



Fourways House
Design & Heritage statement
January 2025



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Site Location

Fourways House is situated on a plot between Brewer Street and Hilton Street in Manchester City Centre. The building comprises of six stories in height, with a basement level, and was statutorily designated as Grade II Listed on the 1st June 2000 and subsequently amended on the 9th July 2002.



Figure 1 – Site location (ordnance survey, 2025)

The building is situated with Hilton Street to the west, Tariff Street to the north, Brewer Street to the east, and China Lane to the south. The building's function was used as a Rag and Paper store and then changed to 4 separate packing/shipping warehouses by 1888 (Fourwaysmcr, 2025)



Design and Access statement

January 2025

This Design & Access statement has been prepared by Claremont to be presented to Ashdown Philips (landlord) in support of an application for listed building consent for the refurbishment and interior fit-out of the 1st and 4th floor of Fourways House, Hilton Street, Manchester, M1 2EJ.

The works consists of minimal strip out, improving acoustic levels to partitions and glazing, installing them in their existing location; electrical works all within existing trunking and tray work, bespoke joinery, reconfiguration and installation of tea point, toilet refurbishment, adding a door to a meeting room, furniture, acoustic wallcovering and decoration. There are no external works and there are no change to pedestrian access proposed as part of this application.

With the flooring, perimeter walls and steels being listed, the plan is to protect all flooring and avoid working near the perimeter walls and steels. The partitions and glazing are predominantly being fixed into pre-existing partitions and glazing locations and there will be an element of making good if required. Any electrical works will be done at high level on existing trays, no floor boxes or grommets are to be installed. The new desks will be in the same position as the existing tables to utilise the power and data; new TV's will be installed on partition walls where appropriate with one proposal of fixing it on the brickwall to match the look and feel on 1st floor as there are no other positions where TV can be installed. A new teapoint area on 4th floor will be replacing the existing teapoint, which will require extending the partition to allow for more storage units. We will make good to the flooring where storage units are removed. And any stripout work will be carefully dismantled. Where doors are being fixed to the original fabric of the building, we provided fixing details and ensured that there is minimal impact to the fabric of the building.

We have put together the following document with our proposal, alongside the attached drawings and specifications for review by Manchester City Council to confirm we can proceed with the works.

In this document we have included a number of historical images as well as the current fitout proposal, to demonstrate how we are intending to preserve & enhance the historic character of the building



Heritage statement

Introduction

This statement is submitted to Manchester City Council (MCC) on behalf of Ashdown Philips to support the Listed building & planning application for the works to the first floor and fourth floor.

The existing building is Grade II listed. The first floor is currently in office use and the 4th floor is currently unoccupied. The refurbishment of the floor plates will improve their function as an office space. These proposals do not affect the current accessibility of the site, internally or externally.

This statement sets out how the proposal aligns with all tiers of policy and in particular, how the proposed works to a listed building are appropriate, in line with the government guidance given in Section 16 of the National Planning Policy Framework para.196. Key considerations include:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

The proposal is viewed to have a neutral impact on the Grade II listed asset due to minimal changes across the floor plates and the historic fabric of the building.

The improvements to the glazing and enhancement of the kitchens and toilets will take the opportunity to elevate the special significance and appearance of the Grade II listed asset.

In these proposals, we set out the history and importance of Fourways House, including materials and areas of special interest. The existing building is in use as commercial office space and our proposal sets out to improve the quality of available facilities and attract potential occupiers.

We have refined the scheme to enhance the architectural details and improve the areas within scope with minimal impact on the fabric of the building.

Our aim is to sustain and enhance the special interest of this Grade II listed building and the contribution of its setting as well as upgrading the facilities and repairing where required. This will ensure that the building can continue in its use as an office, securing future tenants and occupiers.

Over the years, the site has been subject to a number of changes and planning applications. This application sees changes to some of that work, in order to create a more appropriate and up to date scheme.

Summary of Historic Significance

Information taken from Historic England

The following points can be summarised from the Heritage Statement in relation to the history and heritage significance of Fourways House:

Fourways House was designed by James William Beaumont in 1906 as a Rag and Paper store and then changed to a packing warehouse. Fourways House was Listed in Jun 2000 as a Grade II and is located within the Manchester (Metropolitan Authority) area.

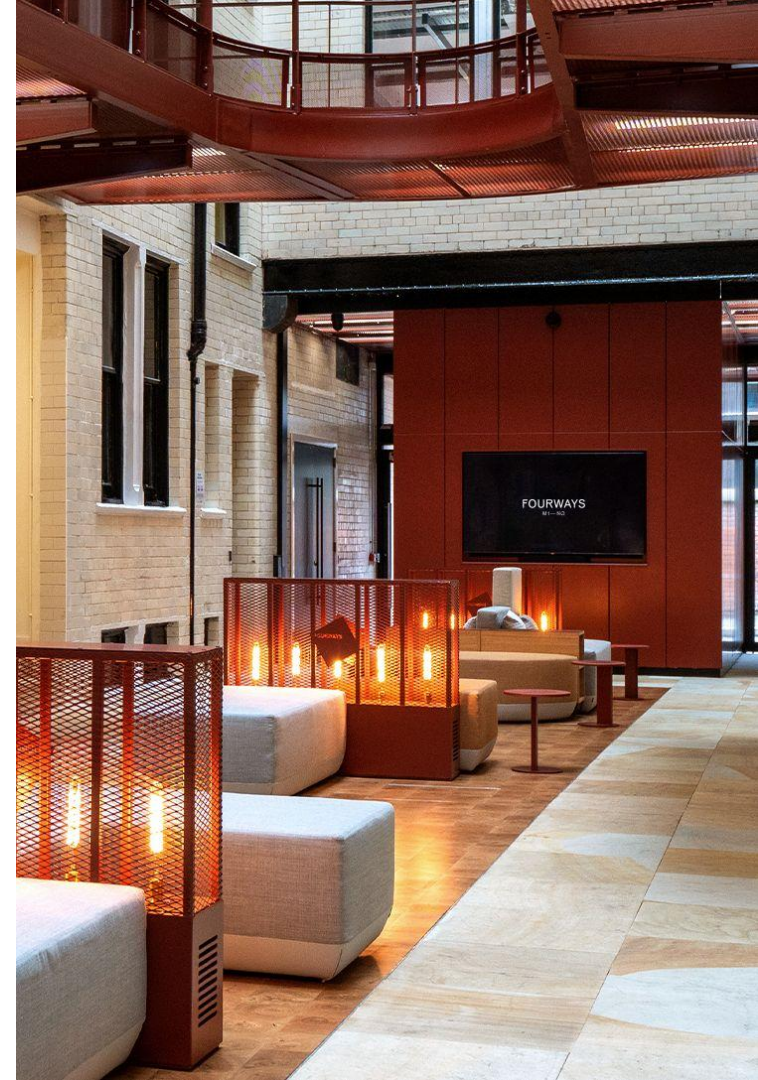
Its significance can be classified as follows: in terms of aesthetic or architectural significance – its design and appearance, specifically the red and glazed brickwork, timber floorboards, cast iron columns, beams and timber sash windows influenced by Manchester's industrial heritage. This is expressed in the overall scale and massing of the building with original building features such as the steel service doors, service staircases, one-over-one sash windows and cast-iron columns throughout the space.

Secondly, the significance can be defined in terms of evidential or historic significance. The buildings highly sought after Manchester location, was a centre of industrial trade and activity. The development is associated with a noted architect, James William Beaumont, that added a significant historic value to the building. The heritage significance of Fourways House is found within the entire building through its original features that were kept intact and great condition.

Following this, the elevations to Tarrif street and Hilton street have considerable architectural features. With ashlar, symmetrical and asymmetrical details, the building stands out for its detailing and historical significance. The former loading bay, which spans the center of the building, was initially an extension of Lizard Street. It now serves as the enclosed main entrance to the building, featuring five new steel bridges.

Internally the building has significant original features that retains the character of the building. The cast iron columns and red brick have a historical significance and should remain intact. The openness in the courtyard (atrium) and the glazed brickwork which creates a light well signifies the historical value of the building.

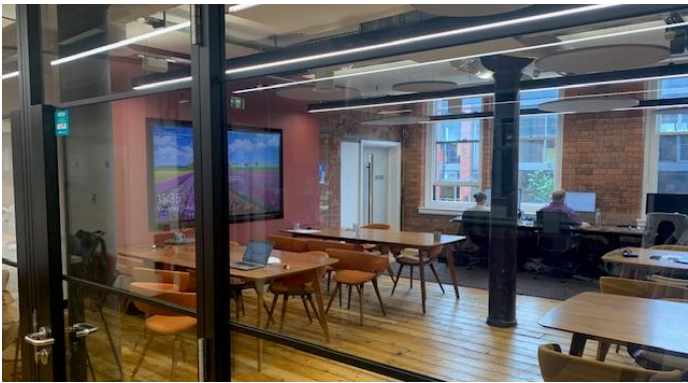
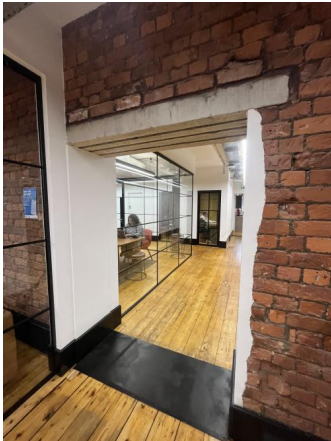
In summary, the key importance of Fourways House lies in its powerful original features and its presence in the northern quarter of Manchester. The symmetric and asymmetric building elevations makes the building stand out in its historical significance. The internal features that have been designed by a reputable architect remain in their high-quality state.



1st floor



Photos of existing



1F Overall Scope

Proposed first floor works include the following:

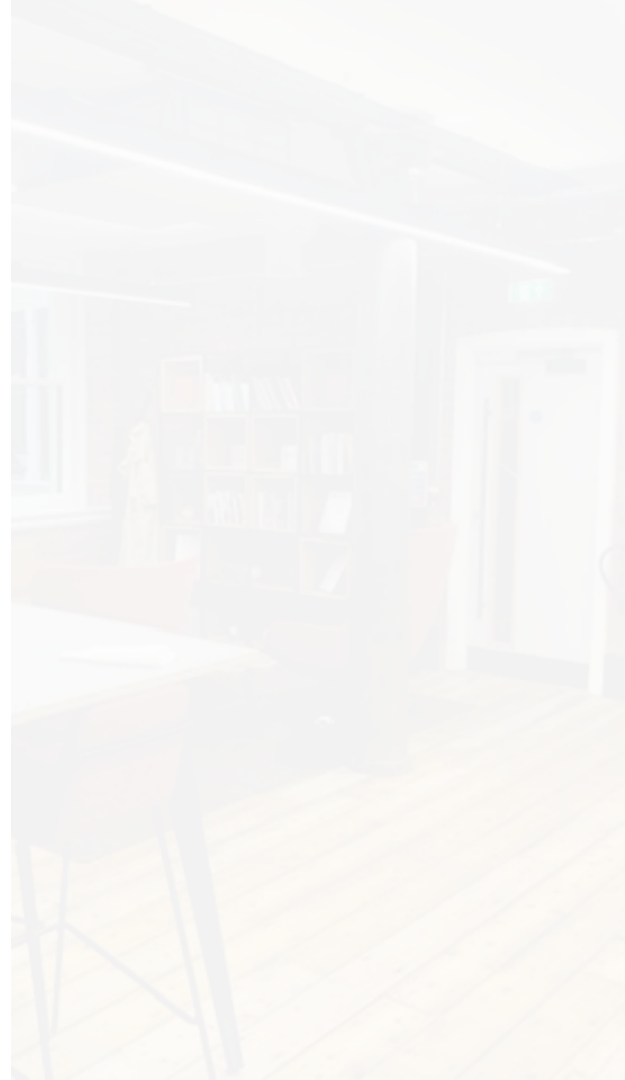
Stripout:

- Single glazed partitions
- Glazed doors and nibs
- TV from glazed collaboration space
- Booth seating in the kitchen area
- Reception and collaboration space furniture
- Lockers in the kitchen area

***All removals to be carefully deconstructed
(refer to methodology submission)**

Proposed:

- Install single width framed acoustic double glazed Glass Doors set within a slimline Aluminium Frame complete with Standard SSS Ironmongery and overhead closers (42dB) and nibs
- Install additional acoustic baffles above desking
- Extend the kitchen base unit and worktop to accommodate a fridge and a coffee machine and associated plumbing.
- Install bespoke freestanding banquette seating in kitchen area.
- Infill where the existing TV is to be removed and redecorate.
- Install additional small power / relocation of small power.
- Install new furniture.
- Minimal building works and making good.



1F Scope - desking area



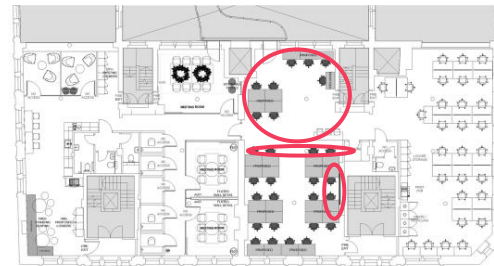
Remove glass partitions and glazed door, keeping nibs and bulkhead



Remove TV and adding a pattern to fill in and redecorate



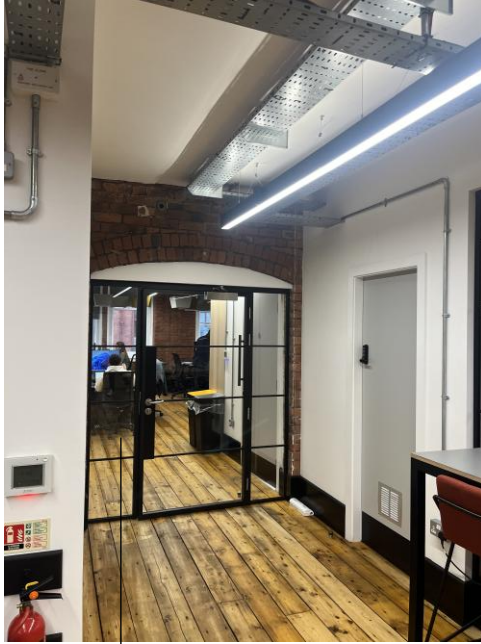
Adding ceiling acoustic rafts



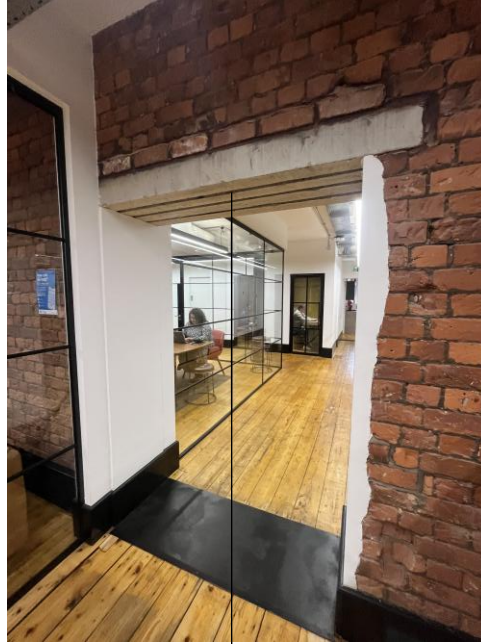
Relevant supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 010 STRIP OUT
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 103 CEILINGS
- ARTWORKS ACOUSTIC RAFTS - FIXING DETAIL
- DAN CUZNER PARTITIONING LTD METHOD STATEMENT
- DAN CUZNER PARTITIONING LTD RISK ASSESSMENT

1F Scope - doors

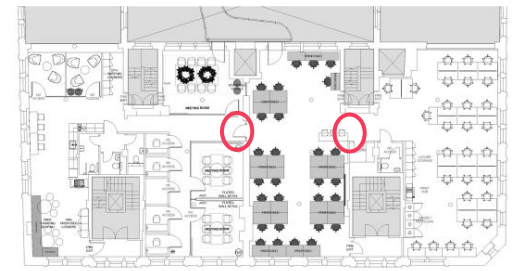


Carefully remove door and make good to the fabric of the building



install single width framed acoustic double glazed Glass Doors set within a slimline Aluminium Frame complete with Standard SSS Ironmongery and overhead closers (42dB)

install double 10.8mm/12.8mm Acoustic Laminate Frameless Glazing 49dB



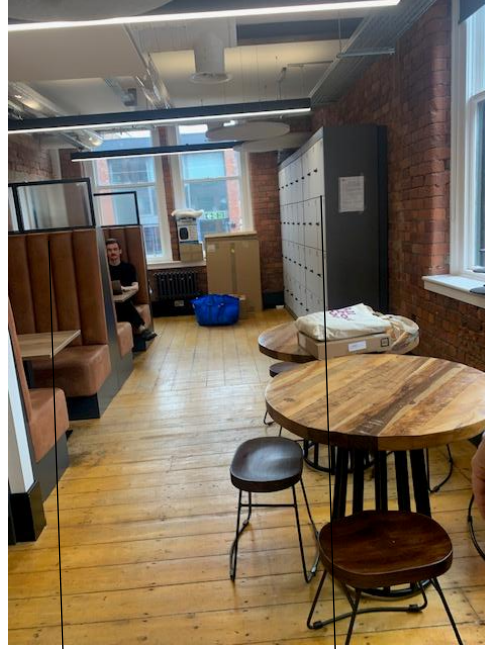
Relevant supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
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- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 102 PARTITIONS
- E013981 ALL ABOUT FOOD MANCHESTER - 103 CEILINGS
- E013981 ALL ABOUT FOOD MANCHESTER - 500 DOOR SCHEDULE
- DAN CUZNER PARTITIONING LTD METHOD STATEMENT
- DAN CUZNER PARTITIONING LTD RISK ASSESSMENT

1F Scope – teapoint area

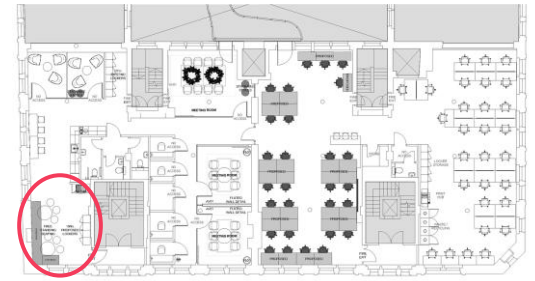


Remove booth seating and
add a kitchen unit in



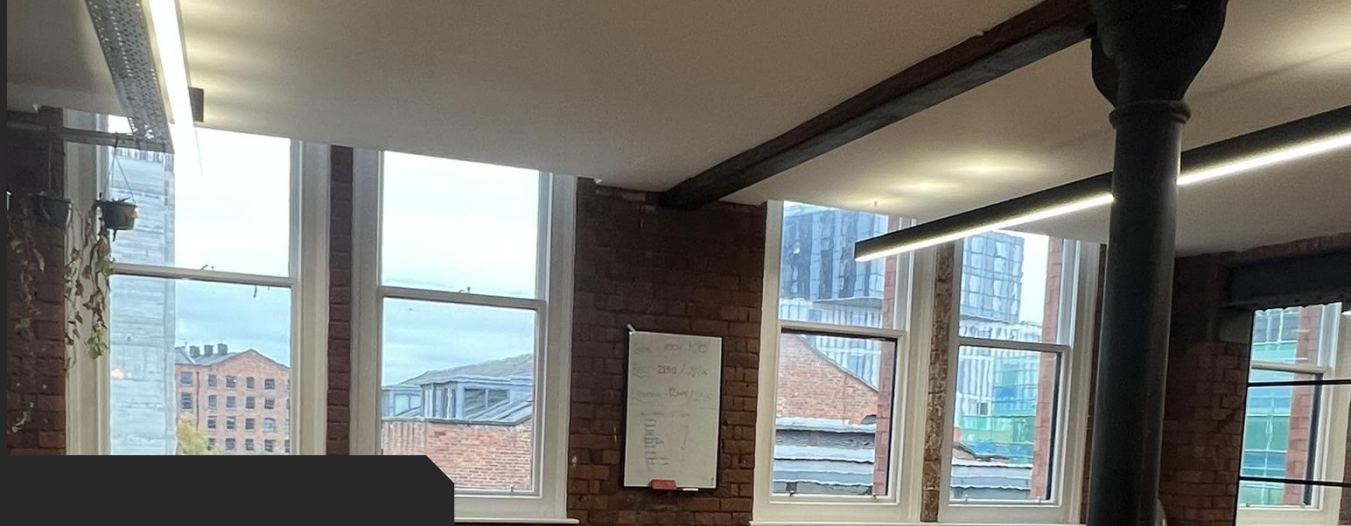
Add new lockers

Move lockers onto 4th floor and
replace with the bespoke
freestanding banquette seating



Relevant supporting documentation:

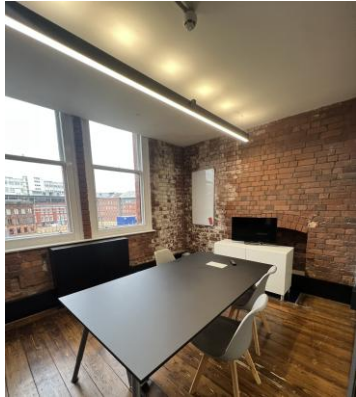
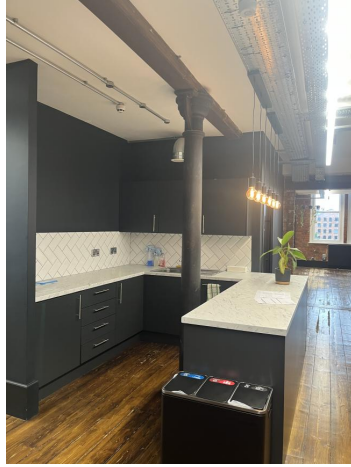
- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 300 TEAPOINTS



4th floor



Photos of existing



4F Overall Scope

The scope of works include the following:

Stripout:

- Existing U shape kitchen.
- Single glazed partitions, doors
- Feature lighting above phone pods and kitchen peninsula.
- Whiteboards
- Kitchen partition

*All removals to be carefully deconstructed (refer to methodology submission)

Proposed:

- Extending the kitchen wall to fit in more units.
- Install L shape kitchen and an island and new services to suit new layout.
- Install new furniture.
- Bespoke shelving for the teapoint.
- Install new whitegoods including fridges & dishwasher.
- Kitchen to match the specification of the first floor kitchen.
- Acoustic baffles and acoustic wall covering to be installed in meeting rooms and open plan collaboration space.
- Wall redecoration
- Bespoke cage to cover the distribution board
- Adding partitions to the store room.
- Refurbishing the toilets to match the specification of the first floor toilets.
- Alteration to existing services



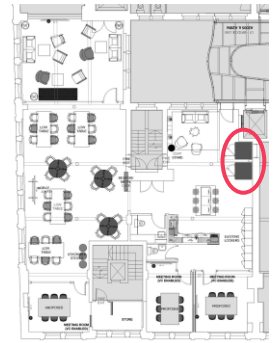
4F Scope – Phone pods



Removing feature lighting

Phone pods placements

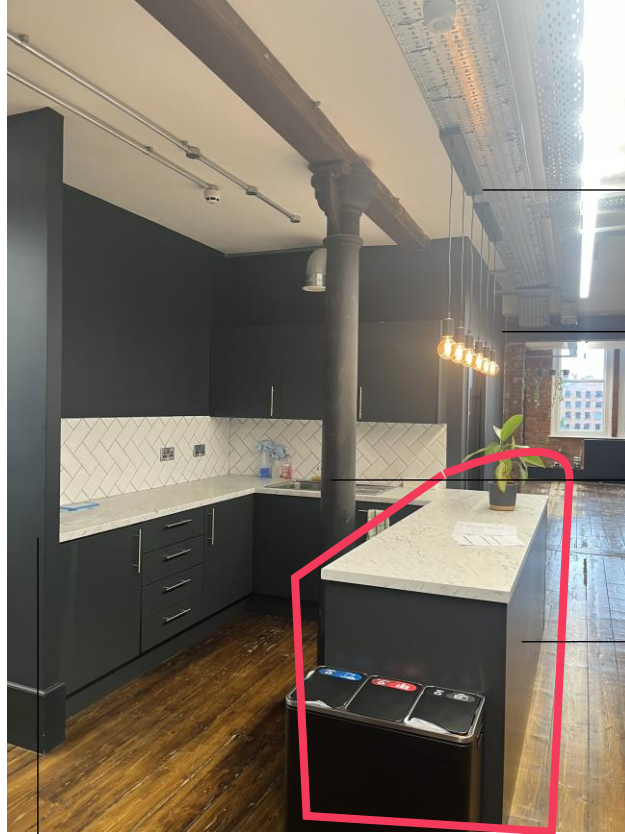
Phone pod
indicative picture



Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 010 STRIP OUT
- E013981 ALL ABOUT FOOD MANCHESTER - 103 CEILINGS

4F Scope – Teapoint



→ Removing feature lighting

→ Wall decoration

→ Full teapoint refurb to match kitchen on 1F

→ Removing the u shape teapoint

→ Removing nib wall and extending back wall



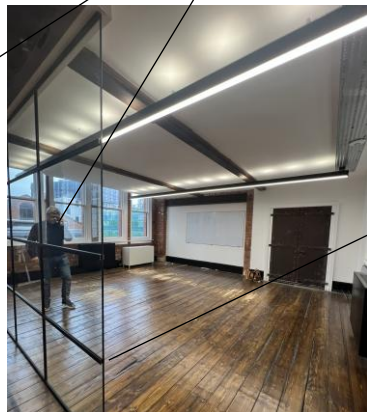
Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 010 STRIP OUT
- E013981 ALL ABOUT FOOD MANCHESTER - 300 TEAPOINTS
- E013981 ALL ABOUT FOOD MANCHESTER - 105 DECORATION

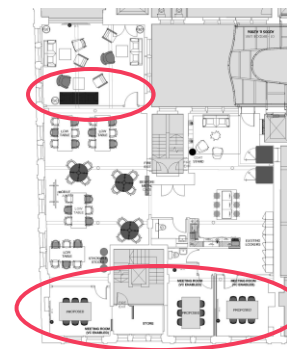
4F Scope – Glazing



Changing single glazing to a double glazing



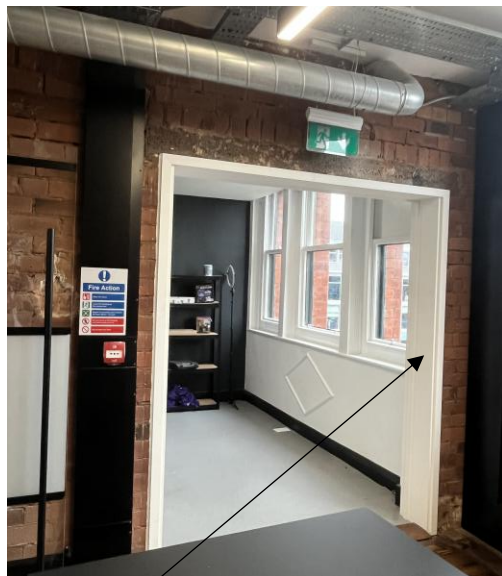
Adding a double glazed door



Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 010 STRIP OUT
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 102 PARTITIONS
- E013981 ALL ABOUT FOOD MANCHESTER - 102.1 PARTITIONS
- E013981 ALL ABOUT FOOD MANCHESTER - 105 DECORATION
- DAN CUZNER PARTITIONING LTD METHOD STATEMENT
- DAN CUZNER PARTITIONING LTD RISK ASSESSMENT
- British-Gypsum-PDS-Gypframe-48-S-50-C-Stud
- British-Gypsum-PDS-Gyproc-WallBoard-12-5mm
- British-Gypsum-PDS-Gypframe-70-S-50-C-Stud
- Crystal Glazing O&M
- British-Gypsum-PDS-Gyproc-SoundBloc-12-5mm
- isover-apr-1200-product-datasheet
- British-Gypsum-PDS-Gyproc-WallBoard-12-5mm

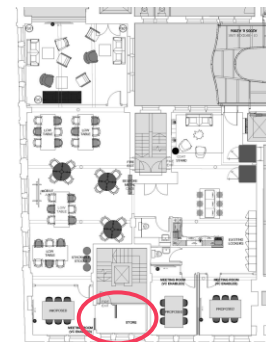
4F Scope – Storeroom



Add a nib wall



Adding nib wall in
store area



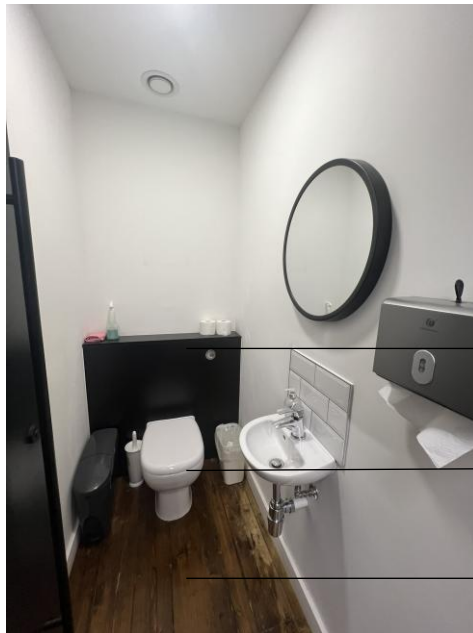
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- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 010 STRIP OUT
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 102 PARTITIONS
- E013981 ALL ABOUT FOOD MANCHESTER - 102.1 PARTITIONS
- E013981 ALL ABOUT FOOD MANCHESTER - 105 DECORATION
- DAN CUZNER PARTITIONING LTD METHOD STATEMENT
- DAN CUZNER PARTITIONING LTD RISK ASSESSMENT
- British-Gypsum-PDS-Gypframe-48-S-50-C-Stud
- British-Gypsum-PDS-Gyproc-WallBoard-12-5mm
- British-Gypsum-PDS-Gypframe-70-S-50-C-Stud
- Crystal Glazing O&M
- British-Gypsum-PDS-Gyproc-SoundBloc-12-5mm
- isover-apr-1200-product-datasheet
- British-Gypsum-PDS-Gyproc-WallBoard-12-5mm

4F Scope – Toilet



1st Floor showing existing look & feel



Tiling the walls to match with the look and feel of the 1F

Changing sink and toilet basin

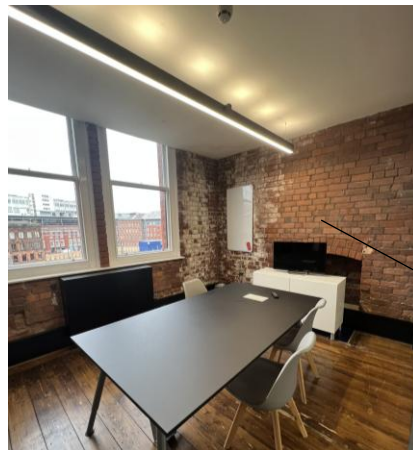
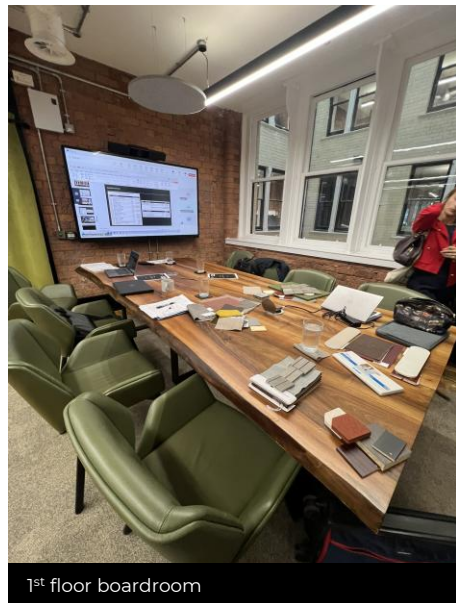
Plying the existing flooring and tiling over.



Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 010 STRIP OUT
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 301 FOURTH FLOOR TOILETS
- E013981 ALL ABOUT FOOD MANCHESTER - 105 DECORATION
- E013981 ALL ABOUT FOOD MANCHESTER - 104 FLOORING

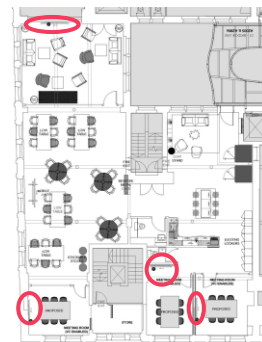
4F Scope – AV



AV fixed to the brick wall to match look and feel from existing 1st floor boardroom



AV fixed to the wall



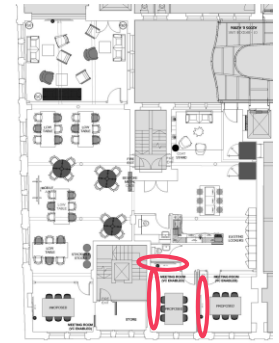
Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS

4F Scope – Acoustics wall covering



Proposed acoustic wall covering to match 1st floor look and feel



Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 105 DECORATION

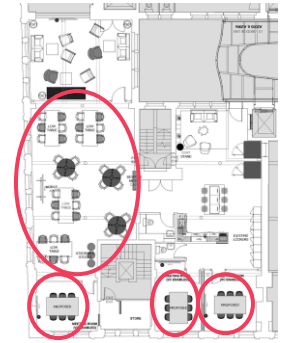
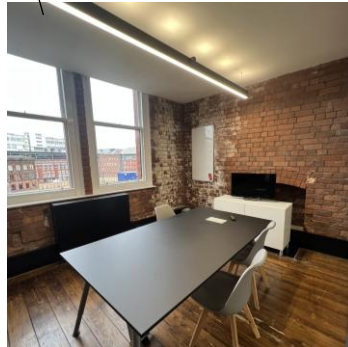
4F Scope – Acoustics ceiling baffles



Acoustic ceiling linear baffles fixed using adjustable ceiling cables and Fischer Duopower Wall Plugs



Fischer Duopower Wall Plugs



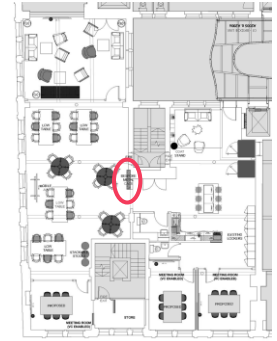
Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 103 CEILINGS
- ARTWORKS ACOUSTIC RAFTS - FIXING DETAIL

4F Scope – Bespoke Distribution board cage



Adding in a bespoke distribution board cage, to match the look and feel of the reception cage



Refer to the following supporting documentation:

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLANS
- E013981 ALL ABOUT FOOD MANCHESTER - 106 BESPOKE
- E013981 ALL ABOUT FOOD MANCHESTER - 302 MISC

APPENDICES

Existing & proposed drawings:

DRAWING ISSUE SHEET: E013981 ALL ABOUT FOOD MANCHESTER - ISSUE SHEET – LISTED BUILDING CONSENT

- E013981 ALL ABOUT FOOD MANCHESTER - 001 EXISTING GA'S
- E013981 ALL ABOUT FOOD MANCHESTER - 010 STRIP OUT
- E013981 ALL ABOUT FOOD MANCHESTER - 100 PROPOSED GA
- E013981 ALL ABOUT FOOD MANCHESTER - 100.1 SIGNIFICANCE PLAN
- E013981 ALL ABOUT FOOD MANCHESTER - 102 PARTITIONS
- E013981 ALL ABOUT FOOD MANCHESTER - 102.1 PARTITIONS
- E013981 ALL ABOUT FOOD MANCHESTER - 103 CEILINGS
- E013981 ALL ABOUT FOOD MANCHESTER - 104 FLOORING
- E013981 ALL ABOUT FOOD MANCHESTER - 105 DECORATION
- E013981 ALL ABOUT FOOD MANCHESTER - 106 BESPOKE
- E013981 ALL ABOUT FOOD MANCHESTER - 300 TEA POINTS
- E013981 ALL ABOUT FOOD MANCHESTER - 301 FOURTH FLOOR TOILETS
- E013981 ALL ABOUT FOOD MANCHESTER - 302 MISC

OTHER RELEVANT INFORMATION:

- ARTWORKS ACOUSTIC RAFTS - FIXING DETAIL
- BRITISH GYPSUM - SOLID PARTITIONS
- Dan Cuzner Partitioning Ltd method statement
- Dan Cuzner Partitioning Ltd risk assessment
- British-Gypsum-PDS-Gypframe-48-S-50-C-Stud
- British-Gypsum-PDS-Gypframe-70-S-50-C-Stud
- British-Gypsum-PDS-Gyproc-SoundBloc-12-5mm
- British-Gypsum-PDS-Gyproc-WallBoard-12-5mm
- Crystal-DG-2016-MOB
- CRYSTAL-DG-BROCHURE-2016
- isover-apr-1200-product-datasheet

REFERENCES

1. Historic England Listed Building Advice Note, Jul-2002

<https://historicengland.org.uk/listing/the-list/list-entry/1380335>

2. Listed building applications 1030529-PG01- RPT- HS- Rev -B

https://pa.manchester.gov.uk/online-applications/files/F940FA0E83B88D099C4136BF52D36A4D/pdf/129748_LO_2021-HERITAGE_STATEMENT-1630926.pdf



**Thank You For
Taking The Time To
Read Our Proposal**

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