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DESIGN AND ACCESS REPORT

NEWTON STREET SECOND FLOOR UNIT TWO

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ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement has been written to accompany a Listed Building Consent Application for the second floor of 08 – 16 Newton Street, Manchester.

It was produced in March 2024 by Atelier MB.

This application relates to changes to the second floor internal space only.



1.2 LOCATION

The building is located within Manchester city centre, in the Northern Quarter area, close to Piccadilly Gardens. The main facade and entrances are on Newton Street and the block is set between Newton Street, Mangle Street, Back Piccadilly, and Dale Street.



1.3 DESCRIPTION AND HISTORY

The buildings at 8-16 Newton Street are former home trade warehouses, dating from the late 19th century. They are in two separate parts (8-12 forming one building and 14-16 a second) and together they form one block, with main elevations facing Newton Street. Both are in the same architectural style but they differ slightly in appearance and height. It is possible they were built for two different owners, but the fact that they share internal walls and read as one, indicates they date from the same period.

16 Newton Street does not appear on the 1851 map but is visible on the 1891 map. The listing dates the buildings as 1860-70, but there is no reference in the trade directory of 1879 when Hilton Street is listed as appearing straight after number 12, showing there was a different street layout. The buildings do appear in 1883. From the available evidence therefore, the buildings can be dated to 1879-1882.

No reference has been found to the architect/s, nor has it been possible to locate any original drawings or plans within the Manchester Central Library archives.

There is no documentary evidence of internal layout, but it is almost certain to have followed the typical plan of home trade warehouses in the area and of this period.

It was common for floors to be sub-divided for different businesses. This kind of warehouse was particularly common around Portland Street (grander in form) and Dale Street (often smaller). The only identified reference with any detail for 8-16 Newton Street is the Goads Insurance Plan from 1886, which offers some information on structure and the roof. Following the decline in the textiles industry there was little need for warehousing of this nature in the city. The buildings continued in office and light manufacturing use in to the 20th century and each building was occupied by several individual tenants, the result of which has been an undocumented and piecemeal set of alterations, including a number additional internal partitions and walls and changes to windows and openings.

Extract from listing is included here,
SJ8498SE NEWTON STREET 698-1/29/248 (South East side) Nos.14 AND 16
GV II
Includes: No.36 DALE STREET.
Manufacturers' warehouses and agents' offices, now shops, etc. Late C19, altered. Red brick in Flemish bond (part painted white), with sandstone ashlar plinth and dressings, slate roof. Trapezoidal plan with rounded corner to Dale Street. Basement, 4 storeys and attic, No.14 having a narrow 4-window façade treated as one wide bay, and No.16 to the left a wider 6-window facade in 3 bays; with a high plinth (interrupted

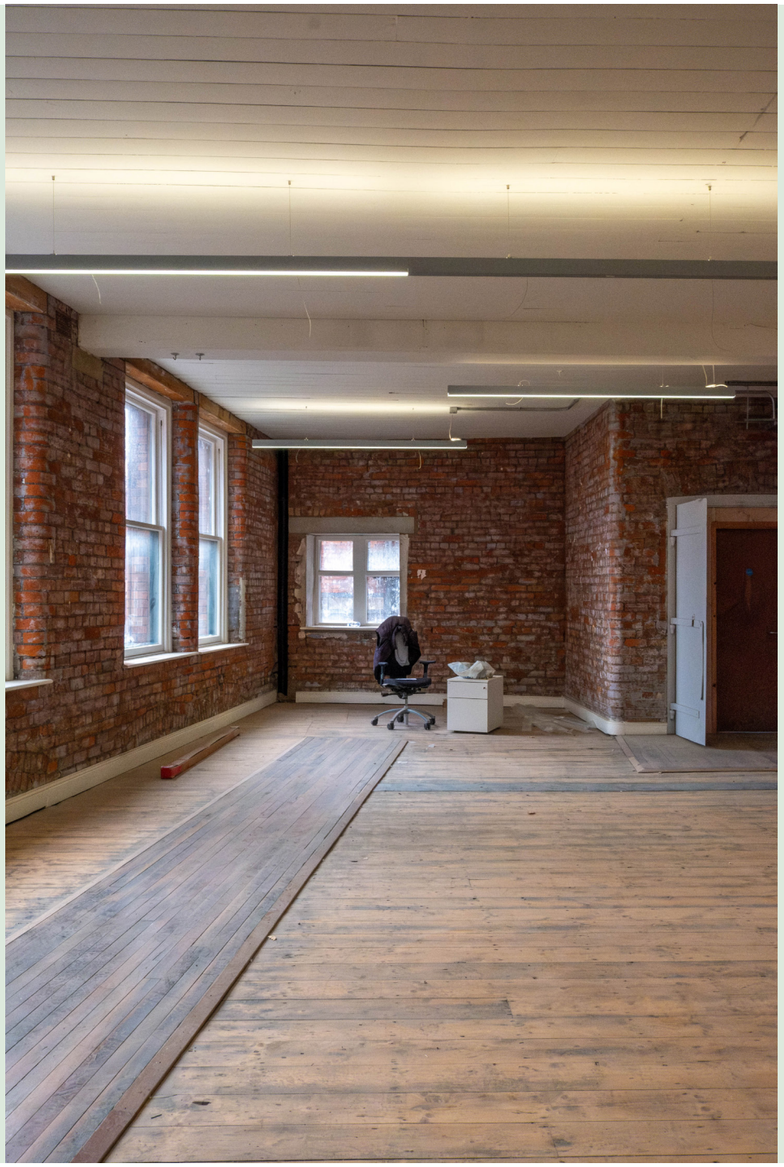
by basement openings), cornice to ground floor, string courses to the upper floors, a moulded stone cornice over the top floor on thin brick brackets, and a parapet with chimneys over 2 piers of No.16. Doorways adjacent to the junction, tall, with panelled doors, square overlights, and cornices on elongated consoles; No.14 to the right has 3 sashed windows at ground floor and 4 on each of the next 2 floors, with continuous stone lintels; No.16 to the left has altered windows at ground floor, sashed windows on the next 2 floors with stone lintels to each pair; both have coupled sashed windows at 4th floor and square dormers in a mansard roof. The fenestration of No.16 carries round the curved corner and continues in the 5-bay side to Dale Street, with chimneys over 4 piers, and 2 dormers. Interior not inspected. History: occupied c.1905-13 by various manufacturers' agents, No.14 by Horrocks Crewdson & Co.
Listing NGR: SJ8460698288

SJ8498SE NEWTON STREET 698-1/29/247 (South East side) Nos.8, 10 AND 12
GV II
Warehouses, workshops and offices, now shops and offices. c.1860-70; altered. Brown brick with some polychromy, sandstone dressings (roof not visible). Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet. The ground floor has coupled doorways in the 2nd bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads (rounded intrados with pointed extrados), and linked hoodmoulds, and a large mullioned 3-light window to the left (tripartite basement openings below); but is otherwise altered by C20 shop fronts, with numerous large signboards attached. The upper floors have 3-light windows with brick mullions in the 1st and 3rd bays, coupled windows in the 2nd and 4th, those at 2nd floor with banded arched heads and linked hoodmoulds, and all sashed. Prominent cornice and panelled parapet. The right-hand return wall has a 2-storey canted bay (altered at ground floor), arched windows at 2nd floor, and a gabled arched window at 3rd floor. Rear and interior not inspected. History: occupied c.1905 by umbrella manufacturer, sewing machines, etc. Included for group value.
Listing NGR: SJ8458498270

Please refer to heritage statement for further details.

1.4 BRIEF

The brief was to refurbish the existing open plan office suite, to improve amenities to occupants through a new kitchen and break out space, and the creation of smaller private meeting rooms.



2.0 DESIGN AND ACCESS

2.1 DESIGN

The design of the internal space has been developed to ensure a light touch is maintained within the historic space. The design has a large open plan space as per the original use and has been careful to ensure historic features are not damaged.

A small number of partitions have been proposed to create smaller private meeting rooms. Where possible, existing historic panels from elsewhere in the building have been utilized, relocated and reused.
All additional partitions which do not use historic paneling, have been designed to echo the paneling proportions whilst ensuring a clear divide between historic and new.

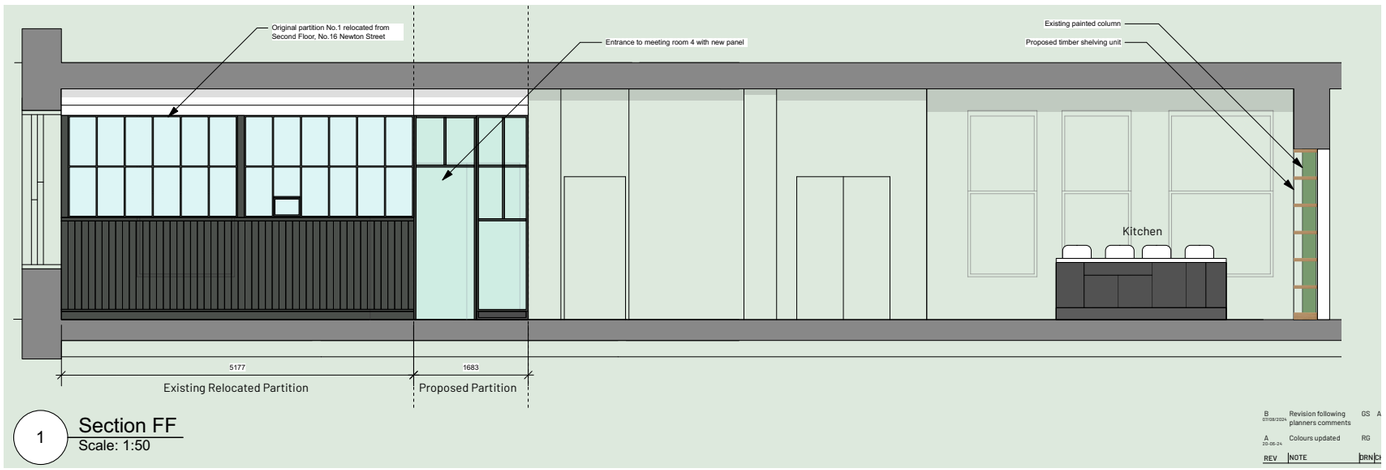




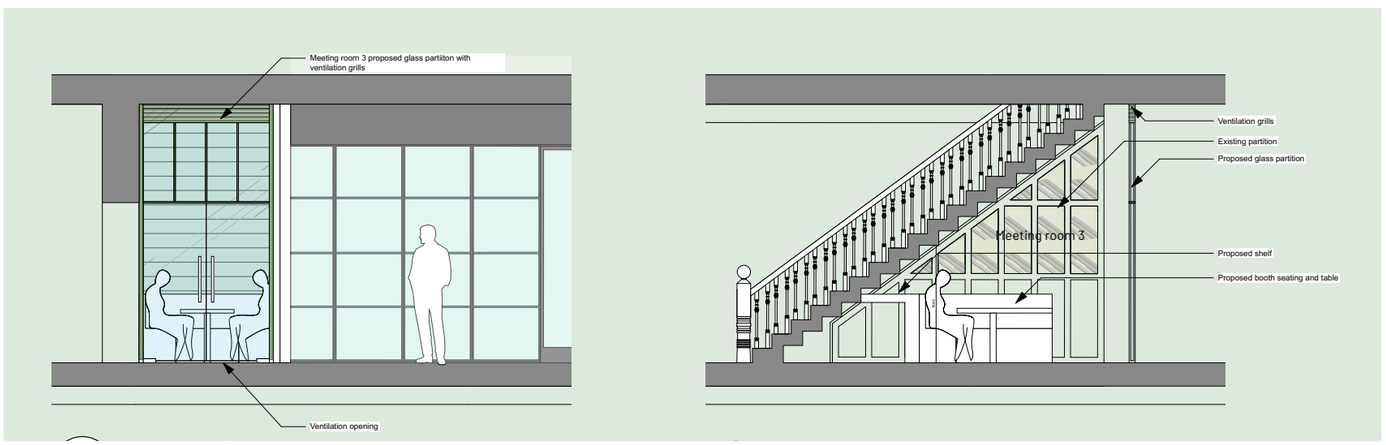
Second Floor Open View



Second Floor Existing Fireplace



Proposed Section FF - Existing and Contemporary Screen



Proposed Sections - Meeting Space 3

2.3 ACCESS

The existing floor is serviced by a historic main staircase and a new passenger lift. The lift is accessed from the entrance off Newton Street. From here there are two access points to the proposed unit. These lead into the suite from the communal lobby and protected staircase. The suite is fully accessible.

Means of escape to the nit is provided by these two access/escape points. In addition, there is a separate means of escape with direct access to an escape stair within the unit.

A refuge point is located both within the unit, and also within the protected lobby.

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