

HERITAGE STATEMENT

2nd FLOOR WEST - INTERNAL FIT-OUT

31, BOOTH STREET

MANCHESTER

M2 4AF

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Document ref:
1394-HER-001
FIRST ISSUE
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Checked CEH
24th October 2024

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1.0 | Introduction

The building currently known as 31 Booth Street, is a Grade 2 listed commercial building. Originally named 'Fountain Court' the building is situated at the junction of Booth Street and Fountain Street in central Manchester's Upper King Street Conversation Area.

Dated 1868, the building facade is colourful brickwork with light sandstone dressings and a slate roof in a Venetian Gothic style. It is attributed to the architects Clegg & Knowles. The building was subject of significant refurbishment in the early 1980s which resulted in a facade retention scheme that also extended the building along Fountain Street.

The part of the building relating to this application is part level 2 (West) within 31 Booth Street.
The application site is owned by Vista Trust Corporation (UK) Ltd c/o Standard Life

Site Location:



2.0 | Wider Context

CONSERVATION AREA

The building sits within the Upper King Street Conservation Area, a relatively large area which encompasses much of the traditional commercial and professional centre of Manchester. The area is contained between Cross Street and Mosley Street north to south and Market Street and Booth Street east to west.

THE TEXTILE WAREHOUSE

During the nineteenth century Manchester became the centre of the hugely expanding textile manufacturing industry, feeding on the demand from the cotton spinning towns of south Lancashire and north Cheshire for display and storage space near to the cotton exchange for their produce. The building type that developed is distinctive as a Manchester typology where textile warehouses were typically designed to combine storage, display, packing and dispatching of goods.

PALAZZOS & VENETIAN GOTHIC

The predominant style for these buildings was one based on the palazzos of Renaissance Italy. Arguably, the fashion for this style was started by Charles Barry's Athenaeum (1836-37) but it was quickly adopted by Manchester architects; typically either entirely in stone or brick with stone dressings. A significant number survive around Mosley Street, Princess Street and Charlotte Street. The use of the Venetian Gothic was led in Manchester by Alfred Waterhouse's Town Hall and Edward Salomans' Reform Club on King Street. However, a number of other practices were able to translate this style to commercial developments, often using bold contrasts in colour between brick and stone.

2.1| The Architect

THE ARCHITECT - CHARLES CLEGG (1828-1922)

Charles Clegg was born on the 12th December 1828 in Princess Street, Manchester. He set up practice in 1851, initially on his own but later in partnership with John Knowles in 1858. Clegg would later go into partnership with his son, Charles Theodore, as Charles Clegg and Son from 1882 onwards. Clegg and his practices were evidently very successful and the period between 1860 and 1885 were tremendously productive. A large number of Manchester textile warehouses or commercial buildings of this time are attributed to him or his practice.

2.2 | The Building

The retained 1868 facade of 31 Booth Street is a 4 storey (with additional semi basement below piano nobile), red brick structure with sandstone dressings and a rusticated sandstone base. The sandstone detailing at window jambs and hoods when combined with the red brickwork gives the building a colourful appearance. This is added to by a small number of polished granite columns at the doorways. The building detailing is in line with the Venetian Gothic style and appears attractive when compared with the more severe Gothic style that developed later.

The corner site is unusual as much of the building work in this period developed on grid street pattern. The corner plot gives the design of this building a strong emphasis and provides an interesting single bay corner elevation with entrance door and windows above.

The windows are grouped in pairs on Booth Street. On Fountain Street there is a central pair of windows with a grouping of three to either side. The northern grouping of three windows at ground level are not original, as a previous doorway was replaced with a window to match the existing in the 1980s. At level 4 the windows, instead of being grouped, are continuous with several blank brick panels which appear to be original.

Both the remaining 1868 doorways have decorated stone surrounds with twisted, unfluted and polished granite columns with foliated capitals. Above the existing corner entrance, which appears to have original timber doors, is a glazed fan light whereas above the Booth Street entrance is an elaborately carved tympanum. Above this entrance are two stone roundels, one with an unidentified monogram and the other with the construction date '1868' carved in.
The redevelopment, facade retention, extension and other alterations that occurred in the early 1980s are referred to in section 3.

2.3 | Listing Entry

MANCHESTER | SJ8498SW FOUNTAIN STREET 698-1/28/138 (WEST SIDE) 28/06/74 Nos.66 and 68 | GV II
Commercial building (perhaps warehouse or offices). Dated 1868 on doorway to Booth Street; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Triangular plan on acutely-angled corner site, with very narrow 1-bay entrance front at south end. Venetian Gothic style. Four-storey 8-window facade to Fountain Street, symmetrical, with vermiculated rustication to the basement, sill-bands to all floors (the top 2 with saw-tooth bands under them), prominent bracketed cornice, steeply-pitched roof with inserted attic windows; wide segmental-headed arch in centre of ground floor with deeply-recessed window, flanked by 3-light windows which have round-headed lights with 2-centred arched banded extradoses, and shafts with carved capitals, these openings linked by foliated imposts; windows at 1st and 2nd floors in similar style, grouped 3, 2 and 3, those at 1st floor stilted; continuous arcade of stilted windows at 3rd floor. One-bay south end has round-headed doorway in stone surround, with shafts (1 twisted and 1 of polished granite), carved capitals and foliated imposts, 2-centred arched hoodmould, panelled door and plain fanlight; 2-light windows at 1st and 2nd floors, single-light window at 3rd floor. Booth Street facade, 9 windows in matching style and similar doorway at north end, with carved tympanum, and lettered roundels in the spandrels (monogram to left, "1868" to right). Interior not inspected. **Listing NGR: SJ8401198137**

2.3 | Listing Entry (cont)



Extension and Previous Entrance
The 1980s entrance to the building sits in a dark corner beneath the overhanging extension



New Building Entrance
The re-opened historic archway was re-utilised as the new building entrance in 2016



Floorplate Split
Typical floor plate split with single partition separating floor into two units.

3.0 | 20th Century Redevelopment

To be read in conjunction with Heritage Plan - Drawing 1394-02-HE-01

The full history of the building is unknown, however, by 1975 the building is referred to as being vacant and this appears to have precipitated significant refurbishment and alteration to the building. The result of this was the complete demolition of the buildings' interior and the insertion of a new steel frame structure with concrete beam and block floors behind the retained brick and stone elevations. A commercial grade metal-pan raised access floor was added as part of the refurbishment. As such nothing remains or is known of the original internal construction, layout and decorative scheme.

A steeply pitching slate tiled roof with dormer windows and with a curtain wall faced extension to the north was also added at this time. Subsequent to the works in the 1980s the ground floor office space and reception area were subject to some internal alterations in the late 1990s / early 2000s.

3.1 | Completed 2016 Scheme

2016 saw the completion of a consented scheme to fully refurbish the building as well as introduce a new entrance and reception lobby whilst providing level access to the building (refer to applications 108966/FO/2015 & 108965/LO/2015).

These works resolved the issues that had resulted in the building being vacant and this was achieved as follows:-

- Moving the main entrance of the building from 1980s extension and re-using an existing previously locked up though blocked up historic doorway on Booth Street.
- Internally to provide a large open entrance foyer enabling full level access throughout.
- General refurbishment of the dated office spaces including re-ordering of WCs.
- Provision of basement bike stores, lockers and showers.
- Replacement of the poor quality 6th floor cladding of the 1980s extension with dark grey metal cladding.
- Inclusion for A3 use in the ground and basement floors and provision of riser the full height of the building internally for ventilation as required. This space would utilise the existing historic corner entrance.

3.2| 2018 sub-division of floors

An application was granted to split floor plates into two separate office suites in order that a range of smaller scale tenants could be accommodated (refer application 120473/LO/2018)

The sub-dividing partition was formed as a plasterboard clad stud wall, skim plastered and decorated. This was a contemporary manner of dealing with partitioning, in line with the modern and refurbished internal finishes found throughout the building - as noted no interior elements exist that pre-date the 1980s facade retention and therefore interior finishes are considered to be of low historical significance.

4.0| 2024 Proposals - this application

This application relates to the fit-out of 31 Booth Street, Second Floor (West). The remainder of the second floor is currently occupied by a tenant and is out of scope of this application. The proposals include the construction of meeting rooms, in plasterboard and glass partitioning, plus the installation of a tea point. Various feature lights are proposed, along with suspended acoustic baffles above a soft seating area adjacent to the tea point. Internal finishes include acoustic panelling, floor finishes and surface decoration. Refer to drawings itemised in the Drawing Register - Section 9 for details.

5.0 Heritage Impact Assessment

The significance of this heritage asset can be summarised as follows:

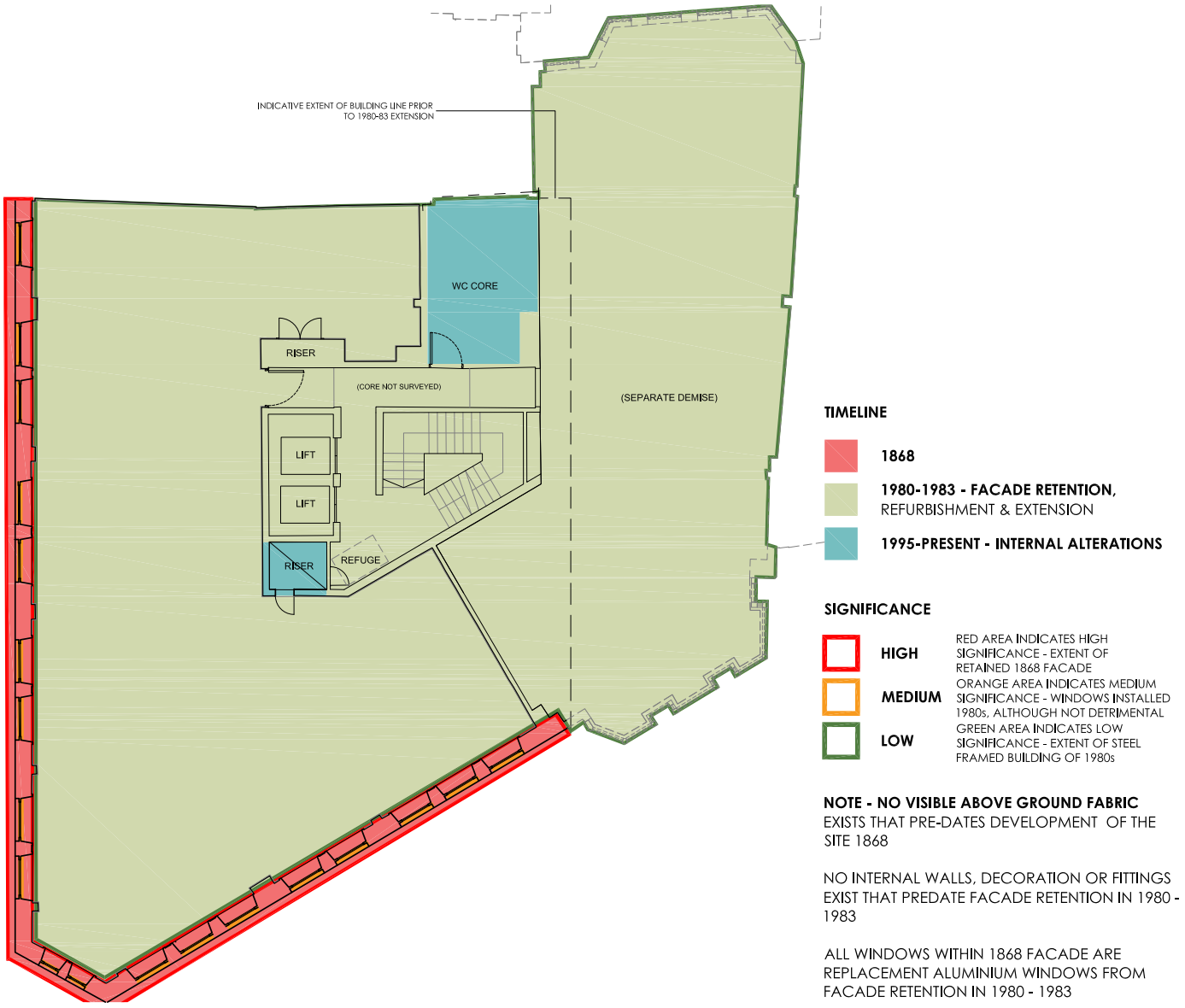
ARCHITECTURAL INTEREST

- The scale and prominence of the building, including the contribution it makes to its setting: marking a prominent corner with the Conservation Area.
- The principle retained external elevations of 1868 and their key features, including large windows in deep reveals with elaborate stone and brick details.

HISTORIC INTEREST

- A good example of poly-chromatic Venetian Gothic style as applied to commercial premises by an architect with a large number of listed warehouse type buildings in Manchester city centre.

The significance of the building is related almost entirely to its external form due to the facade retention scheme of the 1980s and therefore the insertion of new internal partition walls has no appreciable impact on any element of the buildings significant fabric. Furthermore, the proposed works are entirely consistent with these principal objectives helping to regain active use of the building and securing its future usage.



5.1 Specific Response NPPF

CONSERVING & ENHANCING THE HISTORIC ENVIRONMENT

Clauses 126 and 131 require LPAs to ensure that heritage assets are conserved in a manner appropriate to their significance. In so doing, they should take into account the desirability of putting them to viable uses consistent with their conservation.

Clause 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
The intention of the previous works was to provide a variety of floorplate sizes suiting a number of tenants in order to secure the buildings on-going usage. The proposed internal works to the second floor west reinforce this potential for ongoing commerical use.

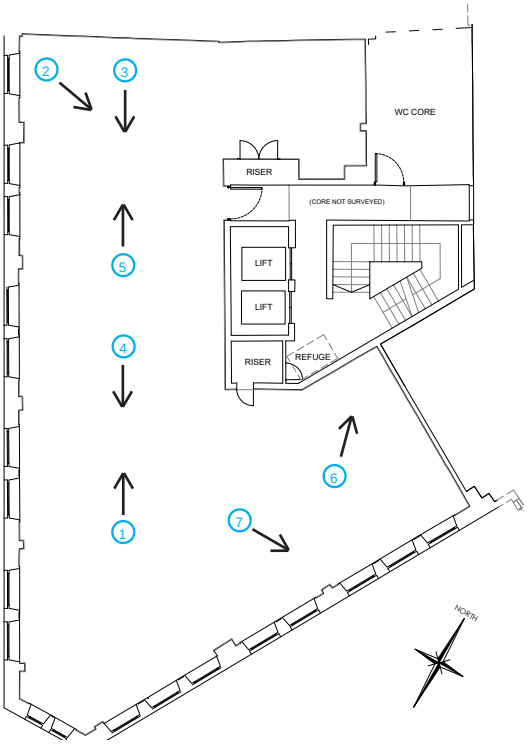
Clause 128 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.
Clause 129 states that LPAs should identify and assess the significance of any heritage asset that may be affected by a proposal. This assessment should be taken into account when considering the impact of the proposal in order to minimise conflict between the heritage asset's conservation and any aspect of the proposal. The history of the building and the significance of the elements of the heritage asset are outlined in sections 2.0, 3.0 & 5.0 and in summary identify:-

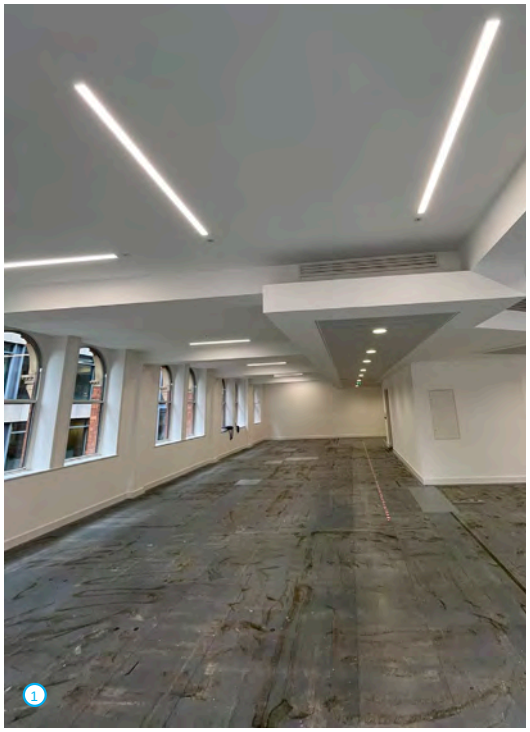
A retained facade of a Venetian Gothic commercial building dated 1868 which was subject to a facade retention scheme in the 1980s. None of the original structure, internal layouts, fittings, walls remain and their form at the time of demolition is unknown.
An inserted 8 storey (including plant room) steel framed 1980s structure and extension of relatively low quality.- Minor internal partitions at level 0 in the late 1990s early 2000s and full refurbishment and internal re-ordering, including new entrance on Booth Street completed in 2016.
The works proposed are very modest, the impact of which both physically and visually, is on modern and recently refurbished internal finishes.

Clause 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset and any harm or loss should require clear, convincing justification.
The proposed upgrading works do not involve the loss or destruction of any of the original significance of the 1868 building.

Clause 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPA's should refuse consent.
The proposed upgrading works do not involve the loss or destruction of any of the original historic fabric of the 1868 building.

5.2 Site photographs - Internal

















1. GENERAL VIEW WITH BOOTH ST TO LEFT
2. VIEW TOWARDS CORE - PROPOSED LOCATION OF TEAPOINT TO LEFT OF VIEW.
3. GENERAL VIEW THROUGH SPACE WITH BOOTH ST ON THE RIGHT.
4. GENERAL VIEW - FOUNTAIN ST ELEVATION.
5. VIEW TO PARTY WALL - PROPOSED LOCATION OF WALL PANELLING.
6. CEILING DETAIL TO PROPOSED QUIET ROOM / MEETING ROOM PARTY WALL LOCATION.
7. CEILING BEAM / COLUMN LOCATION OF PROPOSED MEETING ROOM WALL.

5.3 Site photographs - External







SECOND FLOOR LEVEL - LOCATION OF PROPOSED INTERNAL WORKS. (NO WORKS TO EXTERIOR TO BE UNDERTAKEN)

6.0 Conclusion

The fit-out of part-level two does not have an impact upon the historically significant elements of the building. The design is in line with the modern and refurbished internal finishes found throughtout the building - as noted, no interior elements exist that predate the 1980s facade retention and therefore interior finishes are considered to be of low historical signifcance.

7.0 Summary of Supporting Information

Heritage Statement

Prepared by Bluesky Design

(Contained within the above document)

Existing and Proposed Drawings

Prepared by Bluesky Design

Please refer to drawing issue register 9.0

Visual Concept Document

Prepared by Bluesky Design

8.0 Bibliography

Publications:

British Council for Offices - Guide to Specification - 2014
Cocks. H & Wyke. T - Public Sculpture of Greater Manchester - LUP:2004
Department for Communities and Local Government - National Planning Policy Framework (NPPF) - 2013
Dixon, Roger; Muthesius, Stefan - Victorian Architecture - Thames and Hudson1985
Hartwell, Clare - Manchester - Pevsner Architectural Guides - Penguin:2001
Parkinson Bailey. J.J - Manchester - An Architectural History - MUP:2000
English Heritage - Manchester: The Warehouse Legacy - 2002

Other Sources:

Biographical information on Charles Clegg & Charles Theodore Clegg from Manchester and Salford at the Close of the 19th Century: Contemporary Biographies - available at
http://www.spinningtheweb.org.uk/bookbrowse.php?irn=2583&sub=&theme=home&crumb=
Conservation Area information available at
http://www.manchester.gov.uk/info/511/conservation_areas/916/upper_king_street_conservation area
Trade Directories - Slater's Manchester and Salford Directories 1876, 1883 & 1911 - available at
http://specialcollections.le.ac.uk/cdm/landingpage/collection/p16445coll4

This heritage statement draws on information obtained by referencing OMI Architects Heritage Statement for application No.120473/LO/2018 as published on the planning portal.

9.0 Drawing Register

Client:	**Vista Trust Corporation (UK) Limited JLL**
Project:	31 Booth Street Manchester
Designer:	Chloe Barker / Fiona Collier
Client contact:	George Curwen FBI / Keiran Melfi JLL
Sheet Number:	1
BSD Job Number:	**1394**

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Drawing Title	Number
Layout Drawings	
Second Floor Existing Layout	**1394-02-EX-01**
Second Floor Existing Ceiling Layout	**1394-02-EX-02**
Second Floor Proposed Reflected Ceiling Plan	**1394-02-CL-01**
Second Floor Raised Access Floor	**1394-02-ET-01**
Second Floor General Arrangement Layout	**1394-02-GA-01**
Second Floor Partition Layout	**1394-02-PT-01**
Second Floor Coordinated Ceiling + Partition Layout	**1394-02-PT-02**
Second Floor Partition Elevations	**1394-02-PE-01**
Second Floor Flooring Layout	**1394-02-FL-01**
Second Floor Decorations Layout	**1394-02-DC-01**
Heritage Drawings	
Second Floor Heritage Plan	**1394-02-HE-01**
Second Floor - Existing + Proposed Sections	**1394-02-HE-02**
Location plan	**1394-02-HE-03**
Detail Drawings	
Breakout Wall Panelling	**1394-02-JN-01**
Teapoint	**1394-02-KT-01**