Heritage Statement_Rev A

RED’S True Barbecue

22 Lloyd Street, Manchester, M2 5WA

October 20l3

Early History

The site is located in what was the former headquarters of the Manchester Shipping Offices and Packing Company. Built circa 1887, designed by Scottish architects Speakman and Charlesworth.

The building received a Grade: II listed building status on 3rd October 1974. The interior was not inspected.

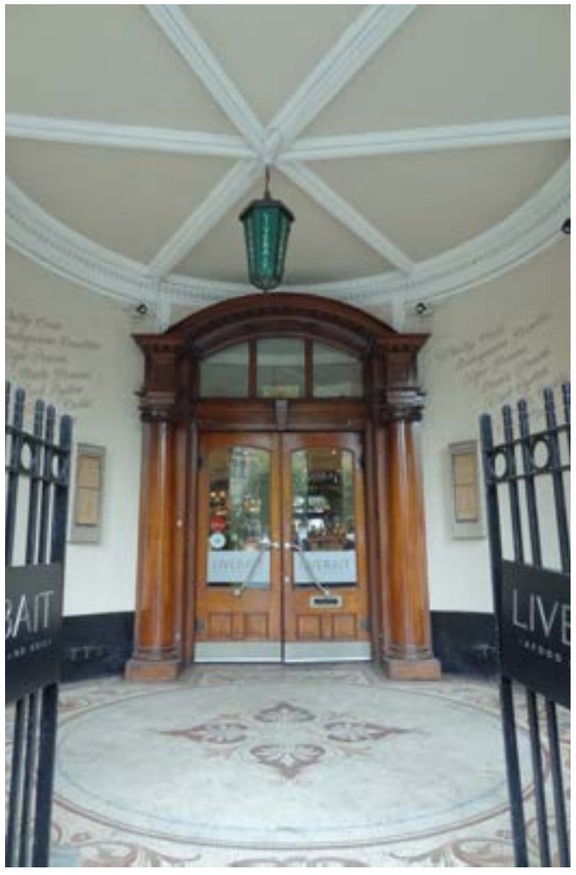




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2013 Existing Facade





Red brick with sandstone dressings and slate roof. Very long range on end-of-block site, the south side slightly concave and the east end canted, forming an acute angle at the north-east corner. Eclectic style with Gothic features.

Three storeys with basement and attic, with facades of 13 bays to Lloyd Street and 3 bays to Southmill Street hinged on a 5-window drum rising from the 1st floor; with sandstone ashlar plinth, recessed bays up to 1st floor, bands between 1st and 2nd floors, saw-toothed band over 2nd floor, steeply-pitched shaped attic gables, and a polygonal drum with slated spirelet.

The principal entrance, under the drum at the north-east corner, is a curved open colonnade formed by short coupled columns of polished granite mounted on sandstone plinths, with heavily foliated caps supporting the base of the drum which is encircled by a panelled frieze. The drum has narrow 1-light sashed windows, those at 1st floor with a panelled stone frieze and those at 2nd floor with arched headsin a stone frieze, and an attic storey with moulded cornice.

The main floors of the Southmill Street facade have 3-light sashed windows, those at ground floor with arched stone heads,those at 1st floor segmental-headed, and those at 2nd floor set behind arcades which have colonnettes with carved caps carrying round-headed arches with arched extradoses; and the attic gables have 2-light arched windows, and kneelers with tall coupled chimneys rising from them.

The Lloyd Street facade has 3-light windows treated more simply, narrow attic gables, and tall clustered chimneys.

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Design Statement

The aim is to remove the interior modern fit out and to expose the character and detail of the existing building where possible. This would include exposing brickwork and revealing any details that the modern fit out may have concealed. Due to extensive damage to the existing floors made by the previous tenant, repairs will be made where required and new finishes will be installed over the top of the existing substrate. The current ceiling will be made good to recieve new painted decoration and light fittings. Any existing details of historical importance like the main entrance doors, window frames and industrial elements relating to the structure of the building will be protected during our fit out and made into a feature where possible.

Ventilation and duct work services will run through established routes within the building via the internal disused lift shaft riser and to the roof. Services will be surface mounted and exposed.

The aspiration of the owners is to respect the heritage of the existing building, thus putting considerable investment to produce a restaurant and bar that is appealing to new guests to the city as well as local residents and commuters in the area.

The concept behind the refurbishment is to provide a casual food & beverage offer called Red's True Barbecue - Bar and Grill. The offer serves locally sourced meat which is seasoned in their own rubs and barbecued over a low heat for 24 hours. The venue will be trading through the day and into the evening.

Access Statement

The existing building is grade 2 listed built in the victorian gothic style. The main entrance into the restaurant is a stepped entrance from Lloyds street which will remain in operation.
Currently ambulant disabled customers access the site via a bell system from which the staff bring out a removable ramp to navigate the three steps.
This system will remain in place in order to prevent any disturbance to the marble columns, wrought iron work and mosaic floor and will be managed by Red's staff.

A second entrance located on Jackson Row will be used as a bar entrance in the evening, however due to the slope of the street towards the rear of the building this is also raised by six steps so disabled access will remain through the main entrance via the means above.

Currently restaurant guests will use the WC facilities on the ground floor which include separate Male, Female and Disabled WC's. This wil remain the same with the refurbished restaurant. Therefore the main entrance and steps will continue to be used for restaurant guests to access these facilites.

To aid access for the visually impaired and ambulent disabled all edges and stepped areas will incorporate contrasting nose profiles and handrails.

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2013 Existing Interior





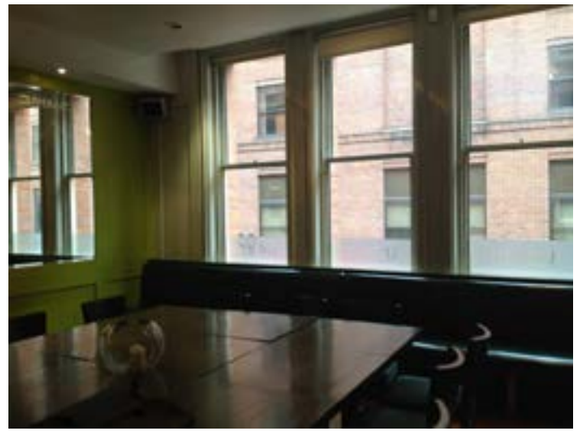
The existing interior decor is currently that of a modern style trading as a fish restaurant.

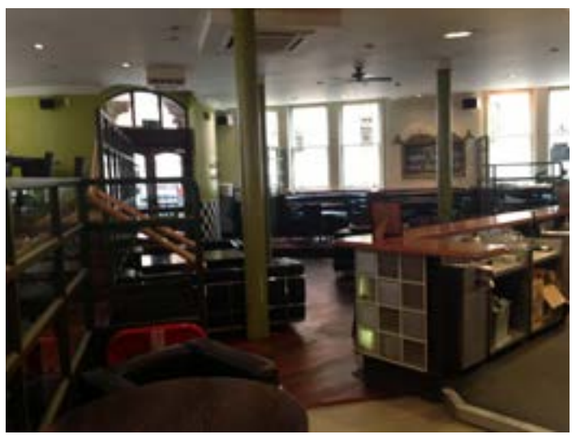
The interior fit out hides the existing character of the building expressed on the external elevations.

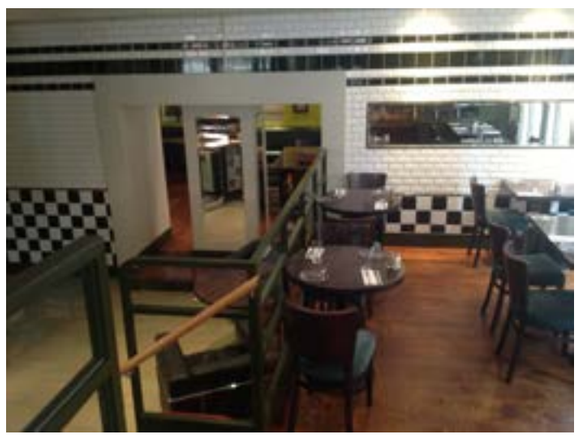
There are no features of any architectural value visible.











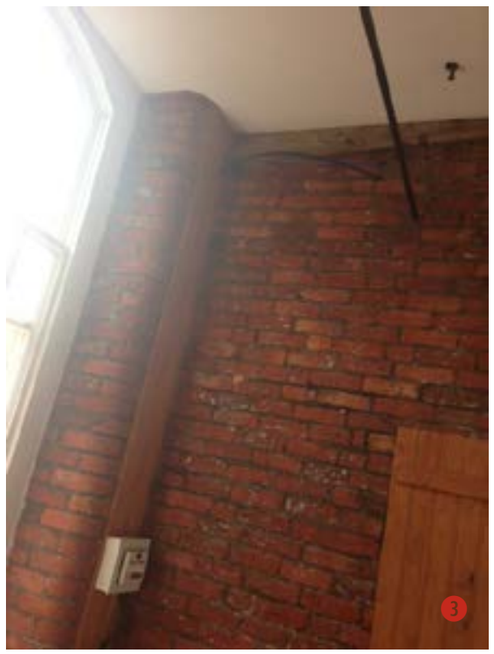


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Existing Character


1


2


3


4

PHOTOGRAPHS FROM OFFICES LOCATED WITHIN 22 LLOYDS STREET

1. **EXPOSE ANY EXISTING CHARACTER AND DETAIL**
2. **ANY ORIGINAL FEATURES TO BE MADE GOOD**
3. **EXISTING FIT OUT TO BE STRIPPED OUT, RED BRICK WORK AND SANDSTONE DRESSING TO BE EXPOSED**
4. **EXISTING FLOOR**

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Soft Strip Out Works_01

Schedule of Works

Soft strip out of existing modern fixtures, finishes and fittings with the aim to reveal and expose the character of the original Grade II listed building.

All modern wall finishes to be carefully removed back to brick work to determine the current state of the existing fabric of the building.
All loose and fixed furniture to be removed from site.
The raised floors will be removed to reveal the current state and extent of the existing floor and the suspended ceiling will be opened up in part to determine the current state of the ceiling services and the possibility of opening up the ceiling back to existing.

During soft strip out a full photographic survey will be undertaken to document what is being removed and revealed. All works will happen in conjunction with the local conservation officer with regular site visits if required.
Any details of architectural or heritage value that are uncovered will be photographed and the local conservation officer notified within 24hrs.

No structural alterations will be made during this strip out period.

Any existing features of interest or value like the main entrance doors will be retained and protected during strip out

Removal of all loose furniture and fittings

Removal of all fixed screen partitions

Removal of raised levels to expose the existing floor underneath





Removal of existing front & back bar to determine extent of services

Careful strip out of wall tiles to expose existing character brick work underneath and make good

Removal of raised levels and balustrades to expose the existing floor underneath



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Soft Strip Out Works_02



Removal of all surface mounted light fixtures and fittings such as ceiling fans

Penetrations to be made through existing suspended ceiling to investigate what is located above with the intention of exposing original details and character

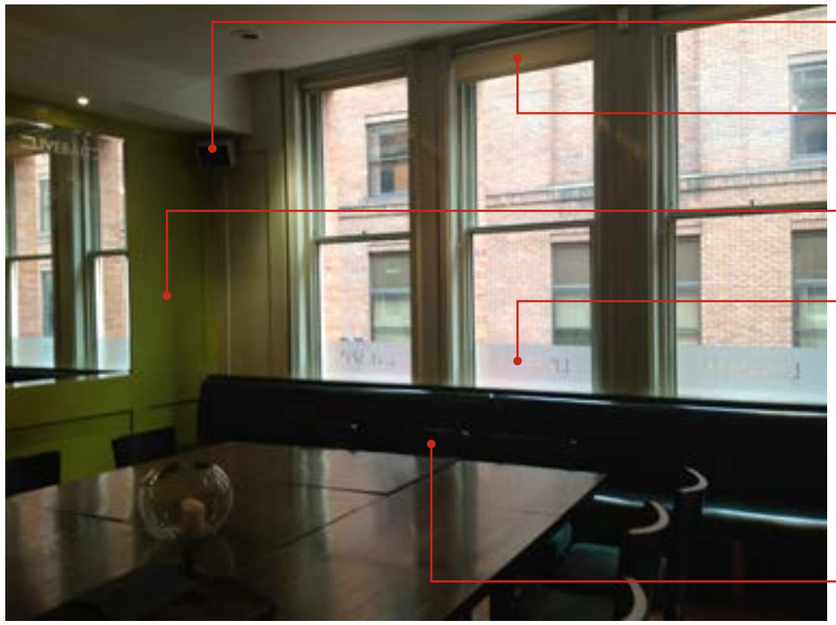
All existing painted timber cladding to be carefully removed to expose wall underneath

Removal of all loose furniture, fittings and fixed furniture

Removal of raised levels to expose the existing floor underneath

Removal of existing front & back bar to determine extent of services





Existing sound system and cabling to be removed back to source

Existing window frames to remain and be made good. Window blinds to be removed

All existing painted timber cladding to be carefully removed to expose wall finish underneath

Remove existing branded window frosting and make good to window

Column ceiling details to be exposed is possible by removing sections of suspended ceiling

Penetrations into square column required to expose what services are enclosed within

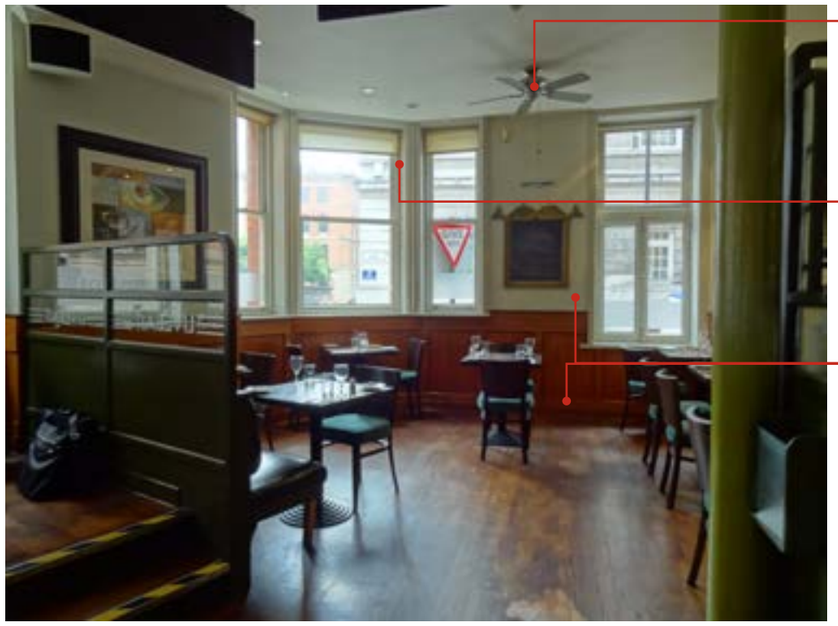
Removal of all loose furniture, fittings and fixed furniture





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Soft Strip Out Works_03



Removal of all surface mounted light fixtures and fittings such as ceiling fans

All existing painted timber cladding to be carefully removed to expose wall finish underneath

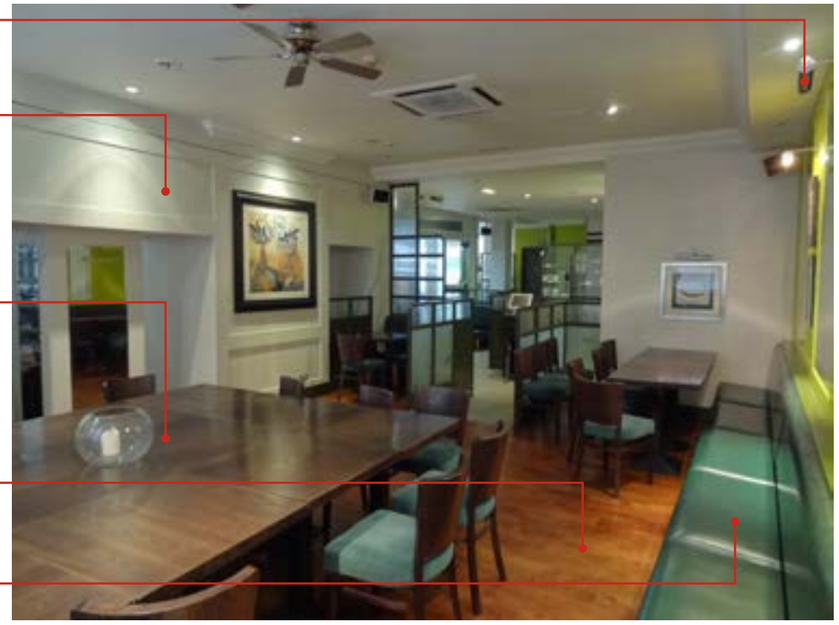
Existing window frames to remain and be made good. Window blinds to be removed

Removal of all loose furniture, fittings and fixed furniture

Existing low level timber wall cladding to be removed. Existing brick work wall to be exposed behind plasterboard at high level

Removal of raised levels to expose the existing floor underneath

Removal of all loose furniture, fittings and fixed furniture





Existing sound system and cabling to be removed back to source

All existing decorative fittings to be removed

All kitchen equipment to be carefully removed to avoid any disturbance to existing building finishes and structure. Suspended ceiling to be retained

Existing low level timber wall cladding to be removed. Existing brick work wall to be exposed behind plasterboard at high level

Feature window in kitchen to be made good by replacing any solid sections with glass. All broken sections to be removed and replaced, frame work to be made good



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Soft Strip Out Works_04



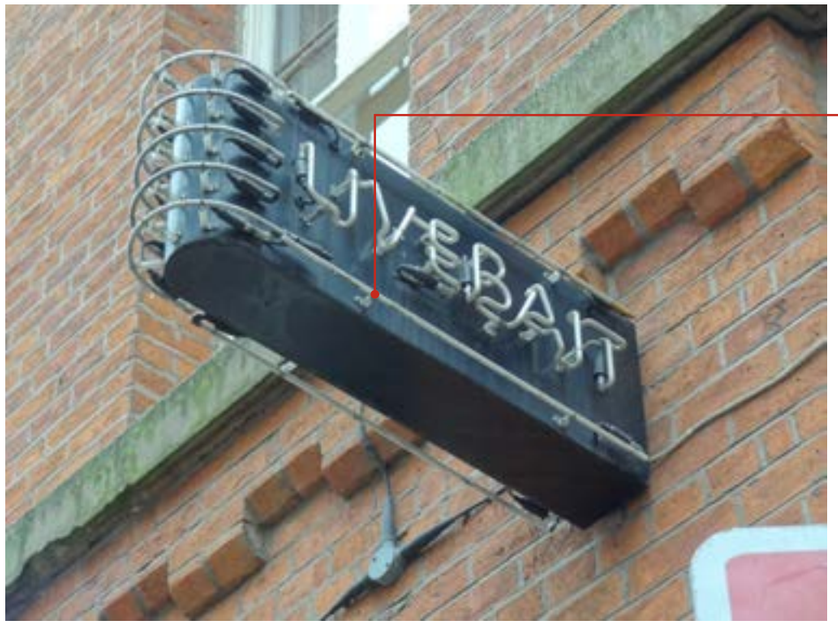
Existing branded vinyl manifestations to windows and doors to be removed and windows made good

All exterior signage to be carefully removed to ensure no damage to external structure or fixtures

Existing signs to be carefully removed to ensure there is no damage to external structure or fixtures. Services to be capped off. Existing holes in structure and power to be used for installation of new illuminated signage as required and sensitively fixed

All ground floor windows require general refurbishment and repainting





All exterior signage to be carefully removed to ensure there is no damage to external structure or fixtures. Services to be capped off. Existing holes in structure and power to be used for installation of new illuminated signage as required

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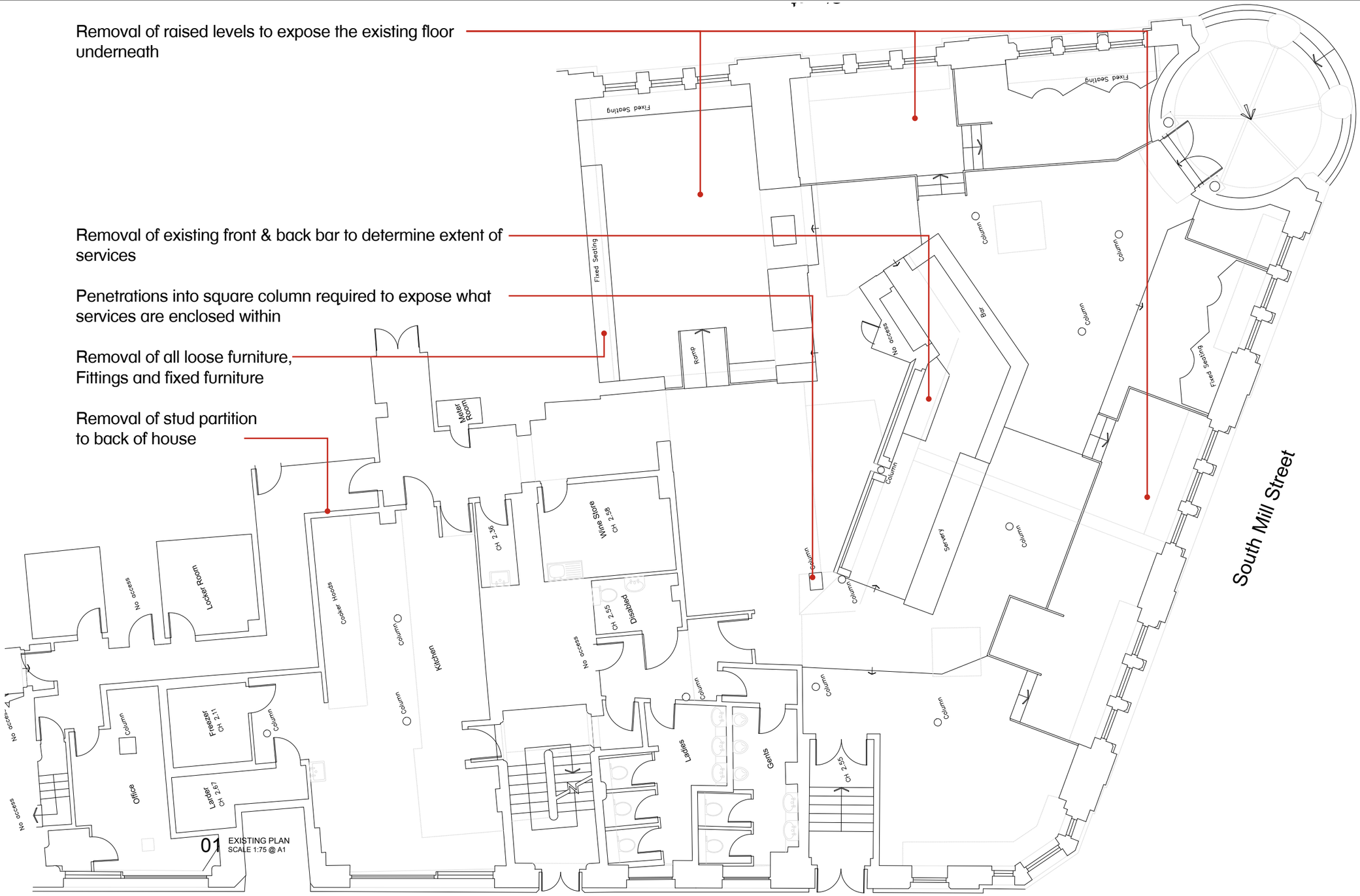
Removal of raised levels to expose the existing floor underneath

Removal of existing front & back bar to determine extent of services

Penetrations into square column required to expose what services are enclosed within

Removal of all loose furniture, Fittings and fixed furniture

Removal of stud partition to back of house


Fixed Seating
Fixed Seating
Fixed Seating
Fixed Seating
Column
Column
Column

Soft Strip Out Works

Existing plasterbaord ceiling to be retained, made good and re-decorated.

Existing brickwork to be exposed where possile. Plasterwork under some wall cladding to be in poor condition.







Stud partition work from previous fit out being carefully removed.





Existing timber floor damaged by previous tenant and is beyond repair. New finishes to be laid over existing floor.

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Soft Strip Out Works

Any existing character found during soft strip out will be retained, be incorprated into the design and made into a feature. Any items relating to the Grade II listing will be proected during the new fit out.







We would like to expose the natural finish of this brick wall and clean all metal work and downpipes

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Blacksheep.

13 -19 Vine Hill
London, UK ECIR 5DW
+44 (0)20 7713 7413
contact@blacksheep.uk.com
blacksheep.uk.com