EDITIONAL STUDIO

LEXINGTON FLAT

HERITAGE STATEMENT

This Heritage Statement has been prepared by

Jo Sharples, Architect (BA Hons, Dip Arch, AA)
Director of Editional Studio Ltd

on behalf of our clients the owners of
Flat 14, Lexington, 42 Chorlton Street Manchester,
M1 3HW.

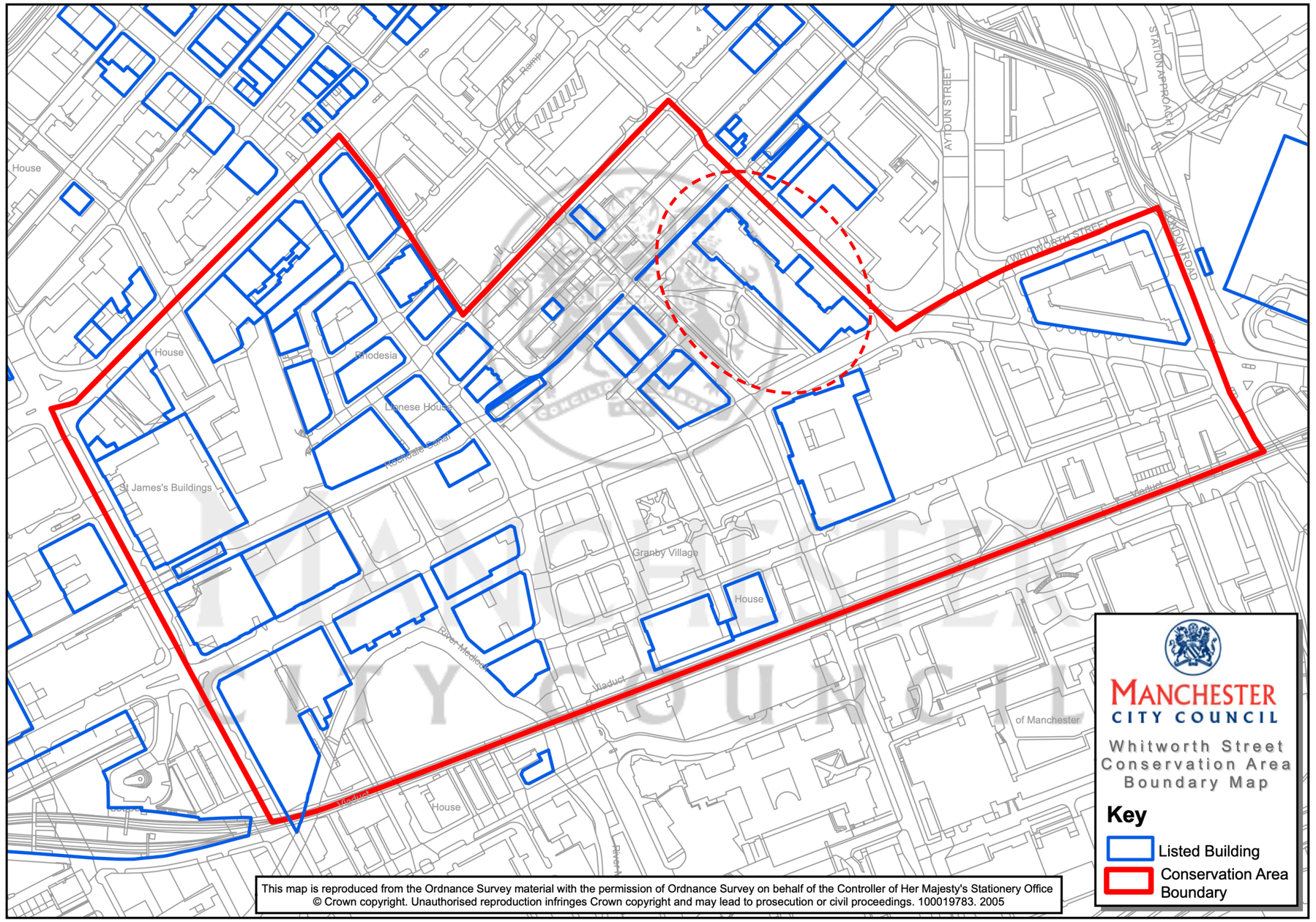
Contact Number
0161 470 5771

Email
post@editionalstudio.com

Revisions

11.07.24	Rev *	Listed Building Consent Submission
02.08.24	Rev A	Listed Building Consent Alterations including Method Statement

Editional Studio Ltd, 50 Stockton Road, Manchester, M21 9ED
Company No. 11505111.
Rev E 17.07.24



Map of The Whitworth Street Conservation Area with the Lexington Building highlighted.

The Lexington Flats (also known as the The Shena Simon Sixth-form College) is located within the Whitworth Street/Princess Street Conservation Area which is designated due to it's:

'...uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city.'

The Lexington Flat was orginally built as a school and was part of the earlier Conservation Area designated by the City in 1974. The flat overlooks Canal Street which is noted as :

'...now a vibrant area, with many cafe bars, public houses and restaurants bringing former vacant buildings back into active use.'

The Lexington flat still retains its vertical sash timber windows which are typical of the area typical of the area.

'Windows, like those in most Manchester buildings of this period, are predominantly of the vertical sliding-sash type. They occur singly, but are more often seen in pairs, threes, or occasionally in groups of four.'

Source

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Photograph of the north elevation overlooking Canal Street with the location of the flat highlighted.

Photograph of the East elevation on Chorlton Street with a tower feature to the entrance

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LEXINGTON FLAT

English Heritage Listing

The building was originally built as a boarding school designed by Potts and Pickup Architects and completed in 1901. The building gained its Grade II listed status in 1994 under 'The Shena Simon Sixth-form College' No. 1270607.

The official listing notes :

'School, now sixth-form college. 1897-1901, extended c1911. Red brick with terracotta dressings and Welsh slate roof with brick wall stacks. French Renaissance style. Large rectangular block extending N along street with further block projecting forward on right to the street corner. Mainly four storeys and basement. 5-window range on main block with 3-window range on projection, mullion and transom windows with terracotta details. Facade enriched with pilasters, string courses, cornice and parapet, and the central window projects and has a curved pediment. On the roof a projecting feature has square balustrade and round lantern. On the street corner is a curved and polygonal tower feature which is surmounted by an open octagonal drum with tall roof and open lantern. The front to street is a 24-window range with sections projecting, the elements emphasised by pediments, gables, wall stacks and pavilion roof with ornamental cresting. Similar facade to rear.'

Comment notes - 'Former Manchester Central School by Potts & Pickup, opened 1900'.

Source

HERITAGE STATEMENT - THE HERITAGE ASSET LISTING + HISTORY

Manchester Guardian Articles around the opening of the buiding school building from 1896 and 1900 give further detail of its original use as follows :

Central Board School Whitworth Street Manchester by Potts and Pickup Architects, 1895 - 1900.

'The Chairman proposed the adoption by the Board of plans for the new Central School in Whitworth Street submitted by Messrs Potts Son and Pickup, architects of Victoria Street, Manchester. These, he said, were the most satisfactory of the competitive plans, and they were in accordance with the instructions issued by the Committee. Anticipated cost – over £20,000.'

Manchester Guardian 1 April 1896, page 3

'The School Board purchased a site of 3,558 square yards of land in Whitworth Street at the corner of Chorlton Street from the legatees under the will of Sir Joseph Whitworth. The Board afterwards invited plans from a limited number of architects and accepted those of Potts Son and Pickup.

The work was begun in August 1896. The school is built of brick with terra cotta facings and accommodation is provided for the following: Boys (in standards) 450; girls (in standards) 250; pupils in organised science school, 500; pupil teachers' centre 250; total 1,450. In the basement of the building are dining rooms for boys and girls, rooms for teaching cookery and laundry work, a large gymnasium, and a manual instruction room. The ground floor is divided into a central hall for girls in standards, classrooms, cloakrooms, for the children, teachers' rooms, and pupil teachers' centre. The rooms on the remaining three floors are as follows: First floor: central hall 80 feet by 40 feet, for use by boys in standards and the pupils of the organised science school; classrooms for boys in standards; head master's room and boys' cloakrooms; room for typewriting in connection with the commercial evening school. Second Floor: Upper part of central hall, classrooms, art rooms, teachers' rooms, cloakrooms, and caretaker's house in the tower. Third Floor: chemical laboratories, physical laboratory, lecture theatres, machine drawing room, science master's room, balance room, library, stores, etc. Open playgrounds are provided. There are separate entrances to the school for boys and girls. The main entrance is in Whitworth Street. The tower on the Chorlton Street side will be an ornamental feature of the building, and care has been taken in connection with all the details of construction, particular attention being paid to sanitary arrangements. The situation of the school has been much improved by the recent purchase by the Corporation of the land between the school and Sackville Street. This plot will be laid out as an open space and will greatly benefit also the Municipal School.

Manchester Guardian, 18 July 1900, page 4

Opened 15 October 1900 by the Duke of Devonshire to replace the board school in Deansgate, demolished to make way for the Great Northern Warehouse. Land - 3558 sq yards purchased at a cost of £24,579. Building designed to accommodate 1450 pupils cost - £22,719. Floor area -51,368 sq ft.'

Source

Proposed Third Floor drawings of the residential conversion in 1998 by Micheal Hyde and Associates with Flat 14 Highlighted in red.

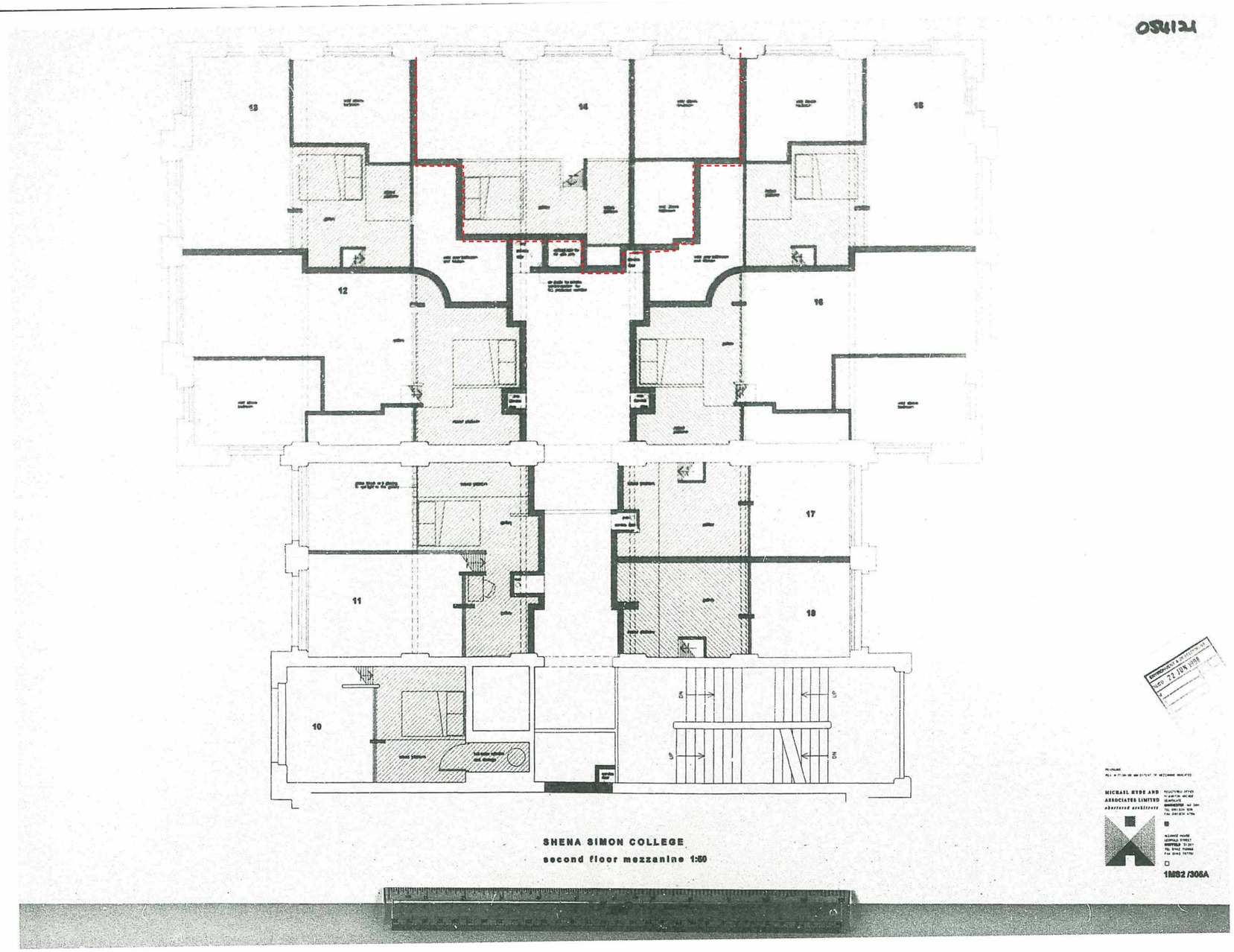
Whilst half the building still functions as a sixth form college, the northern wing of the building was converted in to flats in the late 1990's by Michael Hyde Associates.

The proposed drawings left show further detail of the 1990's residential conversion on the third floor with Flat 14 outlined in red.

The original structural beams are dashed above which would likely have originally provided a wide open space and given the existing 4.5m floor to ceiling heights, and 3m high windows still visible today one might make the assumption that this space could have originally been used as a school hall, as noted in the Guardian article from the time.

Whether there were more internal partitions in the original building is unknown, but from this drawings we can assume all of the internal walls to the northern wing were installed as part of the more recent renovations. The site visit shown in the internal photographs also support this.

Therefore the only elements of original structure remains is the original external facade and sash windows along with the cast iron beams.



Proposed Third Upper Floor drawings showing the mezzanine level of the residential conversion in 1998 by Micheal Hyde and Associates with Flat 14 Highlighted in red.

Alterations to the Exterior Facade

The previous 3D drawings overleaf, alongside the existing and proposed drawings submitted seek to make clear the impact of the works on the Heritage Asset.

Starting with the original facade, there are to be no visible external changes. The original sash windows are to be restored, the existing timber frames are already double glazed and the will be replaced like for like. (see quotation in appendix overleaf for further information).

The restoration of the existing sashes will repair and conserve the windows so that they are maintained for future generations to enjoy.

Double glazed will hardly be visible externally and is a requirement of Building Regulations Part L to meet the limiting factors of maximum U Value of 1.4 W/ m^2k for windows in existing buildings. This approach is deemed to be appropriate in this context, given the lack of detailing and relative simplicity of the timber frames and glazing.

Further in this regard we are proposing to install 80mm of wood-fibre insulation internally which is a natural, breathable, sustainable insulation material which will reduce the heat loss to the external facade. Woodfibre can either be fixed to the brick work or less effectively applied as a 'dot and dab' with adhesive to the brickwork. If this is not permissible a 'hemperete' block could be specified to avoid any fixings to the wall as it is self supporting.

Both of these materials are 'breathable' and provide a 'vapour open solution' therefore allowing the building physics to continue functioning in the same way as they have done historically.

This is the recommended approach by Historic England:

'Many of the problems (of damp and mould) can be overcome by using insulation systems such as wood-fibre that are hygroscopic and 'vapour open'.
(Energy Efficiency and Historic Buildings: Insulating Solid Walls by Historic England page 17)

The internal wall insulation will infill the stepped brick facade internally to create a flat wall and give more visual clarity and calmness to the proposed timber insertions (see rendered view on subsequent pages).

Such improvements to energy efficiency is supported by the NPPF in paragraph 164.

' In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic...Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.'
(National Planning Policy Framework, Dec 2023 page 47).

In the case of a heritage asset chapter 16 outlines that they should be 'conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

This principally what these proposals seek to do both by restoring and conserving the Heritage Asset and by keeping the flat warmer, reducing it's impact on the environment and create a more healthy, comfortable space to live.

These upgrades to improve the energy efficiency of the flat align with Greater Manchester's overarching ambition to be carbon neutral by 2038.

Alterations to the Interior

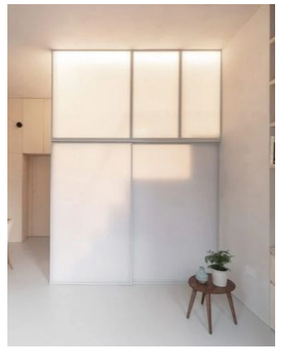
All the internal walls of the flat do not appear to be part of the original building and therefore are not of historical significance.

The proposals seek to remove and adjust several of these internal walls, particularly to the Mezzanine area, simplifying the proportions of rooms and opening up the space so that the full height of the space can be better perceived.

As part of this work, the existing plasterboard boxing to the original cast iron beams are proposed to be removed, the condition of the existing structure inspected and restored (with rust removed where visible), painted with intumescent paint to provide adequate fire protection and be left exposed as a way of celebrating the original structure of the building.

There is currently an existing pier that aligns with the beams which does not appear to be original as it is not visible in the 1990's renovation plans by Michael Hyde and Associates. It is likely to be a service route to the kitchen but cannot be confirmed until further investigative works can be undertaken with permission by the Heritage Officer. If these assumptions are correct, the pier is proposed to be removed to allow the mezzanine to be further opened up.

Example of ‘hidden’ door beneath stair.



Example of transparent windows to upper level (to be agreed with BCO)

Existing view of interior.

Alterations to the Interior

The proposals are intended to be contemporaneous and of their own age, therefore allowing greater contrast between the original, newly restored and exposed features of the Heritage Asset to shine out and be highlighted.

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Pre-Contract Works

1. Clients are to obtain all necessary consents for the works including :

- Listed Building Consent
- Building Regulation approval
- Landlords approval
- Party wall notifications (where required)

2. Provide full photographic record of the apartment internally and externally.

3. All the proposed alterations are assumed to non-load bearing and non-original elements of the structure. Prior to carrying out any work a visual structural inspection will be carried out by a Structural Engineer in order to confirm these assumptions. If any further opening up or investigative works are required, the Structural Engineer will produce a Method Statement detailing how these works are to be undertaken to be agreed with the Heritage Officer prior to proceeding.

4. The proposed structural design will establish that the existing structure is capable of accepting new loads from the new bedroom floor and seek to minimise fixings into the original structure, with specifications provided to the Local Authority for approval.

5. Existing drainage routes from the kitchen and bathrooms will need to be inspected to determine their exact routes and how these are to be altered. The proposed locations of services are in similar locations to the existing drainage routes which currently run in boxing along the perimeter of the bathroom to a service riser (see photo right). These routes are to be maintained whilst the new arrangement of the bathroom avoids visible boxing of pipework.

6. Existing electrical routes are surface mounted along skirting to avoid damage to the existing structure. The proposed raised floor deck to the kitchen / dining space will provide a service void for drainage and electrical cables from the new kitchen. No chasing in of electrical cables is permitted.

7. Agree with Local authority procedure for stage inspection of the works as they proceed.

LEXINGTON FLAT

Contract Works

Demolition

1. The internal demolition works comprise of the removal of lightweight partitions, glass blocks, suspended ceiling and a stair case which all appear to have been constructed during the conversion into apartments in the 1990's. No walls are to be demolished prior to confirmation that they are non-load bearing by the Structural Engineer.

2. To the external facade the existing plasterboard is proposed to be removed to reveal the original brickwork behind. A photographic record of the exposed wall will be made available to the Local Authority to show the state of repair and determine whether any remedial or preservation works are required prior to installing internal wall insulation.

3. As illustrated in the proposed drawings, the original cast iron beams are to be exposed by removing the plasterboard covering assumed to have been installed in the 1990's conversion. All sections of exposed steel / ironwork are to be painted with intumescent paint with sufficient fire rating to satisfy Building Regulations. The final paint colour of the exposed beams is to contrast with the walls to celebrate the original fabric.

4. Existing carpeted floor coverings are to be removed to reveal the existing floor below and determine the suitability of fixing directly into it. A photographic record of the exposed floors will be made available to the Local Authority to show the state of repair and determine whether any remedial or preservation works are required prior to installing a raised access floor.

5. During demolition works if any unexpected issues arise that may affect the existing fabric the local authority are to be notified and given the opportunity of visiting site so that a course of action may be agreed. No part of the original fabric is to be altered or taken down without the consent of the local authority.

6. On completion of the demolition works a photographic record is to be made of all elements of the original fabric that have been exposed. These are to be made available to the Local Authority.

HERITAGE STATEMENT - METHOD STATEMENT

Construction

1. The proposed structural works involve an extension to the existing mezzanine floor level above the existing bathroom (currently a modern suspended ceiling with a void above), alterations to the existing non load bearing walls and a new staircase. The detail of the proposed structure and fixings will be provided by the Structural Engineer and submitted to the Local Authority for approval prior to construction.

2. The existing sash windows are to be removed and restored 'like for like' by a competent contractor with experience of working on Listed Buildings. The chosen contractor will supply with Local Authority with further information of their working methods, proposed materials and finishes as required prior to undertaking any work.

3. The internal wall insulation is to comprise a vapour open construction (eg. woodfibre or hempcrete block) finished with lime plaster to maintain the vapour permeability of the structure, as recommended by Historic England. The internal wall insulation can be designed to be self supporting so as not to interfere the existing structure. Detail drawings of materials and specifications can be provided to the Local Authority as required.

4. The proposed raised floor in the kitchen will utilise a raised floor deck supported on pedestals with minimal fixings into the floor. This will allow a service void to be created below and avoid any further boxing or cables to be visible. Details of the flooring system and fixings can be made available by the contractor to the Local Authority for approval as required.

5. The existing walls are to be adjusted with new studs and linings with sufficient acoustic insulation installed to create the new layout. Any making good required to the existing ceilings and walls will be undertaken to match the existing plasterboard walls.

6. Regardless of the above, any contractors involved in the construction works will be expected to assess the project themselves from their viewpoints and submit a revised method statement for approval confirming any amendments if they feel they are necessary.

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yourSASHWINDOWS.com

QUOTE

Gretton Laura
Flat 14
Lexington
42 Chorlton Street, Flat 14
Manchester
Manchester
M1 3HW
GBR

Date
14 Mar 2024

Expiry
13 Apr 2024

Quote Number
QU-5576/1/18

Reference
Updated Refurbishment Option

VAT Number
292666759

Yoursashwindows.com Ltd
Unit 3A Mackenzie Ind Est
Bird Hall Lane
STOCKPORT
SK3 0SB

Description	Quantity	Unit Price	VAT	Amount GBP
2'1 A - Restoration of sash window:Remove sashes from frame; remove excess paint from box frame; remove paint from both sides of sashes; prime all exposed woodwork as necessary; re-putty glass at our discretion; rebalance sash weights; service pulleys and replace cords; refit the sashes; install concealed draught proof system. Includes draught-proofing, sanding and planing 1 x opening casement window in top light. Includes sanding and planing 1 x fixed casement window in top light.	1.00	1,550.00	5%	1,550.00
2'1 B - Restoration of sash window:Remove sashes from frame; remove excess paint from box frame; remove paint from both sides of sashes; prime all exposed woodwork as necessary; re-putty glass at our discretion; rebalance sash weights; service pulleys and replace cords; refit the sashes; install concealed draught proof system. Includes draught-proofing, sanding and planing 1 x opening casement window in top light. Includes sanding and planing 1 x fixed casement window in top light.	1.00	1,550.00	5%	1,550.00
2'2 A - Restoration of sash window:Remove sashes from frame; remove excess paint from box frame; remove paint from both sides of sashes; prime all exposed woodwork as necessary; re-putty glass at our discretion; rebalance sash weights; service pulleys and replace cords; refit the sashes; install concealed draught proof system. Includes draught-proofing, sanding and planing 1 x opening casement window in top light. Includes sanding and planing 1 x fixed casement window in top light.	1.00	1,550.00	5%	1,550.00
2'2 B - Restoration of sash window:Remove sashes from frame; remove excess paint from box frame; remove paint from both sides of sashes; prime all exposed woodwork as necessary; re-putty glass at our discretion; rebalance sash weights; service pulleys and replace cords; refit the sashes; install concealed draught proof system. Includes draught-proofing, sanding and planing 1 x opening casement window in top light. Includes sanding and planing 1 x fixed casement window in top light.	1.00	1,550.00	5%	1,550.00
2'3 A - Restoration of sash window:Remove sashes from frame; remove excess paint from box frame; remove paint from both sides of sashes; prime all exposed woodwork as necessary; re-putty glass at our discretion; rebalance sash weights; service pulleys and replace cords; refit the sashes; install concealed draught proof system. Includes draught-proofing, sanding and planing 1 x opening casement window in top light. Includes sanding and planing 1 x fixed casement window in top light.	1.00	1,550.00	5%	1,550.00
2'3 B - Restoration of sash window:Remove sashes from frame; remove excess paint from box frame; remove paint from both sides of sashes; prime all exposed woodwork as necessary; re-putty glass at our discretion; rebalance sash weights; service pulleys and replace cords; refit the sashes; install concealed draught proof system. Includes draught-proofing, sanding and planing 1 x opening casement window in top light. Includes sanding and planing 1 x fixed casement window in top light.	1.00	1,550.00	5%	1,550.00
2 x 2.5m polished chrome sash poles	2.00	35.00	20%	70.00

Please note: customer to confirm parking situation

INCLUDES VAT 20%	11.67
INCLUDES VAT 5%	442.86
TOTAL GBP	**9,370.00**

Terms

PLEASE READ THE FOLLOWING!

If you wish to proceed with the quotation, please BACS your £250 initial deposit to the account below:
Account Name: Yoursashwindows.com
Sort Code: 090127
Account Number: 95264712
Reference: (your quote number)
If you prefer to pay by Credit or Debit card, please call the office on 0161 428 5525.

A minimum 14 day cooling off period is applicable to this payment, which will remain fully refundable until the measure has been completed. This does not affect your statutory rights as a consumer.

Standard Payment Plan
£250 inc VAT initial deposit.
- The deposit is non-refundable once the Survey has been completed
- The initial deposit is deductible off the final works complete invoice
- This does not affect the customer's statutory rights
followed by ...

Company Registration No: 06235696. Registered Office: Unit 3A Mackenzie Ind Estate, Birdhall Lane, Stockport, Cheshire, SK3 0SB, GBR.