

Heritage Design & Access Statement

Carlton House
18 Albert Square
Manchester
M2 5PE

cube.

Contents

1. Introduction

Proposal *page 3*

Use *page 3*

Location *page 3*

Address *page 3*

2. Site Context and Heritage Statement

Historical Context *page 4*

Brief Overview of the Building Site and Context *page 4*

3. Design Statement - External

External Appearance *page 5*

Access Statement *page 5*

Highways Impact *page 5*

4. Design Statement - Internal

Layout *page 6*

Entrance Lobby Reception *page 6*

Main Stairwell *page 6*

Amount of Development *page 6*

Methodology *page 6*

5. Local Plan Policies & Conservation Area

Manchester Local Development Framework *page 7*

NPPF (December 2024) *page 7*

Defining the Contribution to Significance *page 7*

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 *page 7*

6. Summary

Internally *page 8*

NPPF *page 8*

Appendix

Supporting Information - Listing Description *page 9*

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Prepared by: Cube PSL

This document has been prepared on behalf of the client by Cube PSL Ltd – Building and Surveyor specialists.

1. Introduction

This Heritage Impact Assessment Design and Access statement is a supplementary document that seeks to support Listed Building Consent for the proposed internal reordering and redecoration of the internal ground floor entrance lobby and upper hallways located at Carlton House, Manchester.

Proposal

The proposed works involve a comprehensive aesthetic upgrade of the entrance lobby, reception, and main stairwell areas, featuring high-quality finishes such as textured wallpaper, timber slats, mirrored and brass detailing, enhanced lighting, and coordinated design elements to create a cohesive, modern, and refined interior.

Use

No change to use - B1

Location

Carlton House comprises Nos 16 17 and 18 Albert Square. The Building forms part of a prominent streetscape to the southerly aspect of Albert Square Manchester. Numerous listed buildings and some designated heritage assets lie in the surrounding townscape, and are broadly typified by late 19th and early 20th century commercial character. All lie within the Albert Square Conservation Area, designated by Manchester City Council in 1972 (extended 1985) primarily for historic character and appearance associated with its civic grandeur, commercial properties and smaller scale buildings.

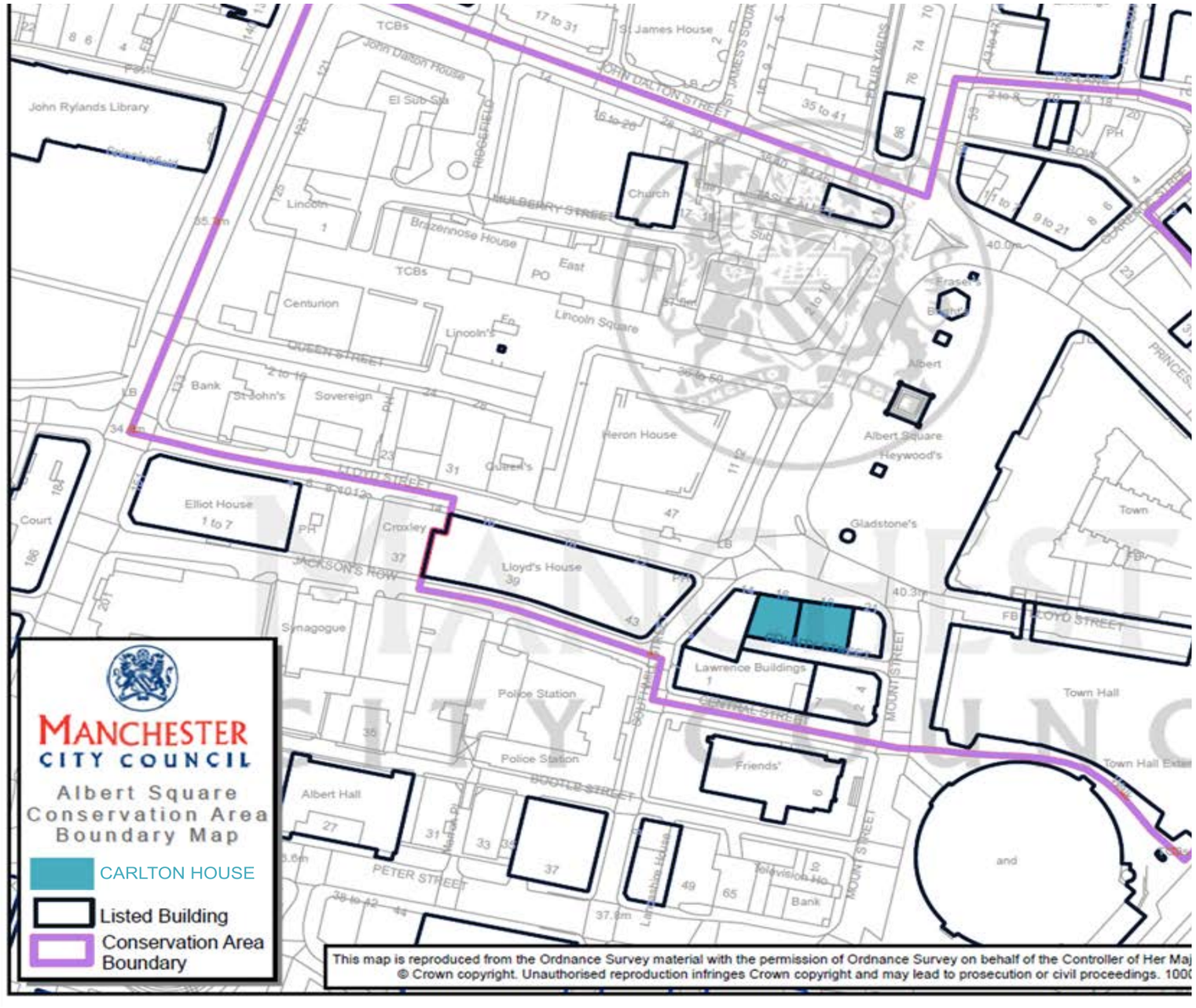
Manchester City Council Albert Square Conservation Area Boundary map.

Carlton House, Grade II - See Appendix for Listing Description.

List Entry Number - 1197818

Address

Carlton House, 18 Albert Square, Manchester M2 5PE



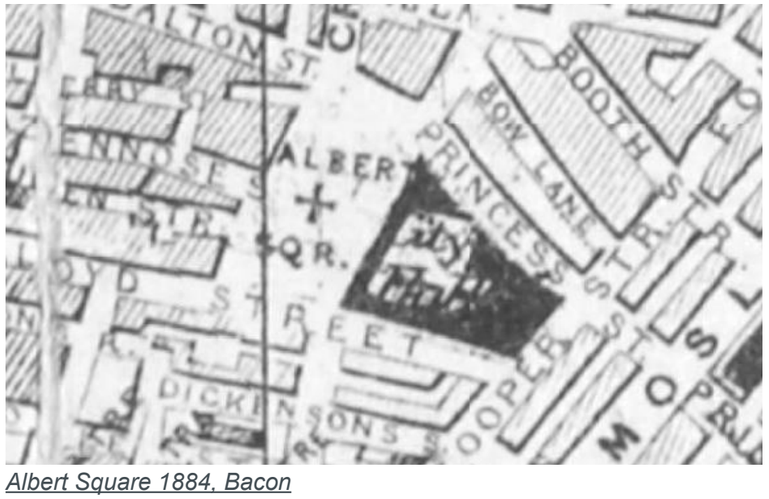
2. Site Context and Heritage Statement

Historical Context

In 1863, the city council authorised the creation of Albert Square and its designation as a tribute to Prince Consort. At that time its urban context characterised by dense townscape of housing, Industrial works, and derelict land. Clearance of the site began in 1864, resulting in the demolition of a considerable number of buildings. The resultant space was named Albert Square.



Albert Square 1884, Bacon



Albert Square 1884, Bacon

Brief Overview and Planning History

The Building is Grade II listed having been granted this status in 1974 following a previous refurbishment carried out by Michael Carlton in approx 1973. It is understood that he consolidated the buildings together and linked Nos 16 &18 Albert Square at a number of levels without addressing floor level anomalies between the respective buildings.

Grade II listing took place soon after such refurbishment was completed. As to the exterior works carried out prior to listing the visible roof of No 18 Albert Square had been covered in Marley Modern Concrete Tiles although the principal exterior stonework was not adversely affected.

In 1988 the Building was acquired and in close consultation with the Conservation Department a further upgrade of the Building took place by:

Reroofing the Building with traditional slate and lead materials to match the Manchester Town Hall

- Enlarging and upgrading the entrance lobby with marble walls and a black granite floor to use incorporating design features which might have been utilised originally with Gothic details
- Carefully restoring original features of remaining decorative plasterwork blended with new works in original style
- Re-manufacturing oak entrance doors in the style of those remaining at No 16 Albert Square which had survived the 1973 works.
- Consolidating the floor level anomalies by creating a suspended floor in No 16 Albert Square at each level top coordinate with floor levels in No 18 Albert Square
- Retaining all existing windows and carefully cleaning and restoring the exterior stonework of the Building
- Forming a new lift shaft and installing a new Otis lift with associated new motor room
- Fixing new mechanical and electrical services throughout

In 1997 conversion works of the basement of No 16 Albert Square took place to enable this area to be occupied by Tampopo Ltd as a restaurant following the departure of Manchester School of Music.

In 2006 the part ground floor [Suite GA] of the Building was refitted for State Bank of India to open their first Northern branch. This incorporated a customer reception, cash desk and managers office within that Suite and external signage was fixed in accordance with Consents given at that time

In 2012 limited decorative and refit works were carried out to Suite GB on the Ground Floor of the Building for Taylor Maxwell & Co Ltd following consultation process with Conservation Office. The effect was to remove previous lay-in grid suspended ceilings on the front elevation so exposing the window heads with ceiling levels returning to the actual original soffit level

In 2015 refit works were carried out to ground, first, second & third floors of the building under Applications 104569/LO/2013/C1 and 107809/JO/2015/C1. The majority of these works were non structural cosmetic refurbishment to the office areas including installation of new ceilings, electric glass sliding office entrance doors, and installation of an internal staircase between Suites GA and 1A.



Carlton House 1972

In the course of the latter works, it was established by inspection that no feature of any historic interest remained within the non visible interior of the Building all having been completely removed prior to the listing of the Building in1974.

3. Design Statement - External

External Appearance

The proposed scheme for Carlton House does not impact the front elevation of the building or the restaurants located in the basement of the building being Rajdoot Restaurant and Tampopo Restaurant respectively. The scheme has no impact to the offices.

Access Statement

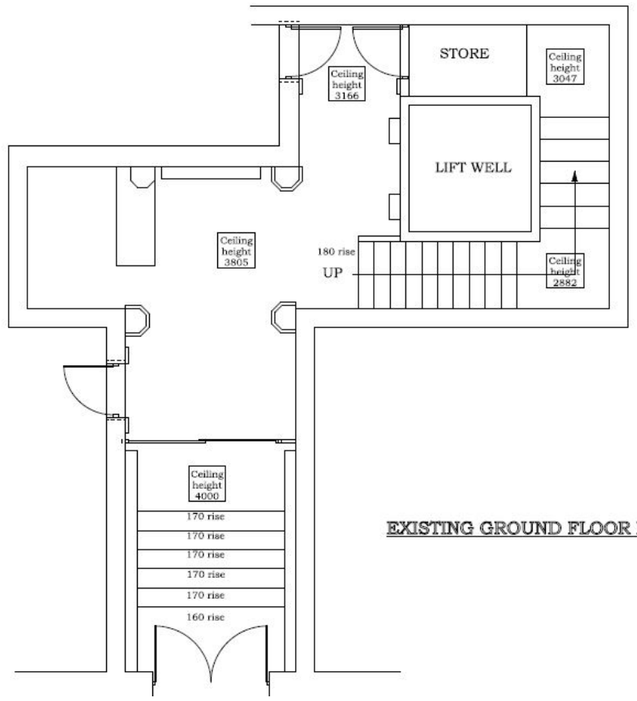
Pedestrian access to Carlton House will not change. The Building will remain in use throughout the works with no disruption to the occupiers as the nature of the works are mainly cosmetic.

Highways Impact

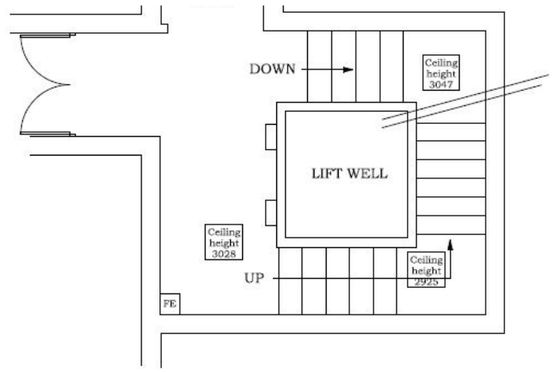
The vehicular and transport links will remain unchanged. The proposal will have no impact on the current highway/emergency vehicle access.



Carlton House Elevation - Entrance Identified - No works Externally.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Carlton House Existing Entrance Layout Sketch

4. Design Statement - Internal

Layout

The Carlton House Internal reordering and redecoration scheme comprises the following:

Entrance Lobby Steps

- Apply Tektura textured wallpaper to the internal entrance lobby walls on both sides of the internal entrance steps
- Install 3 no wall lights to the centre point of each panel on both sides of the internal entrance steps
- Repaint existing ceilings plaster columns and friezes in warmer tones in keeping with the design scheme
- Apply natural oil woodstain to existing oak doors and surrounds in keeping with design scheme

Entrance Lobby Reception

- Reform the existing reception counter and surrounding cabinetry in timber slats. The counter will remain in the same location as existing
- Replace the tenant signboard in matching slatted timber with integral backlit LED Marblo lighting to be located adjacent to the reception counter
- Replace existing glass lift surrounds with mirrored glass surrounds
- Install Patinated Brass lattice to existing marble wall behind reception counter
- Replace existing tenant signboard with floor to ceiling mirror design with matching Patinated Brass decorative lattice

Main Stairwell

- Overlay of existing artificial stone wall guard above the main stairwell handrail leading to all floor levels with veneered panelling with integrated indirect LED downlighting
- Replacement of existing walnut strip tenant signboard on each floor level with slatted timber signboard with backlit Marblo lighting to match entrance lobby

Amount of Development

The scheme proposed some Electrical works to be carried out, and a minor amount of chasing will be required within 6no bays of the main entrance lobby. To mitigate extensive removal of plasterwork, the scheme proposes to introduce a low level Ogee beading along the marble cill that the cables can be hidden behind/within.

The proposal is a Small intervention to enhance the appearance of the building and to create a stronger visual connection from outside. The lights will be LED.

Methodology

The Building will remain in use throughout the works and with no disruption to the occupiers. As no changes are proposed to restaurants at basement level or within any of the offices at remaining floor levels their occupation will be unaffected.

The first area to be upgraded will be the entrance lobby and as the proposals are purely aesthetic in nature the works largely involve applying wallpaper and repainting. No noisy or disruptive works will be carried out. Bespoke cabinetry for the replacement reception desk and tenant signboards will be manufactured off site.



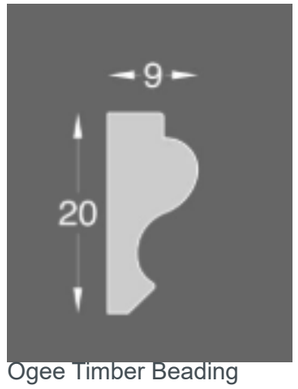
View from inside to outside



Lobby internal elevation



Backlit Marble wall lights



Ogee Timber Beading



Backlit Marblo Precedent

5. Local Plan Policies & Conservation Area

Manchester Local Development Framework

Research and assessment of the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them in line with BS7913:2013.

Core Strategy - Development Plan

Policy CC 9

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

NPPF (December 2024)

The fundamental importance of understanding-based heritage conservation is further enshrined in the National Planning Policy Framework, which requires the significance of a heritage asset to be described at a level of detail proportionate to its importance (NPPF, para 189 & 190).

Defining the Contribution to Significance

The level of contribution that the key values of that component make to significance are assessed based on a set of criteria:

Intactness – are the key values complete or intact? Is the component original, historic or modern?

This considers the integrity and authenticity of the component and whether the key values are complete or intact. This can relate to tangible and intangible values including form, design, materials, use, function, techniques, setting and spirit of place. At the Town Hall, one of the most important contributions to significance is whether the key elements are original Waterhouse-designed components, whether they have been altered or are later additions. The main periods of construction are set out below for clarity:

• Original: Original fabric, details, layout or intent, as designed by Alfred Waterhouse or his office from inception of the building in 1868 up to his death in 1905. Some very early alterations, such as the installation of safes and the amended WC provision will fall into this category.

• Historic: Early 20th century changes to the site and building up to 1945. Considerable alteration occurred to the Town Hall during the inter-war period, as the civic use of the building evolved and the City Council expanded. Door openings were added and fixed furniture was installed.

• Modern: Changes made to the building after 1945, and up to the present day are classified as modern. These can range from 1960s alterations to 21st century office use.

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Section 16 imposes a duty on the local planning authority such that “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

A similar duty Section 66 applies in relation to granting planning permission which impacts on a listed building or its setting. As a minimum, therefore, the impact of development proposals on the listed building should be neutral to not engage the presumption within the Act against the grant of permission.

The proposals would preserve both the listed building and its setting. Therefore the presumption against the grant of planning permission within the Act is not engaged.

6. Summary

Summary

The proposals above will have no impact on the original or historical character and appearance of the exterior of the Building.

The proposals will have no material effect on the internal original or historical architectural fabric, as works are focused only to modern fabric (1990 upgrades)

The effect of the proposals will be to upgrade the aesthetic appearance of the entrance lobby and hallways only and improve functionality of the ground floor space.

NPPF (December 2024)

The proposal does not involve harm to the listed building and would be beneficial in its effects.

It is therefore our view that in terms of the NPPF there is no “harm to the significance of the heritage asset(s)”. Therefore the requirement to test and balance any harms and benefits as outlined in paragraph 194 is not triggered.



Carlton House Lobby Visual Impression



Carlton House Reception Visual Impression



Carlton House Proposed Visual Section

Appendix

CARLTON HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1197818**

Date first listed:**03-Oct-1974**

List Entry Name:**CARLTON HOUSE**

Statutory Address 1:**CARLTON HOUSE, 17 AND 18, ALBERT SQUARE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries ***(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)***

Corrections and minor amendments ***(https://historicengland.org.uk/listing/the-list/minor-amendments/)***

Location

Statutory Address:**CARLTON HOUSE, 17 AND 18, ALBERT SQUARE**

The building or site itself may lie within the boundary of more than one authority.

District:**Manchester (Metropolitan Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**SJ 83796 98041**

Details

MANCHESTER

SJ8398SE ALBERT SQUARE 698-1/27/3 (South side) 03/10/74 Nos.17 AND 18 Carlton House

GV II

Formerly known as: Nos.17 AND 18 Bridgewater Buildings ALBERT SQUARE. Club and offices. 1872, by Clegg and Knowles. Sandstone ashlar, slate roof. Rectangular plan. Free Venetian Gothic style. Basement and 4 storeys plus attic unequal bays, with 3-storey canted oriels in the outer bays, a bracketed cornice and gabled attic dormers over the oriels. Two-centred arched doorway in 3rd bay, with trefoil intrados, shafts and imposts with knobbly foliation; sashed windows throughout, grouped 3:3:2:3, variously segmental-pointed, shouldered, trefoiled and square-headed, and wit various forms of enrichment, including shafts with foliated caps and carved panelled aprons. Interior not inspected. History: formerly offices of Bridgewater Canal Company, and premises of Manchester Arts Club.

Listing NGR: SJ8379698041

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**387864**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its specic architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 14-Feb-2025 at 16:57:54.

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