

BUILDING CONTEXT

The area surrounding the site is defined by late-19th and early 20th century buildings which emulate the areas historic significance as Manchester’s financial district. A number of historic former warehouse and bank buildings form the immediate setting of the site and have since been redeveloped to accommodate an eclectic mix of office, retail and commercial uses. The below images show some of the doors to a variety of historic buildings in the area. This depicts the trends and design intent behind recent refurbishments in the area and the ironmongery used within the historic context.

Photos of historic doors withn the King Street Conservation Area



Royal Bank of Scotland



Blinker Bar, Spring Gardens



66 and 68, Fountain Street



Manchester Law Library



16 Kennedy Street



10 Kennedy Street

EXISTING DOOR

The existing door has visible damage that indicates the likely position of the original ironmongery. Two symmetrical points on the doors point to the location of original doorknobs. Below there is a third patch repair to the door. An investigative survey to the back of the door is needed to confirm original hinge location and potential for original ironmongery remaining. The intrusive survey to the back of the door reveals a hinge towards the top of the door (photo below) and indicates that the door is currently being kept closed using a board added during the 1980s refurbishment. The investigation to the back of the door reveals areas of red paint visible in the photos below. The door paint appears to have a red/burgundy undertone.



Examples of the original ironmongery of the building can be seen elsewhere within the existing building. The below photo of a window on the Second Floor shows an example of the original brass window catch.



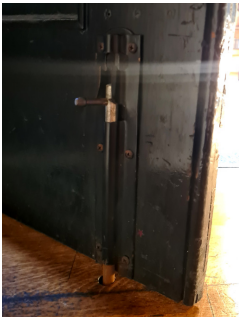
IRONMONGERY

Design Intent:
-The intent for the proposed ironmongery is to feature elevated pieces that are in keeping with the historic character of the door while also bringing a polished, modern aesthetic to the proposal.
-Brass is proposed as the primary finish in order to reflect the original elements found throughout the building (see section of existing photos).
-Round doorknobs with minimal ornamentation preferred. Potential to use a flat head doorknob subject to feedback from Heritage Consultant and MCC.
-During working hours, the doors will be held open while outside working hours the doors will be closed and locked from the inside. To facilitate this, a new locking mechanism will need to be fitted as well as a means to hold the door open. A brass drop bolt is proposed to keep the door open through the day and a lock with a pull is to be fitted in order to lock it outside of working hours.
-New brass hinges will be required, subject the outcomes of the survey to the back of the door. These should closely resemble the existing hinges (if those are uncovered during survey work) and should be appropriate for the character of the door
-Door knobs/key holes/latches etc. positions TBC pending further site investigation of the heritage fabric and any ironmongery locations uncovered during site investigations. To be fitted in positions that meet relevant building regulations and standards.

Door Knobs - Style and Finish Design Intent



Locking Mechanism - Style and Finish Design Intent



FINISHES & SIGNAGE

-Current timber door finish to be stripped using a non-abrasive/non-chemical method that will not damage the integrity of the heritage door. Door to be refinished using an appropriate method that reflects the heritage status of the door.TBC by specialist sub contractor
Samples of new finish to be provided prior to work commencing and to be agreed with Architect, Heritage Architect and MCC.
-Design intent for the door to be finished using a dark wood stain with a rich red undertone in line with the (presumed) original burgundy colour (subject to outcome of strip to door).
-New clear glass to be fitted at the top of the door, sitting behind metal detailing embedded in timber fabric.
-Stage 2 landscape proposal features lighting located adjacent to door. To be reviewed in next design stage
-Granite to be polished and refinished using methods that do not cause damage to the historic fabric and are in keeping with the design intent. Subject to agreement with MCC.

Key:
To be read in conjunction with:
(02) Series, (04) Series, (05) Series

DESIGN INTENT ONLY

North:

Project:
50 Fountain Street

Title:
Design Intent and Precedents
Spring Gardens Entrance

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Status:
S3

Scale:
NTS

Date:
02/05/25

Drawing No:
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Rev:
P01

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