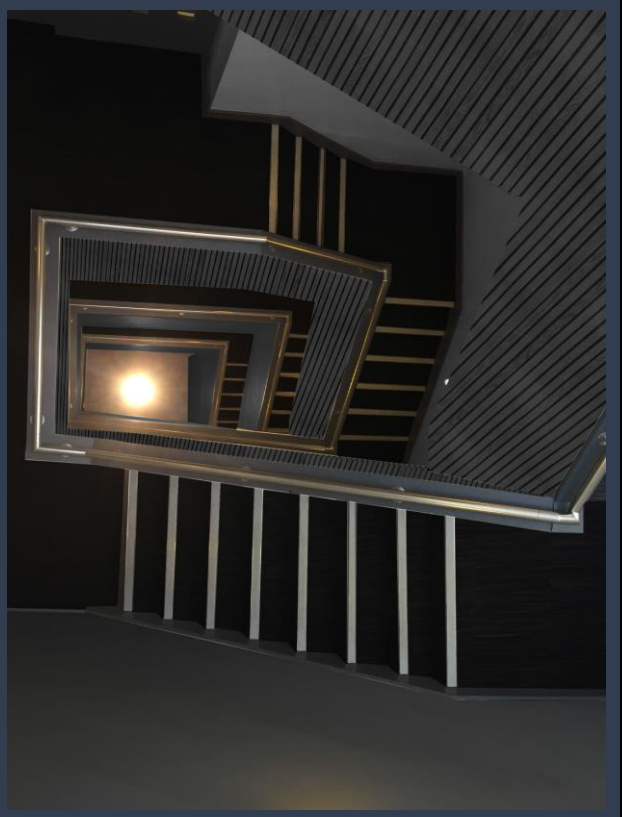
- **Moderate** - *a change that makes an appreciable difference to the public's ability to understand the listed building, and may be either adverse or beneficial.*

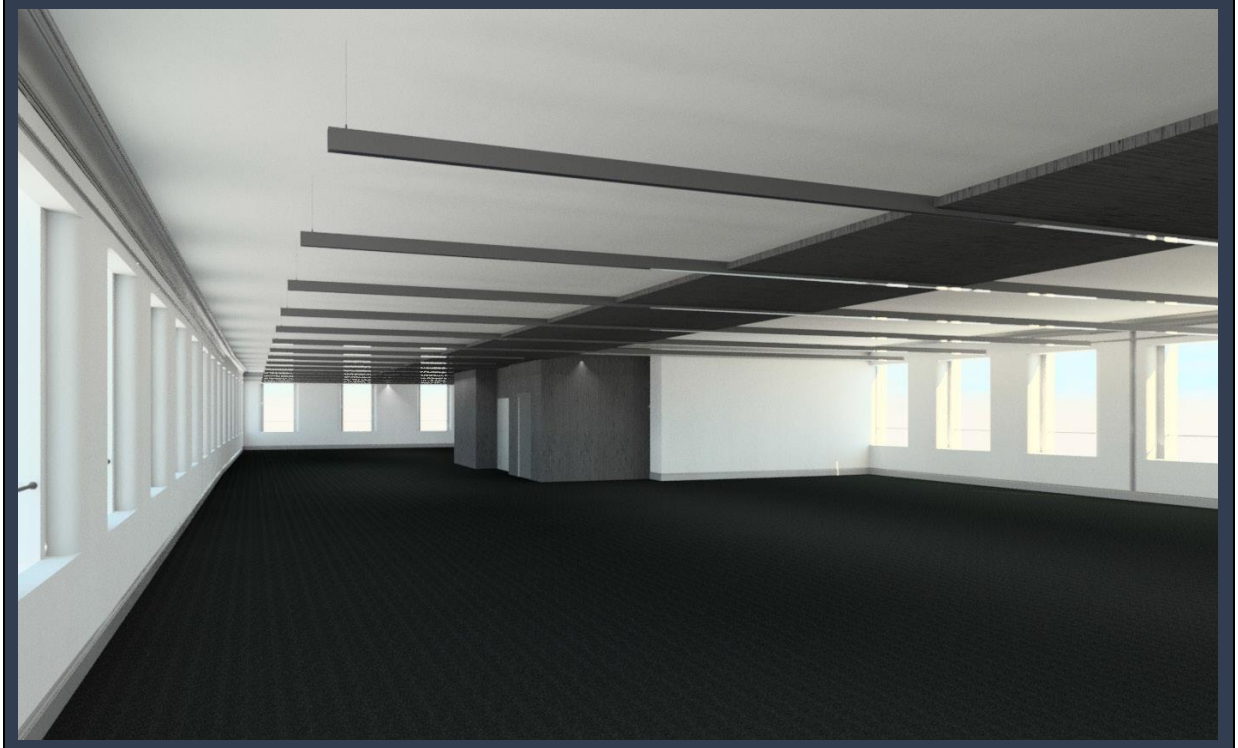
- **Substantial** - *these will be changes which have a fundamental impact on our appreciation of the listed building and maybe either adverse or beneficial.*

6.3 Impact appraisal of proposed works

The following section sets out in tabular form each of the proposed interventions/works to each part of the building, setting out the proposed impact of each intervention and any mitigating circumstances.

Ground Floor Entrance		
		
Building element	**Proposal**	**Impact/Justification**
Entrance	Installation of new sliding glass doors and fixed screens to the three openings to the front elevation, and the removal of the existing gates.	**Minor Beneficial** Re-enclosing the three openings onto Central Street will return the space back into an internal room, providing a pleasant entrance into the building.
Entrance screen	Removal of the existing internal glass sliding doors to create an open reception area.	**Minor Beneficial** Large modern screen dividing the space
Walls	Repointing existing brickwork, and application of timber cladding to lift wall	**Negligible** Repointing the c1990s internal brick wall covering, to match with external pointing colour.
Floor	New tiled flooring	**Negligible**
Steps	Install new, plain iron railings to modern staircase	**Negligible**
Lighting	Install new feature pendant lighting behind window openings, and modern lighting to ceiling	**Negligible**
Ceiling	Extend current (modern) lift lobby ceiling level across the entire room following the removal of modern glazed partitions	**Negligible**

Staircase		
		
Building element	**Proposal**	**Impact/Justification**
Floor	Replace modern carpet	**Minor Beneficial**
Walls	Redecorate walls and apply timber battening to inside face of open well staircase	**Minor Beneficial**
Lighting	Replace c1990s wall lights with new examples	**Minor Beneficial**
Toilets		
Building element	**Proposal**	**Impact/Justification**
Cubicles	Remove c1990s cubicles and toilet facilities and replace with modern examples	**Negligible**
Walls	Remove c1990s tiling and apply new tiles	**Negligible**
Floor	Remove lino covering and replace	**Negligible**

Third Floor Level		
		
Building element	**Proposal**	**Impact/Justification**
Walls	Skim all walls with plaster and attach timber picture rails and skirting boards	**Negligible** Existing wall coverings are a mix of c1980s Artex textured paint, and damaged/patched/missing late-19th century plasterwork. The original wall treatment to the third floor was painted brickwork, the plasterwork was applied at a later date.
Sash windows	Refurbish all original sash windows, retaining single glazing and installing new ironmongery.	**Minor Beneficial**
	Remove c1970s casement window, and partially blocked window opening and install copies of original sash windows	**Minor Beneficial**
	Remove modern Georgian wire glass from sash window to the north elevation, and replace with single glazing panes	**Minor Beneficial**
Radiators	Remove modern units and replace with new examples	**Negligible**
Ceiling	New plasterboard ceiling installed below current ceiling level with modern coving and central timber bulkhead with services and new air conditioning units	**Negligible** The current ceiling is substantially damaged from post modernisation works, leaving large voids, poor patching and loose plaster and laths. Installing a lower

	hidden behind.	ceiling will conceal ceiling and retain all imperfections beneath. The surviving fragments of c1910 cornice and frieze will be retained behind lower ceiling level so as to protect them.
Floor	Insert raised floor throughout third floor	**Negligible** Inserting a new floor will provide underfloor services, avoiding surface-mounted plug sockets etc. There are no historic skirting boards remaining.
Lift lobby	Remove modern lift lobby and open out into wider floor	**Minor Beneficial**
Exterior		
Building element	**Proposal**	**Impact/Justification**
Entrance doors	Installation of new sliding glass doors and fixed screens to the three openings to the front elevation, and the removal of the existing gates.	**Minor Beneficial** Re-enclosing the three openings onto Central Street will return the space back into an internal room, providing a pleasant entrance into the building, and will return the original 'solid appearance of the front elevation.
Air conditioner condensers	Installation of four air conditioning units to be installed on the rear elevation (third floor level) of the building on County Street.	**Negligible** The four new units will be fixed to the rear of the building, which is considered to be of low significance. County Street is a service street, and is not experienced as part of the wider Albert Square Conservation Area.
Signage	Installation of two small back-lit signs either side of entrance doors	**Negligible**

6.4 Impact Assessment Conclusions

As demonstrated above, the proposals will not affect the character of the Grade II Listed building as a building of special architectural or historic interest.

The proposals reflect the minimal works required to refurbish the third floor, entrance, stairs and toilets in order to update the current decorative scheme and awkward entrance, and will necessitate only minor physical intervention to the historic fabric.

As demonstrated in the appraisal of significance, the areas of the building which are proposed to be refurbished have been substantially altered and modernised during the c1990s, and are now largely devoid of any surviving architectural features, and thus of a lower significance.

The proposals seek to enhance these lower significance spaces, and retaining surviving architectural elements and reinstating any lost elements.

7 CONCLUSION

It will be clear that the proposals are sensitive to the heritage values of the Listed building. The works to the building are thus considered to represent best conservation practice and meet the requirements of the NPPF in both design (Section 7) and historic environment terms (Section 12).

The proposals will not affect the character of the Grade II Listed building as a building of special architectural or historic interest, and will not affect the Albert Square Conservation Area, and should be given consent.



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