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PROPERTY CONSULTING

Heritage Statement - Rev A

In support of

Listed Building Application at

37 Cross Street,

Manchester

M2 4JE

For the:

Internal Passive Fire Protection Works

Prepared for:

**Manchester City Council Planning
Department**

On behalf of

**37 Cross Street Management
Company Ltd**

c/o Dagmara Stunell

Cassery Property Management

August 2023

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1.0 INTRODUCTION

- 1.1 This Heritage statement is to accompany the Listed Building application submitted on behalf of 37 Cross Street Management Company Ltd, to undertake passive fire protection works at 37 Cross Street, Manchester, M2 4JE as identified as part of a health, safety and fire risk assessment.
- 1.2 The property affected is a Grade II listed building on the corner of King Street and Cross Street in Manchester City Centre.
- 1.3 This project involves addressing all items identified by the fire risk assessors including compartmentation, poor penetration fire stopping and providing further protection to the timber spiral staircase. The intention is to provide further protection to residents and visitors from the risk of the spread of fire.



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2.0 THE NATURE OF THE ASSET

- 2.1 The building was originally constructed in 1895 for office use by the Northern Rock Building Society.
- 2.2 The building is listed as Flemish Renaissance style with 4-window range (including sash and casements) with large Flemish attic gables, Oriel corner bay and constructed from terracotta and stone. Roofs are predominantly dual pitched with slate coverings. This information is taken directly from the official listing on the Historic England website.
- 2.3 The building is Grade 2 listed and was transformed in 1980 into a modern apartment building to provide 12no. apartment and duplex units across 4 stories (1st fl to 4th fl). The residential properties were further renovated around 2001 suggesting all internal areas have been modernised, with exception to the spiral timber staircase.
- 2.4 The property was originally listed on 6th June 1994 as part of the 74 King Street, Manchester listing. The listed property on King Street is a corner building and so includes the residential apartments accessible from Cross Street. The list entry number is 1197939. Here is the link to the official listing with Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1197939>
- 2.5 74 King Street, which includes 37 Cross Street is in a non-civil parish within the Manchester (Metropolitan Authority) district and was listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural or historic interest.
- 2.6 The architectural features to external elements and the internal timber staircase are understood to be the aspects of the building with historic significance.
- 2.5 Commercial units are present to all ground floor areas with exception to a central communal area and communal staircase accessible from Cross Street, Manchester. A small basement area is also included as part of the residential premises.
- 2.6 The building is a distinct rectangular block shape. All 12no. flats and duplexes are accessible from the central communal staircase. Two floors have 4no. apartments and the top floor has 4no. duplexes. 3 of the 4 duplexes generally have small external roof terraces in differing shapes and sizes.
- 2.7 A communal passenger lift is located towards the rear elevation of the building. A varnished timber staircase wraps around the lift to form additional access to the landings on each floor. The central timber staircase is the only stepped access to flats from ground level.
- 2.8 The timber staircase is the only affected area of the building which is understood to be of historic significance. All other areas where works are to be undertaken are modern materials and are of no historic significance.

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- 2.9 As previously mentioned, all internal areas, with exception to the aforementioned timber staircase, have undergone modernisation through major refurbishment circa 1980, effectively limiting the historic significance of the building's internal elements. A secondary refurbishment has been undertaken around 2001.



Underside of timber staircase

- 2.10 Fire protection between compartments has been identified within a type 4 Health, Safety & Fire Risk Assessment as being inadequate. This includes fire doors providing insufficient protection, poorly sealed service penetrations and the open plan design of the singular access staircase.
- 2.11 Works proposed aim to drastically improve the fire protection of the residential properties in the event of a fire under the direction of Greater Manchester Fire & Rescue Service.
- 2.12 Works will not detrimentally affect the asset in anyway. Modern fit out areas will be re-instated with modern materials following fire protection works. The only area of historic significance, the timber staircase, will have a clear coat of intumescent protection paint, thus not affecting the aesthetics of the element, rather, enhancing the fire protection of it.

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3.0 THE PROPOSED WORKS

- 3.1 Our proposals are to increase the protection from fire of compartments within the residential areas of the building. This includes compartments between individual flats and compartments separating flats to the communal areas.
- 3.2 Our solution includes replacing a limited number of non-compliant fire doors & glazing panels, installing service penetration protection such as fire batts, collars & seals, installing intumescent vents and coating the timber staircase with a clear intumescent paint.
- 3.3 Minor demolition works will be required to stud partitions and domestic fittings to access work sites. Once fire protection has been rectified, finishes will be re-instated.
- 3.4 Particular attention has been given to the timber staircase as to not alter or demolish the current structure and aesthetic appearance. The solution to providing sufficient fire protection is to apply a clear intumescent coating to the underside of all stair rises and landings, which will retain the staircase's appearance whilst allowing up to 60-minute fire protection in the event of a fire.

4.0 THE IMPACT ON THE ASSET

- 4.1 The external appearance of the asset will not be affected by the proposed works.
- 4.2 Internal appearance will be minimally affected. Replacement fire doors & glazing panels will be the most significant changes aesthetically. All other remaining works will likely be hidden by building elements.
- 4.3 All replacement items to existing doors, vision panels, partitions and plaster finishes will not negatively impact the asset as the existing materials are modern, non-historic and non-significant elements. As such, there will be no harm to the heritage values of the listed building.
- 4.3 The clear intumescent paint being applied to the timber staircase will not be visible to the naked eye, but importantly, will provide additional protection in the event of a fire. No external fixtures are to be installed within the historic staircase as part of the proposed works.
- 4.4 No additional access or short-term maintenance is likely to be required. General maintenance can be continued in the usual way.

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5.0 SUSTAINABILITY

- 5.1 The proposals should not adversely affect any of the buildings natural heating or ventilation systems.
- 5.2 The proposals should not affect the ongoing maintenance required to the internal areas of the atrium including the cyclical decorations and cleaning.

6.0 CONCLUSION

- 6.1 Elements of historic significance to the asset are understood to be limited to external features and only the timber staircase internally. All other internal elements are understood to have been modernised at least twice, circa 1980 and 2001. Modern, non-historic materials and products, such as plasterboards, gypsum plaster, doors, vision panels and ironmongery, were used during both renovations, which are still present today.
- 6.2 The proposed works are a consequence of increased long-term standards for fire protection, particularly within residential block accommodation. Several individual risks have been identified within a fire risk assessment (FRA). Issues include fire doors providing insufficient protection, poorly sealed service penetrations, outdated vent grills and the (assumed) unprotected timber staircase.
- 6.3 Works have been ordered by the Greater Manchester Fire & Rescue Service as priority works.
- 6.2 The proposals will not affect the visual impact of the building externally and will only minimally visual impact the internal elements.
- 6.3 Work sites are predominantly to areas with no historic status where previous modern renovations have been undertaken, on more than one occasion. Modern materials have been used throughout the property, replacement of which will not affect the historic status of the building.
- 6.4 The communal timber staircase has been identified as the only item within the work areas to have a higher historic status. No wiring or fixtures are to be installed to the staircase as part of this project and no aesthetic alterations will be made to the staircase.

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APPENDIX A

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PHOTOS

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Underside of timber staircase



Underside of timber staircase



Poorly fire-stopped service penetration

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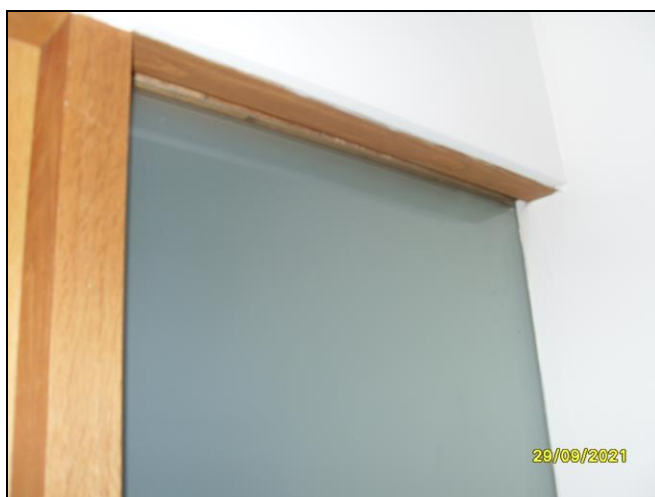
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Riser doors scheduled for replacement



Insufficient fire-stopping to fire door



Insufficient fire stopping to glazed unit