

Arkwright House

External proposals




ARKWRIGHT
PARSONAGE GARDENS • MANCHESTER

 Claremont

Arkwright

External proposals

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Summary of Historic Significance

Information taken from LBHPA and Certificate of Lawfulness

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

Arkwright House was designed by Harry S Fairhurst in 1927 as the Headquarters for the English Sewing Cotton Company and completed in 1929. Arkwright House was statutorily Listed in March 1982 as Grade II and is located within the Parsonage Gardens Conservation Area.

Its significance can be classified as follows: in terms of aesthetic or architectural significance – its design and appearance, and specifically the grand neo-classical architectural style of the building as influenced by Art Deco ideas in the inter-war period. This is expressed in the overall scale and massing of the building, the nature of its elevations and its roof forms including dormers and tall chimneys, its use of Portland Stone, the design and materiality of its fenestration, the symmetry of its main elevation to, the use of classical detail, etc. It is also found in its position in relation to Parsonage Gardens and neighbouring buildings. Arkwright House powerfully defines the southern side of Parsonage Gardens, and this is perhaps the most important aspect of its aesthetic significance.

Secondly, the significance can be defined in terms of evidential or historic significance. The place the building has in the overall development of this part of Manchester and its role in inter-war change in the area. The development is associated with a noted architect and with a significant north-western industrial company.

The heritage significance of Arkwright House is not uniform in the building. It lies principally in its main elevation to Parsonage Gardens, where the contribution to the overall Parsonage Gardens Conservation Area is most clearly seen.

Following this, the elevations to St Mary's Parsonage and Southgate have considerable quality and assist in extending the visual influence of this very large building into the streets around Parsonage Gardens. It is in these elevations where the original architectural intention of the architect is most clearly expressed is most intact, and where it is most perceptible.

Internally the building retains some features from its original design. Some of the common areas retain a certain amount of Art Deco detailing, but the building has been substantially altered and is now largely plain and recent in character. The floor slab around the cores is not significant in its own right. The report notes that the present fully open nature of each office floor of Arkwright House is very unlikely to have been its original condition. Office buildings of the period of its

construction may have had some large open office areas (for clerks or typing pods) but the nature of office work at the time means that it is highly likely that the floor was not completely open. Fully open-plan offices are a feature of a much later, post WWII period. An original plan of the second floor (contained within the Heritage Statement) shows a corridor running centrally along part of the building and into each of the wings. Such a corridor would have had no purpose were it not to facilitate access to (at least partially) sub-divided offices. Ultimately, the space as designed and as now found was designed to be flexible space, to suit the ongoing needs of office use, whether sub-divided or left open.

In light of the evidence above, the current 'openness' of the floors is not therefore regarded as being of significance.

The rear of the building was when built, purely utilitarian in design and character. The lightwells have now been filled in as part of the refurbishment works from 2015-2017.

In summary, the key importance of Arkwright House lies in its powerful presence in the Conservation Area and the quality of its main elevations to Parsonage Gardens, St Mary's Parsonage and Southgate. Its rear parts and its roof have negligible architectural and historic interest. Internally the building retains some features from its original design.

Site & surroundings

Arkwright House is within the Parsonage Gardens conservation area. This was designated in June 1985 and its boundaries are Blackfriars St, Deansgate, Bridge St & ST Mary's Parsonage.

Arkwright House is a Grade II listed building and was constructed in 1929. The front elevation of Arkwright House fronts into Parsonage Gardens, an attractive and rare piece of outdoor greenspace within the city centre. The site is set within an area containing buildings of a similar height and scale mainly in office use although there are some residential retail and leisure uses within the vicinity.

The front and sides of the building is clad in white Portland stone and has impressive 3 storey Corinthian pilasters. The main facade facing Parsonage Gardens is of high quality.

The Parsonage Gardens Conservation Area contains a number of large and impressive buildings. Most buildings are in orange-red brick or terracotta.

The front and side elevations are the attractive frontages. The rear elevation is plain. There is a considerable difference in attractiveness between the rear facade and the front/side facades.

The gardens are part of the Strategic Regeneration Framework set out in August 2020 by KPF and the proposals we are setting forward for Arkwright House would improve the relationship between the building and the gardens to aid the sense of place as defined in the Guide to Development in Manchester.

The distinct character and style of Arkwright already reflects its intended function as an office building and these proposals are to enhance this purpose by making it more attractive to potential tenants which will also make a positive contribution to local character & distinctiveness [NPPF.16, 203 (c)].



Scope

External scope:

External signage & lighting:

- Gas style lamps to be relocated to main entrance archways utilizing existing penetrations and making good where required to original building fabric.
- Relocation of existing Arkwright plaque signs to either side of main entrance arch into previous locations utilizing existing penetrations and making good where required.
- Low impact as using existing locations where possible and the relocation of both signage & lighting will help to make a clearer entrance route into the building and enhance the special significance and improve the appearance of the Grade II listed asset.

Planting:

- Freestanding planters to be added either side of main entrance, not obstructing any significant architectural details, no impact to heritage assets. The final specification of the planting will be selected to best suit the location and maintained by the building management.

Fire escape

- Existing inner glass modern doors to be replaced with solid panelled outward opening doors in keeping with existing outer doors. Existing outer bifold doors to be retained and only closed at night due to fire regulations. In removal of the modern glass doors this will ensure that the side doors are not considered an entrance and the new doors being in keeping with the outer doors will retain the overall appearance. Existing fixings will be used where possible, with any redundant being made good in keeping with original fabric.

Vestibule

- New side door to east end of modern glass entrance lobby (installed 2008) to allow for access directly into reception, mirroring the existing door at the west end of the vestibule. This allows for the central sliding doors to be locked off in inclement weather to retain heat in the reception area, whilst still allowing clear accessible routes into reception. No impact to heritage assets.

- Replace existing barrier matting in existing matwell, no impact on heritage assets, provides a new mat with colour in keeping for walkoff area before entering entrance area.
- Clean existing lighting, walls & ceiling, no heritage impact, makes entrance area more welcoming and fresher.
- The pavement lights are not included in this submission as they are being reviewed on site for a suitable solution due to the quantity and current condition, but where possible will be repaired sensitively in keeping with the original intent, with the light fittings located in the basement below reinstated.



External

Historic evidence



Historic images of the external to Arkwright House & gardens

Existing front elevation



Existing photo from Deansgate towards north east corner



Existing photo northeast corner



Existing photos



Existing fire doors with bifold outer doors closed



Existing fire doors with bifold outer doors open and glass inner doors



Existing photo front elevation



Existing photo main entrance



Existing views of gardens & rear aspect



Parsonage Gardens

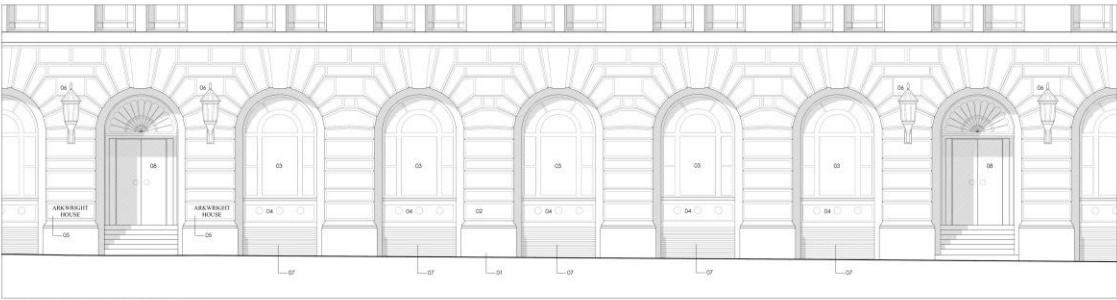


Building rear aspect

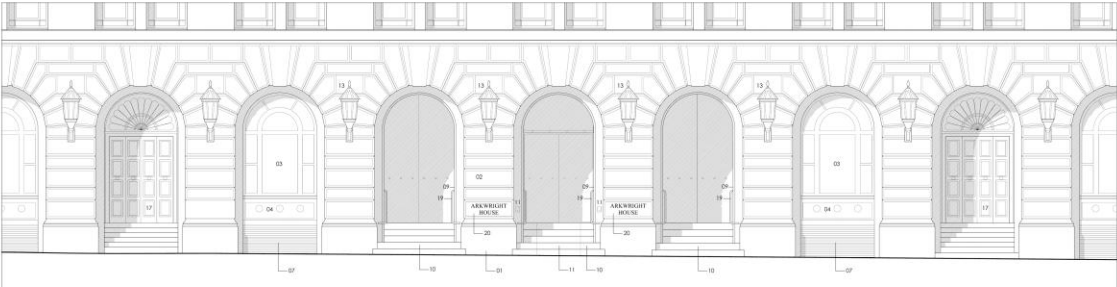
Northwest elevation alterations 2008 – previous approved planning app

DRAWING REF 318724

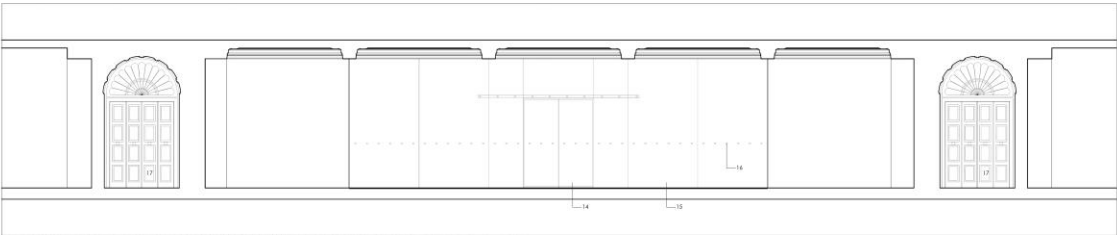
Approved planning application drawing showing relocation of signage & additional gas lamps



NORTHWEST (PART) ELEVATION, AS EXISTING



NORTHWEST (PART) ELEVATION, PROPOSED



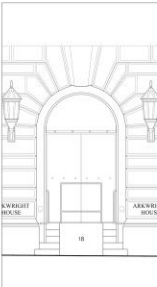
NORTHWEST (PART) SECTIONAL ELEVATION OF ENTRANCE SCREEN WITHIN COLONNADE, PROPOSED

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY

123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

OMER IWANOWSKI ARCHITECTS
1111 101ST STREET NW, SUITE 101
SEATTLE, WA 98107
TEL: 206.467.1111
WWW.OMERIANARCHITECTS.COM

KEY:
A1: EXISTING
01: Concrete slab
02: Architectural cast stone
03: Steel casement window with glass pane finish
04: Steel panel with glass pane finish
05: Brick sign plaque
06: Brick wall with glass pane finish
07: Painted metal casement window frame
08: Arched glass door (note: taking high door shown in open position)
09: Existing steel window and panels to be completely removed and replaced with existing stone inner lining to be extended into full depth of wall where window frame and panels are removed to form new entrance canopy
10: New granite block to match existing
11: Bronze W1 cast-iron and lockable
12: New veneerable granite stone surrounding new platform
13: New wall finish to match existing
14: New bronze glass automatic sliding door (sliding door panel will be made of glass vertical screen. All side metal parts to be bronze or powder coated to match bronze)
15: Bronze glass entrance screen, glazed into channel recessed into floor and ceiling
16: Bronze metal plate (plate to both sides of glass screen)
17: Existing sliding door to be adapted to form automatic panel (sliding door to be replaced with new escape door (existing modern inner glass door to be removed)
18: Second or equivalent retractable platform lift to extend platform. All exposed metal parts bronze or powder coated to match bronze
19: New bronze handrail, cast steel fixed into existing framework
20: Existing brick sign plaque, recessed



ELEVATION OF PLATFORM LIFT WITH STEPS RETRACTED

ARKWRIGHT HOUSE

OI

GROUND FLOOR ALTERATIONS

NORTHWEST ELEVATION:
PROPOSED ALTERATIONS
TO ENTRANCE DOORS

OCT 08 SCALE 1:50 @ A1

P L(20)105 /

Northwest elevation 2008 – previous approved planning app

DRAWING REF 167853

Planning application drawings
showing fire doors in closed
position



NORTH WEST ELEVATION (1)

1 2 3 4 5 6 7m
DO NOT SCALE - USE FIGURED DIMENSIONS ONLY
OMBLER IWANOWSKI ARCHITECTS
25 TRUMP STREET, MANCHESTER, M2 1BP
TEL: 0161 236 5778 - FAX: 0161 236 7578
OMBLER.IWANOWSKI@OMBLERIWANOWSKI.CO.UK

ARKWRIGHT HOUSE

OI

GROUND FLOOR ALTERATIONS
PROPOSED NORTHWEST
ELEVATION

OCT 08 SCALE 1:100 @ A1

P L(20)104 /

* Reference 4.

External scope

- External signage & lighting:
 - Gas style lamps to be relocated to main entrance archways
 - Relocation of existing signs to either side of main entrance arch into previous locations
 - Removal of Revolution sign on Northeast corner
- Planting:
 - Freestanding planters to be added either side of main entrance
- Fire escape
 - Existing inner glass doors to be replaced with solid panelled outward opening doors in keeping with existing outer doors. Existing outer bifold doors to be retained and only closed at night due to fire regulations.
- Vestibule
 - Replace existing barrier matting
 - Clean existing lighting, walls & ceiling

Orientation

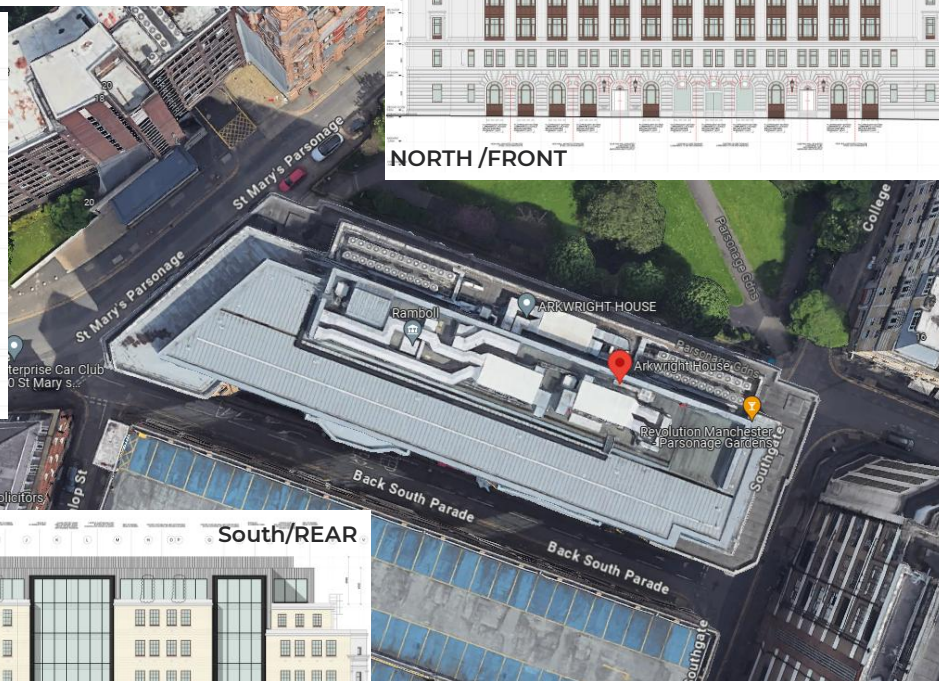
Elevations used are from approved planning application see [reference 4](#)



NORTH /FRONT



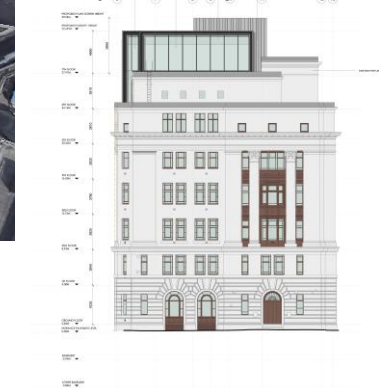
WEST



South/REAR



EAST (Revolution)



External front elevation - proposed



1 Relocate external
plaques



2 Add planters –mixed
planting in bronze planter



3 Relocated gas lamps



4 New solid panelled doors

Subject to Heritage/Planning agreement

External front elevation (north)

Elevations used are from previous
approved planning application see
[reference 4](#)



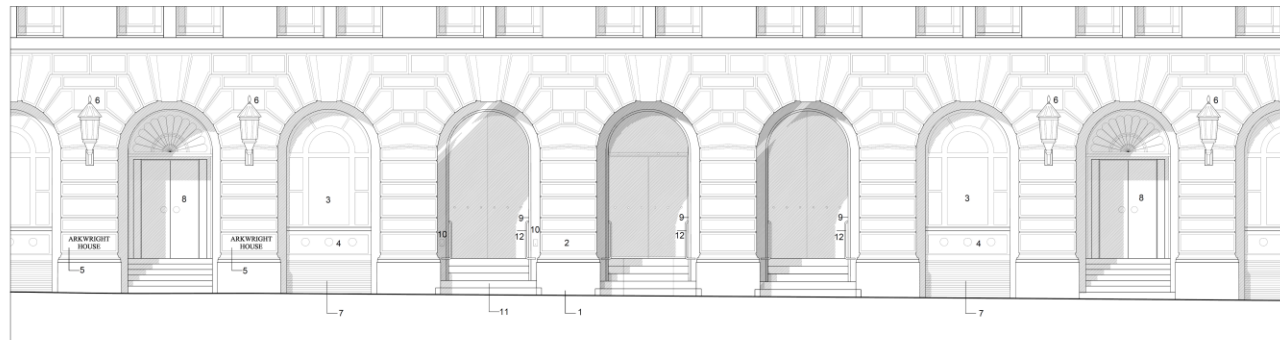
Add planters

Subject to Heritage/Planning agreement

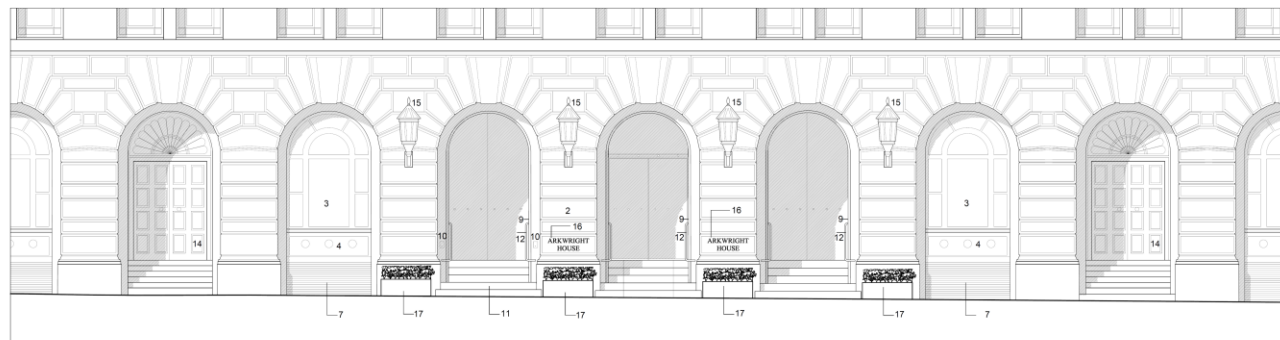
Proposed elevations

See drawings

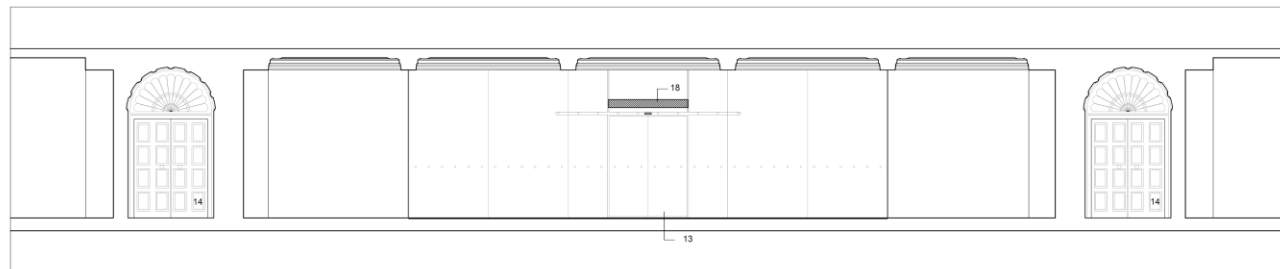
- E013826 EB 220 - BUILDING ELEVATIONS
- E013826 EB 221 - FRONT ENTRANCE ELEVATIONS
- E013826 EB 222 - DOOR ELEVATIONS AND SECTIONS



NORTHWEST (PART) ELEVATION, AS EXISTING



NORTHWEST (PART) ELEVATION, PROPOSED



NORTHWEST (PART) SECTIONAL ELEVATION OF ENTRANCE SCREEN WITHIN COLONNADE, PROPOSED

East elevation

No works proposed



Revolution Bar

West elevation



Rear elevation – no works proposed



Existing front elevation photos



Existing fire exit with gas lamps & signage



Existing main entrance 3 archways



Existing holes in front stonework where signage has been relocated in the past – we propose to reuse these fixing points and make good where items relocated.

Existing external

Existing Gas
lamps & signage
are on fire exit
doors making the
visitor journey
unclear



Proposed external

New locations for lamps & signage highlight the entrance arches

New freestanding planters enhance the focus on reception at lower level and link with the park.

4no Planter (1): Planter
L1200mm x W400mm x
H400mm
Bronze effect planter finish.



Fire exit doors



Existing inner glazed doors
External solid doors folded back



Proposed new solid inner doors to match external

Vestibule

Clean existing
walls, ceiling &
lighting

New entrance
door installed at
East end of
vestibule to
match existing at
West end.

Replace barrier
matting in existing
matwell with Forbo
Nuway Tuftigard
Anodised Single,
Closed construction
with scraper bars in
sand & plain rubber
insert



EAST

WEST

Appendices

BASEMENT FLOOR

E013826 BF 001	EXISTING GA
E013826 BF 010	STRIPOUT
E013826 BF 100	PROPOSED GA
E013826 BF 102	PARTITION LAYOUT
E013826 BF 103	CEILING LAYOUT
E013826 BF 103.1	MECHANICAL OVERLAY
E013826 BF 103.2	FIRE ALARM OVERLAY
E013826 BF 104	FLOORING LAYOUT
E013826 BF 105	DECORATION LAYOUT
E013826 BF 106	BESPOKE JOINERY LOCATIONS
E013826 BF 210	TEAPOINT LAYOUT
E013826 BF 220	SHOWER LAYOUT
E013826 BF 300	ARTWORKS & SIGNAGE
E013826 BF 500	DOOR SCHEDULE

GROUND FLOOR

E013826 GF 001	EXISTING GA
E013826 GF 010	STRIPOUT
E013826 GF 100	PROPOSED GA
E013826 GF 102	PARTITION LAYOUT
E013826 GF 103	CEILING LAYOUT
E013826 GF 103.1	MECH OVERLAY
E013826 GF 103.2	FIRE ALARM OVERLAY
E013826 GF 104	FLOORING LAYOUT
E013826 GF 105	DECORATION LAYOUT
E013826 GF 106	BESPOKE JOINERY LOCATIONS
E013826 GF 300	ARTWORKS & SIGNAGE
E013826 GF 500	DOOR SCHEDULE

TYPICAL CORES 1-6

E013826 1-6F 104	TYPICAL FLOORING
E013826 1-6F 300	TYPICAL ARTWORKS & SIGNAGE
E013826 2F 500	CORE DOORS
E013826 3F 500	CORE DOORS
E013826 4F 500	CORE DOORS
E013826 5F 500	CORE DOORS
E013826 6F 500	CORE DOORS

Appendices

Drawing list

EXTERNAL

E013826 EB 220 BUILDING ELEVATIONS

E013826 EB 221 FRONT ENTRANCE ELEVATIONS

E013826 EB 222 DOOR ELEVATIONS AND SECTIONS

References

REFERENCES:

1. Arkwright House: Heritage Partnership Agreement December 2017
2. HPA Confirmatory Agreement, 4th November 2024
3. Arkwright House Fire Strategy, Aecom December 2014
4. Previous Planning applications 087674/FO/2008/C1 and 087672/FO/2008/C1 and listed building applications 087675/LO/2008/C1 and 087673/LO/2008/C1 and 088166-LO-2008-C1
5. Legislation - Planning (Listed Buildings and Conservation Areas) Act 1990
6. National Planning Policy Framework (NPPF) 16. Conserving and enhancing the historic environment, Paragraphs 195 to 214
7. Planning Practice Guidance (PPG)
8. Historic England 2021 Listed Building Consent: Historic England Advice Note 16. Swindon. Historic England.

