

ST JOHN STREET MANCHESTER

DESIGN AND ACCESS STATEMENT

MARCH 2023

OLLIER SMURTHWAITE ARCHITECTS

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01 UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

St John Street forms part of the wider St John's Conservation area located on the westerly side of Manchester City Centre. The conservation area is defined by Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street. Deansgate runs along the top of St John Street was known as Alport Street during the 18th century, and later in the 19th century the Manchester and Salford Junction Canal crossed under Deansgate in a tunnel along the line of Culvercliffe Walk.

St John Street is the only surviving Georgian terraced street in central Manchester, and forms the heart of the conservation area which was designated on 4th November 1970.

The character of the architecture in the area consists of narrow frontages, a vertical rhythm emulating a street wall, height and scale, the use of Collyhurst Sandstone, brick and slate and their associated colours etc. The council is keen for any proposed interventions to be complement the existing high quality structures that currently populate the area.



Aerial view St John Street - 2022



Aerial View St John Street - 1930

01 UNDERSTANDING THE CONTEXT

LOCAL HISTORY

In 1745, when the area was still open fields, Bonnie Prince Charlie led the last uprising in the Jacobite Rebellion in his bid for the crown. When in Manchester he used this area as a gun park, an event commemorated in the name Artillery Street and identified on a plaque on the wall of no. 15 Byrom Street.

A Georgian church, St John's, stood on the site of what is now St. John's Gardens and was built in 1769 by Edward Byrom, a wealthy entrepreneur who also built the first quay on the River Irwell, giving rise to the name of the nearby Quay Street. The church is described as the first of its kind in Manchester to be constructed in the Gothic revival style and contained a peal of eight bells. It was intended to be used by the 'genteel' residents of Manchester that were migrating from the south of the city.

The area was historically residential in character that allowed the church to have a large congregation. This character began to change during the 19th century when many properties on St John Street became used for businesses and hospitals. The area was less affluent as a result and the congregation of the church decreased as less people lived nearby.

The churchyard contains the remains of a remarkable number of people associated with the rise of Manchester as a world industrial city. Over 22,000 are buried here, including William Marsden who originated the Saturday half-day holiday in 1843. The church underwent a number of restorations during its time until it was ultimately demolished in 1931.



01 UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

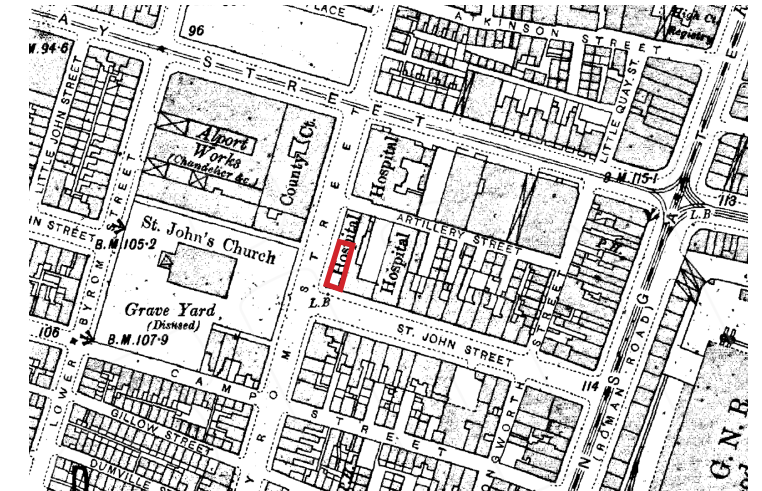
It is not known exactly when St John Street was laid out, but it takes its name from the church and it is reasonable to assume that the houses in the street were built as they were required, between 1770 and 1830. Early residents represented a broad mix of occupations, but with the passage of time occupancy became almost exclusively connected with the medical and legal professions. Consultants and specialists still comprise the majority of occupants in St John Street.

While the houses fronting the street were built for middle class and professional people, behind them were at least three back streets at right angles where workers lived in very small dwellings. These houses came about during the 19th century when St John's street began to be used for hospitals and business purposes, attracting a less wealthy population. They would have been workers in commerce rather than domestic staff from the larger houses. These smaller dwellings were poorly constructed and have long since disappeared. The sites they occupied have become gardens and courtyards to the surviving larger houses.

St John Street has changed in only minor ways since being built. Generally owners have ensured that regular maintenance has preserved the quality of the street. However, in 1963 a face-lift, partially funded by the City Council, was carried out which involved replacement of incompatible items such as windows and nameplates. Painting of timber work helped re-establish a consistency throughout the street.



1840's



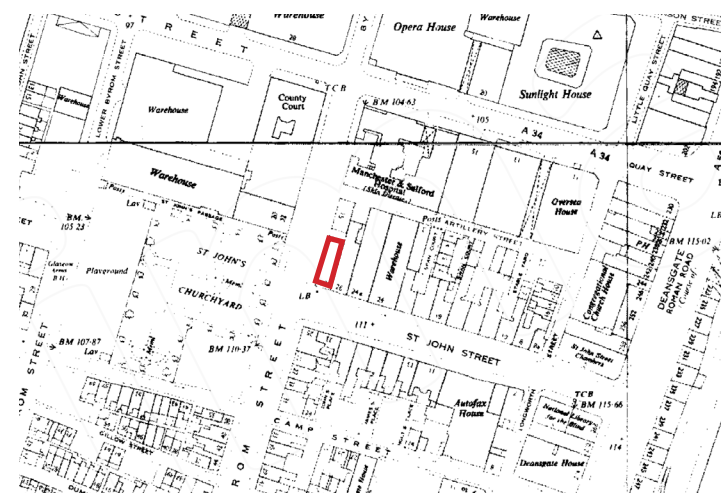
1900's



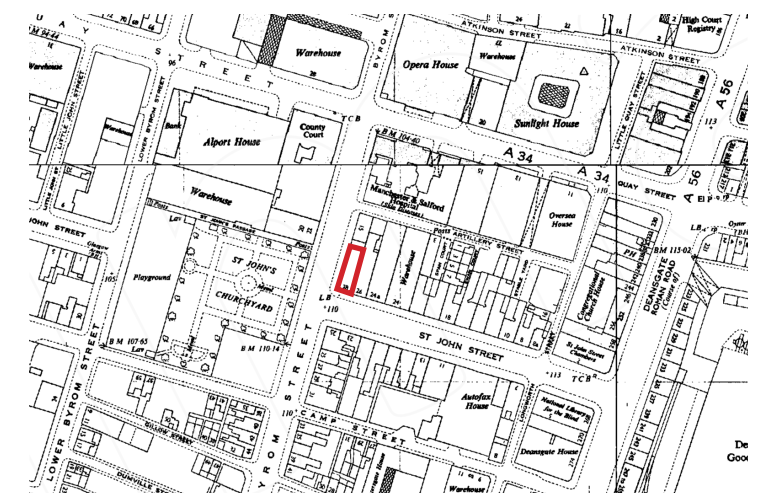
1920's



1940's



1950's



1960's

01 UNDERSTANDING THE CONTEXT

LINKAGES TO SURROUNDINGS & MOVEMENT PATTERNS

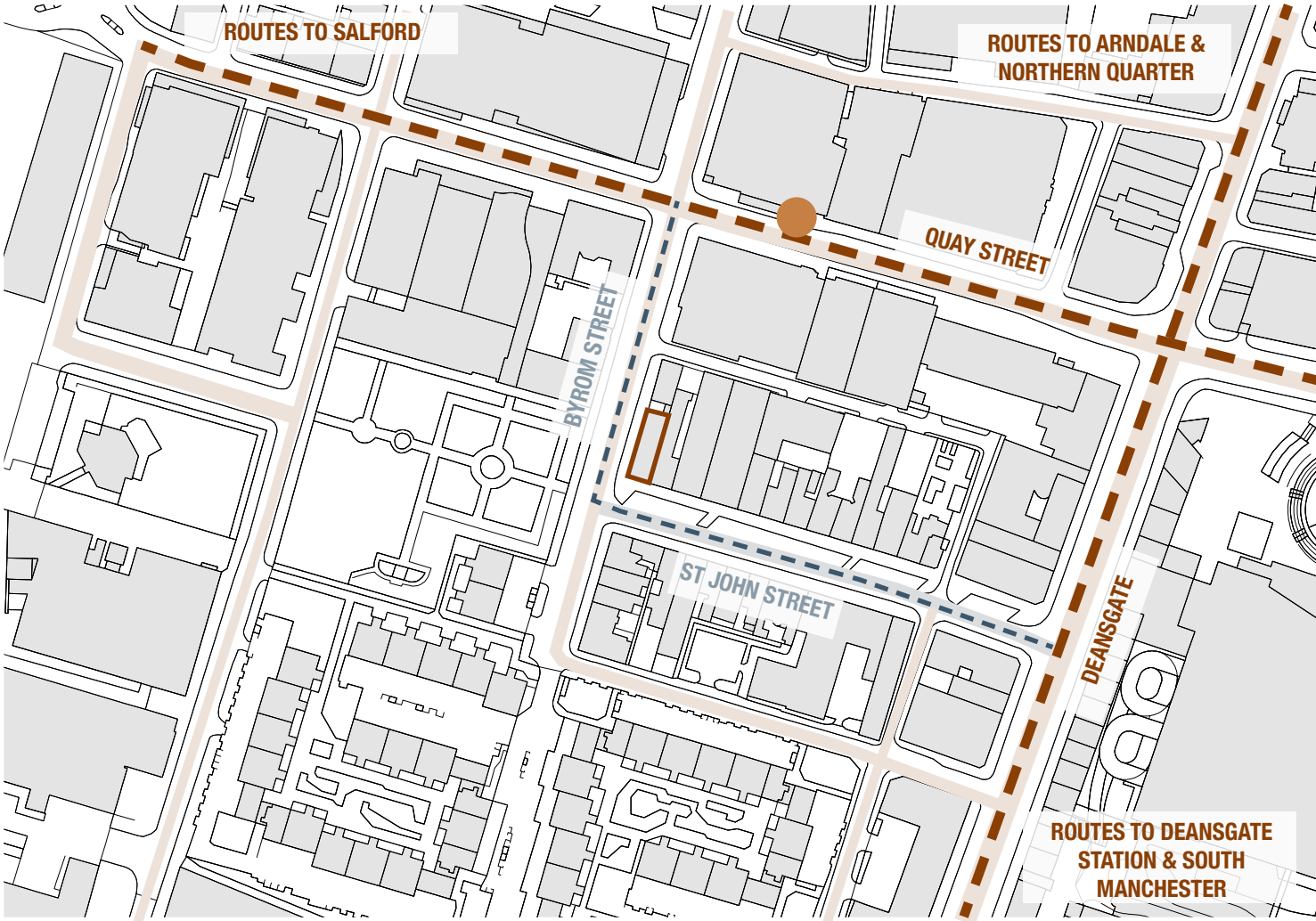
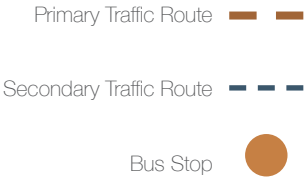
The area is well connected to existing transport links given its location in the city centre. Many amenities and services are within walking distance of the site. Deansgate tram and train stations are situated on the south end of Deansgate and is a 5 minute walk from the site.

The primary traffic routes around the site area Deansgate that runs north to south through the westerly side of the city from Deansgate station in the south up to Manchester Cathedral in the North. Many shops, business, offices and amenities are orientated towards and around deansgate. Quay street runs east to west across the northern boundary of St John's conservation area and provides access to the other parts of the city centre in the east where the road turns into Peter Street, as well as Salford in the west.

The secondary traffic routes of St John Street itself and Byrom street provide access onto the site as well as key circulation routes around the area.

There is a large car park within the Great Northern building just to the east of the site on the opposite side of Deansgate, a few minutes walk away from the site. Some residents on St John Street have been able to secure parking spaces here for £1000 per year.

Many people use the area of St John's as a cut through to workplaces in the city centre from apartments in Castlefield as well as to use St John's Gardens as a park. Therefore, despite being a relatively quiet area within Manchester city centre it is still well populated throughout the day.

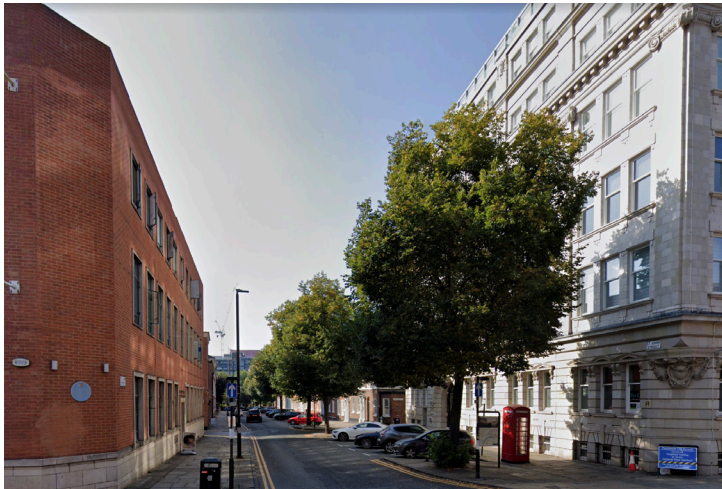


01 UNDERSTANDING THE CONTEXT

SITE CHARACTER

The street remains level along its length from Deansgate to Byrom Street, though the latter slopes gently down to Quay Street. At the west end the view along St John Street was originally terminated by St John's Church, now replaced by a formal garden containing a central memorial. Looking eastwards there is no evidence to indicate that there has ever been a specific focal point to punctuate the view. Georgian properties here have given way to a long row of Victorian shops and offices which screen the former Deansgate Goods Station. This is where Alport (meaning 'the Old Town') was located.

St John Street is a wide street by Georgian standards, and this contrasts sharply with the narrow back streets - Artillery Street, Culvercliffe Walk and Longworth Street - which provided access to the workers' cottages. The linear, dynamic, directional character of these streets also contrasts with the static, tranquil spaces of the gardens, particularly St John's Churchyard. The contrast is also significant in the hard materials of the streets and the soft trees and shrubs in the gardens.



View down St John Street from Deansgate



View up St John Street from Byrom Street



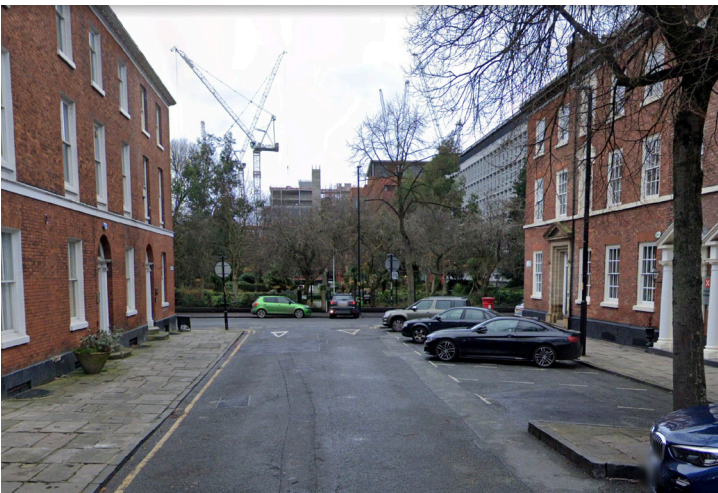
View alongside St John's Gardens from Byrom Street



View down Byrom Street from Camp Street



View towards Spinningfields from Byrom Street



View of St Johns Gardens from St John Street

01 UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

No.15a Byrom Street is a late 18th century house with an interesting oriel window supported on a large corbelled bracket. The houses further south on Byrom Street - nos. 25 to 31 - are of similar date to those on St. John Street. These, however, have Gothic door-cases, a decorative style with ogee arches originated between 1750 and 1770 by Horace Walpole, the writer and son of Britain's first Prime Minister.

The mid-19th century 24 St John Street clearly contrasts with the other typically Georgian buildings in the street. It is higher and more elaborately detailed, with banded rustication on the ground floor, windows framed with architraves, a bracketed cornice and stucco finish.

The remainder of the houses have plain brick facades and simple vertically-proportioned sash windows with narrow glazing bars. They are set well back from the Flemish bond brick facades to create a rhythm of three-dimensional modelling. The only decoration on these houses is around the doors: pedimented Tuscan door-cases with panelled doors and semi-circular fanlights above.



Doors on St John Street - 1960's



28 St John Street



Byrom Street Chambers



Apartments on Culvercliffe Walk (top of Byrom Street)



Georgian terraces on Byrom Street

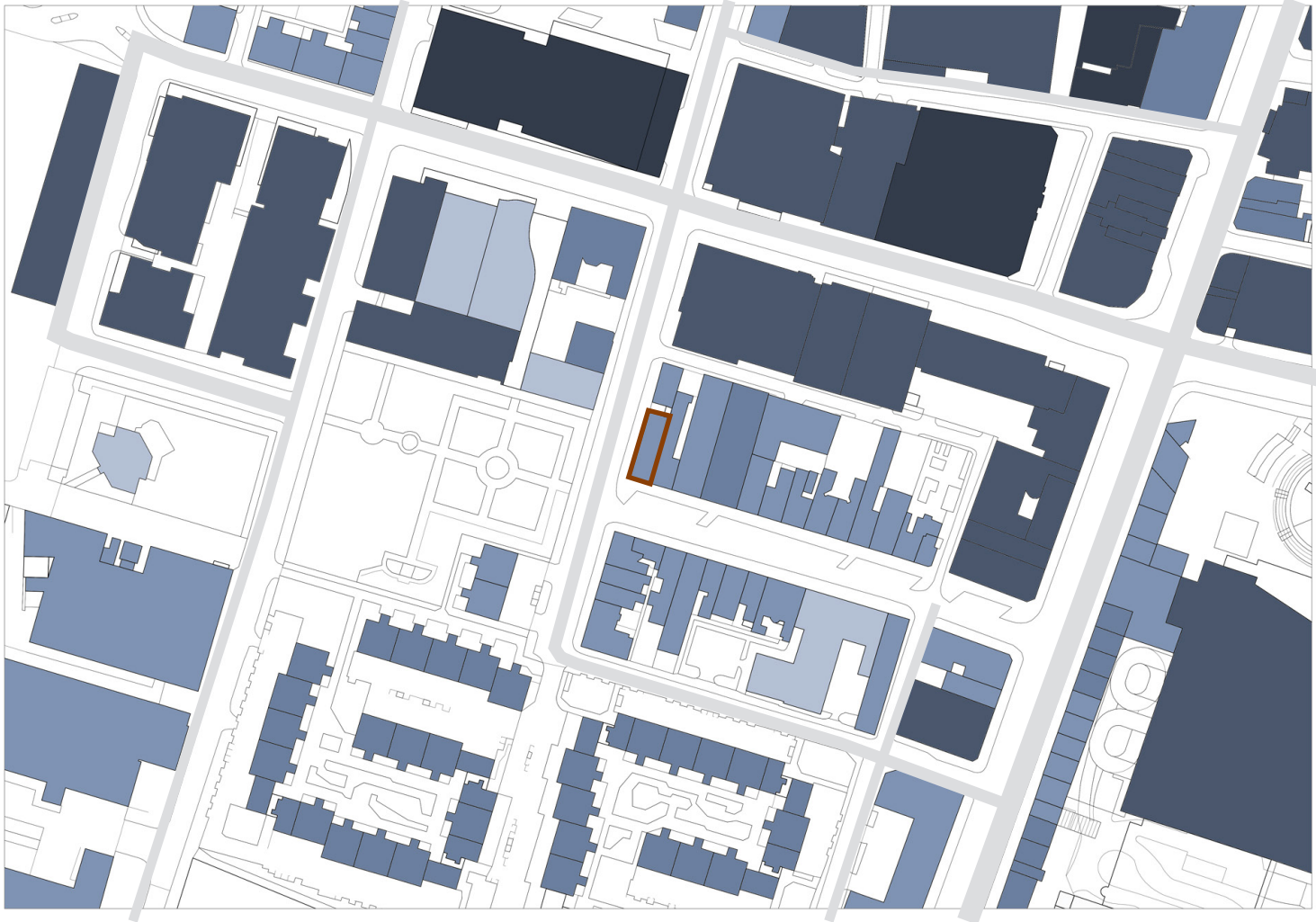
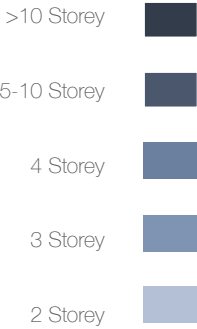
01 UNDERSTANDING THE CONTEXT

LAYOUT & FORM OF BUILDINGS

The majority of the buildings on St John Street itself are three storey, typical of the Georgian style in which they are built. Exceptions to this are building that have been renovated or extended since the streets creation, such as no. 24 which is four storey and contrasts with the character of the street. No. 9 is a modern addition to the street and is only two storeys but responds sensitively to the character of the area.

Moving south west of the site the buildings are lower in height and density due to their residential use and move away from the core of the city centre. To the north east of the site the buildings become much a higher and increase in density where new buildings have been created within Spinningfields and older, original buildings have been extended to be used for commercial purposes.

The form of the buildings also increase in height where they interface with the key traffic routes of Deansgate and Quay Street and create a hard edge with the street, almost forming a wall at the boundary of St John's.



01 UNDERSTANDING THE CONTEXT

LAND USE

St. John's as an area is in a period of change as its usage is returning back to residential as opposed to commercial. Several properties have already been converted back to dwellings with a few more with planning to follow suit, including no. 28 itself. There are still many businesses functioning on St John's street including solicitors offices and private medical professionals.

To the south of the site there is a low density, residential development comprising a number of apartment blocks up to four storeys in height. This development has included landscaping and natural features throughout its grounds that contrasts heavily with the nature of the city centre.

Along Deansgate many of the buildings are used for retail purposes on the ground floor where they are visible form the street, with offices above.

There are a number of cultural and leisure facilities nearby such as the Manchester Opera House on Quay Street, the Museum of Science and Industry on Lower Byrom Street, Manchester Everyman on Quay Street and the Great Northern complex on the opposite side of Deansgate.

- Hospitality
- Retail
- Leisure/Cultural
- Residential
- Offices
- Other



01 UNDERSTANDING THE CONTEXT

NATURAL FEATURES

Due to the site's location in the city centre there aren't many natural features around it. However the site does overlook St. John's Gardens which is used by many residents in the area as a park for recreational purposes. The general area has a lot of mature planting and trees lining the streets that add to its original character as a residential neighbourhood.



01 UNDERSTANDING THE CONTEXT

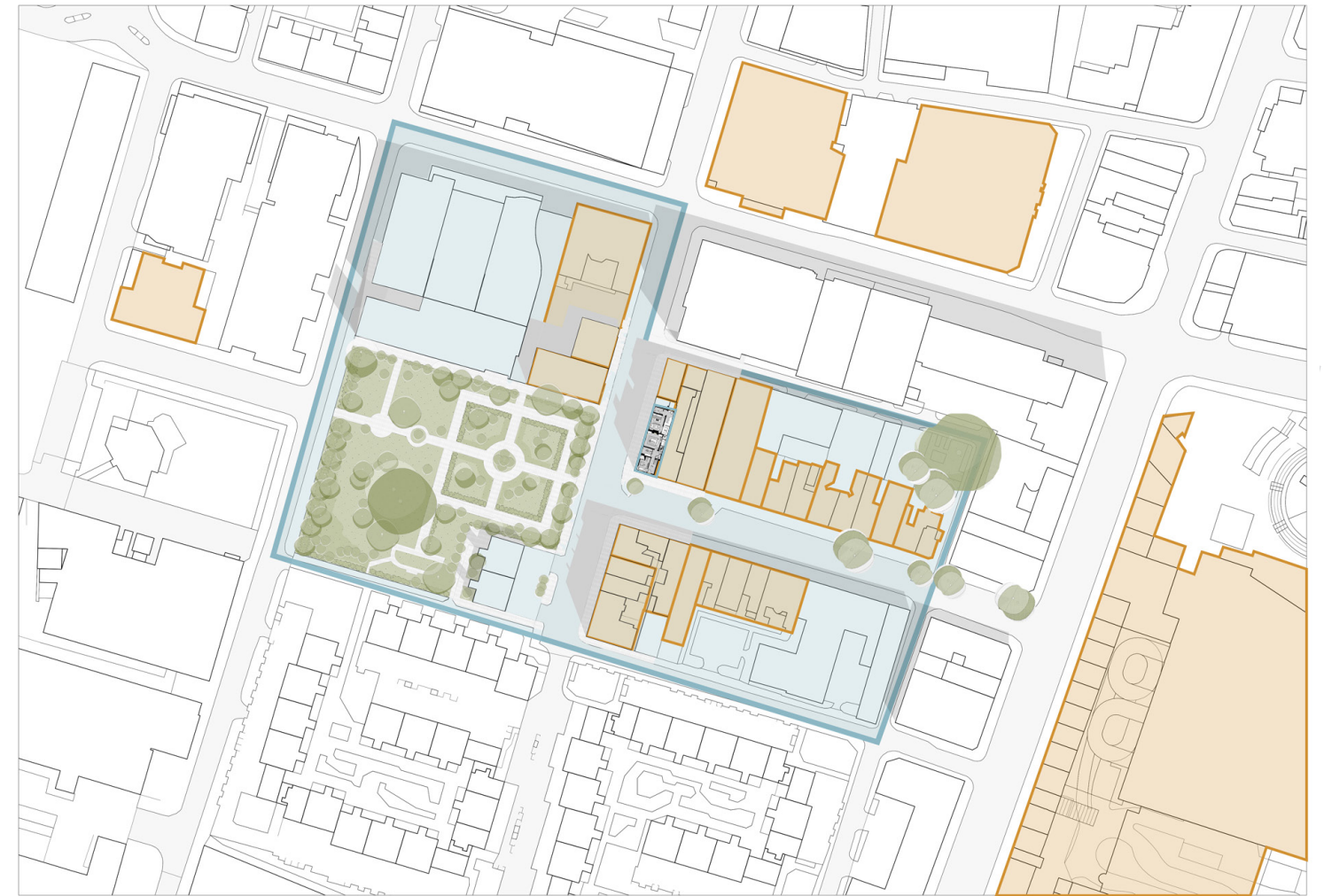
PLANNING CONSIDERATIONS

St John's Street is part of the wider St. Johns conservation area that included Byrom Street, part of Quay Street, part of Lower Byrom Street, St John Street, Camp Street and Artillery street.

There are many listed buildings along St. John Street and around the local area including all original buildings on St. John Street and Byrom Street. No. 28 itself is Grade

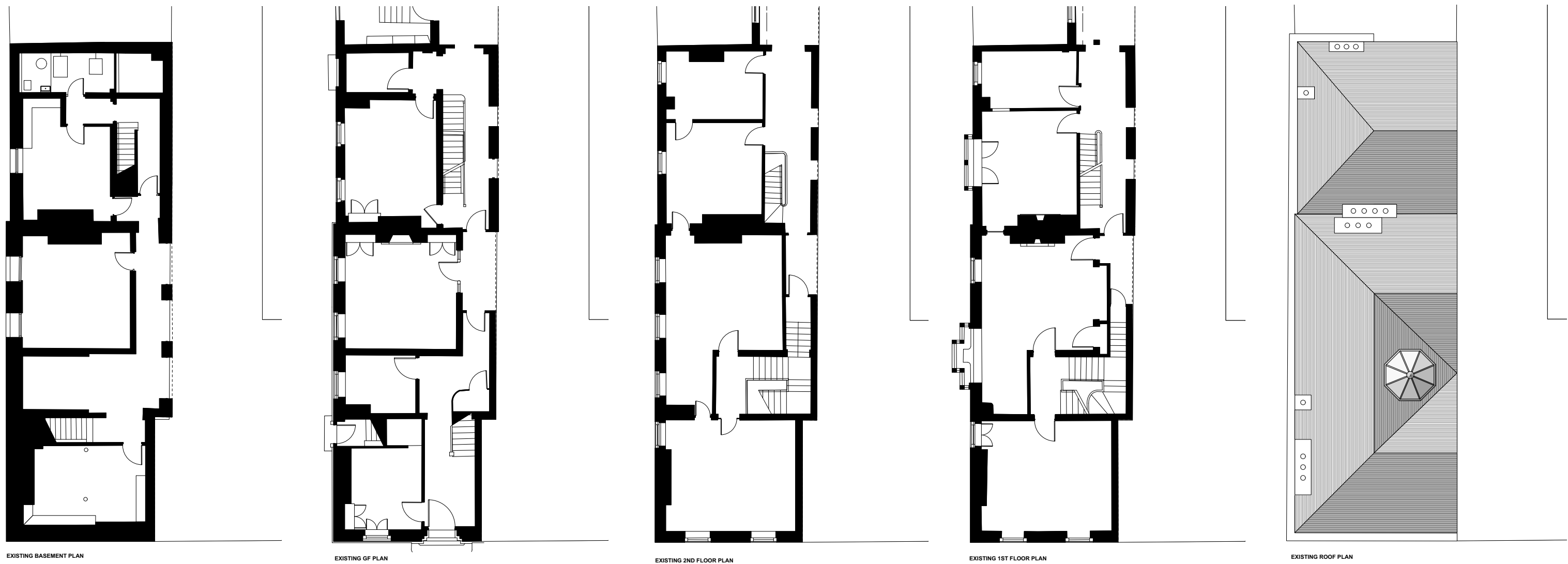
St. John Street, although in the city centre, is surprisingly quiet considering the proximity of heavy traffic on Deansgate. Most of the buildings in the area appear to be in active use, and it is understood that owners will want to maintain or refurbish their properties to meet prevailing standards. As in all conservation areas, development proposals may require either Planning Permission, Conservation Area Consent or both.

The character of the area is defined by the form of the buildings as well as their relationship to one another and it is important that these features are maintained and reinforced.



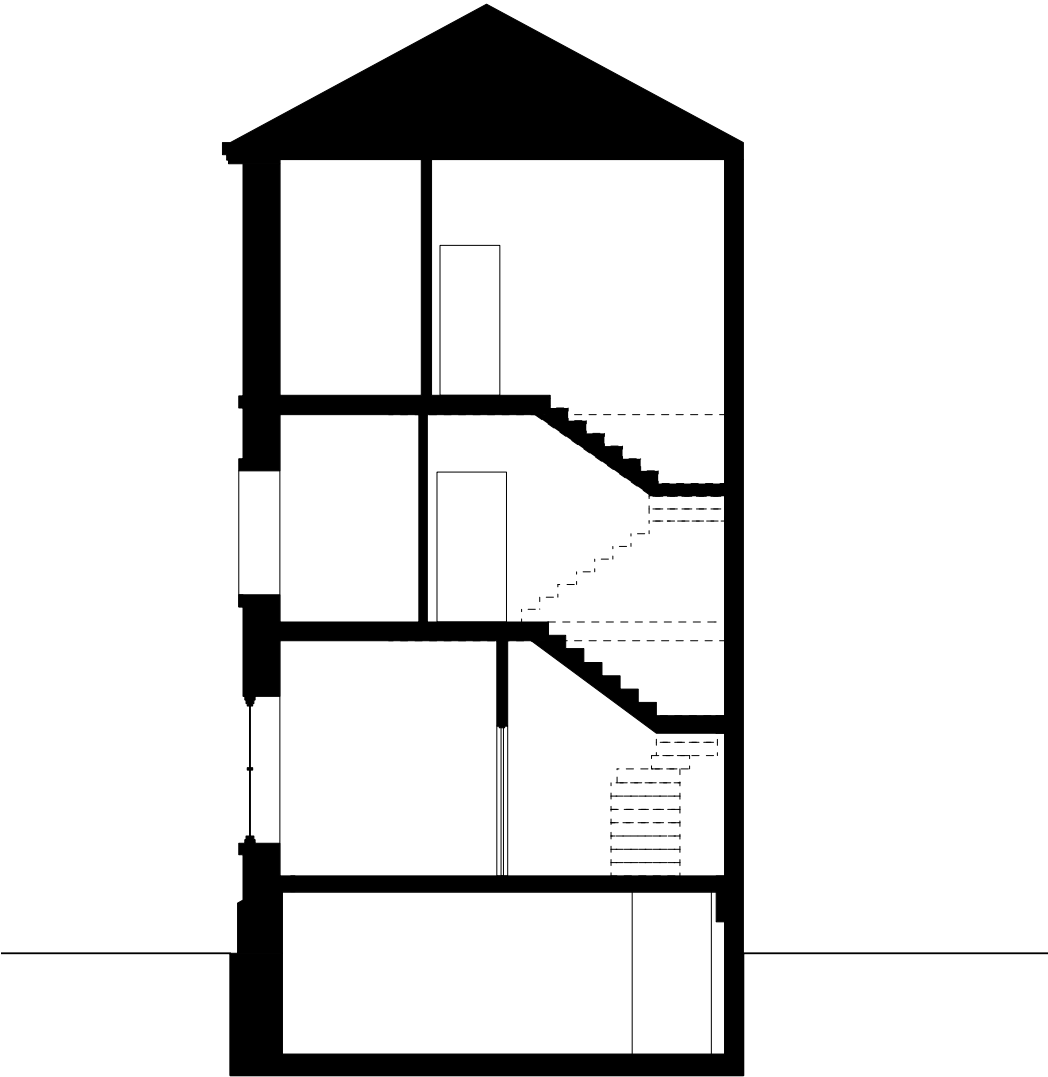
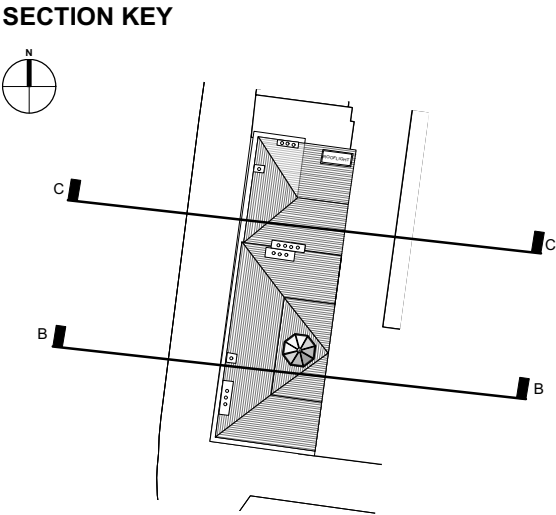
01 UNDERSTANDING THE CONTEXT

EXISTING PLANS

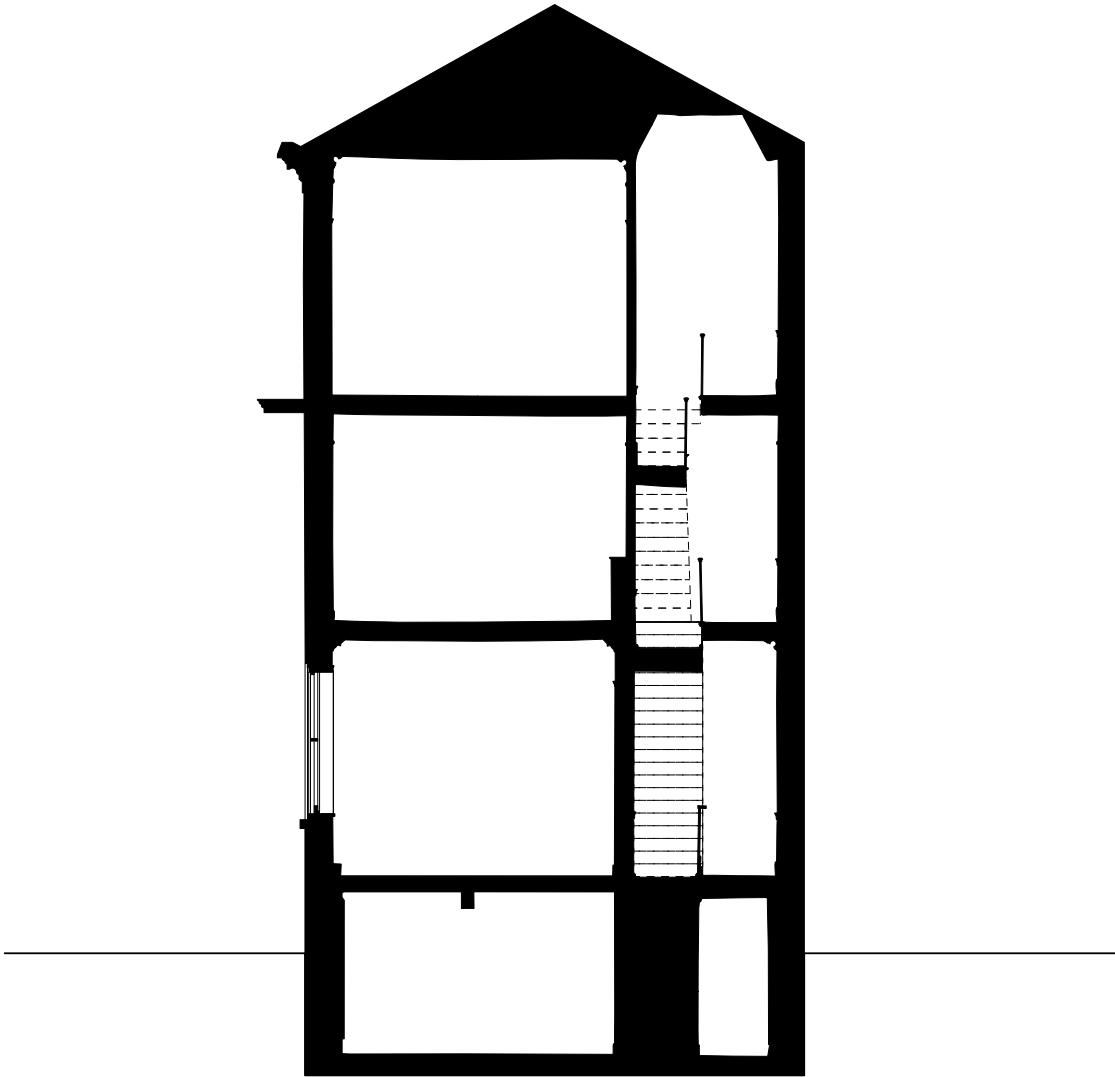


01
UNDERSTANDING THE
CONTEXT

EXISTING SECTIONS



EXISTING SECTION B-B



EXISTING SECTION C-C

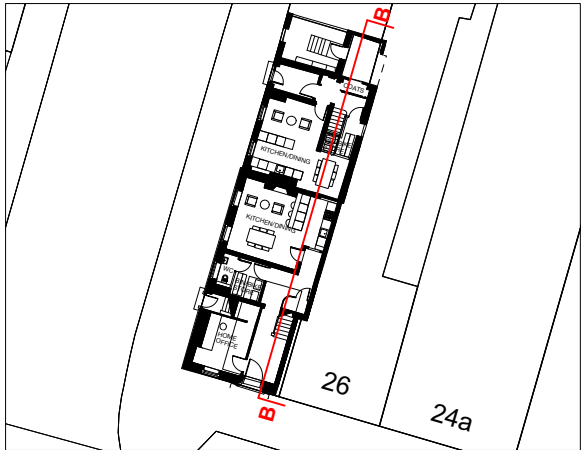
01 UNDERSTANDING THE CONTEXT

EXISTING
CONTEXT ELEVATIONS

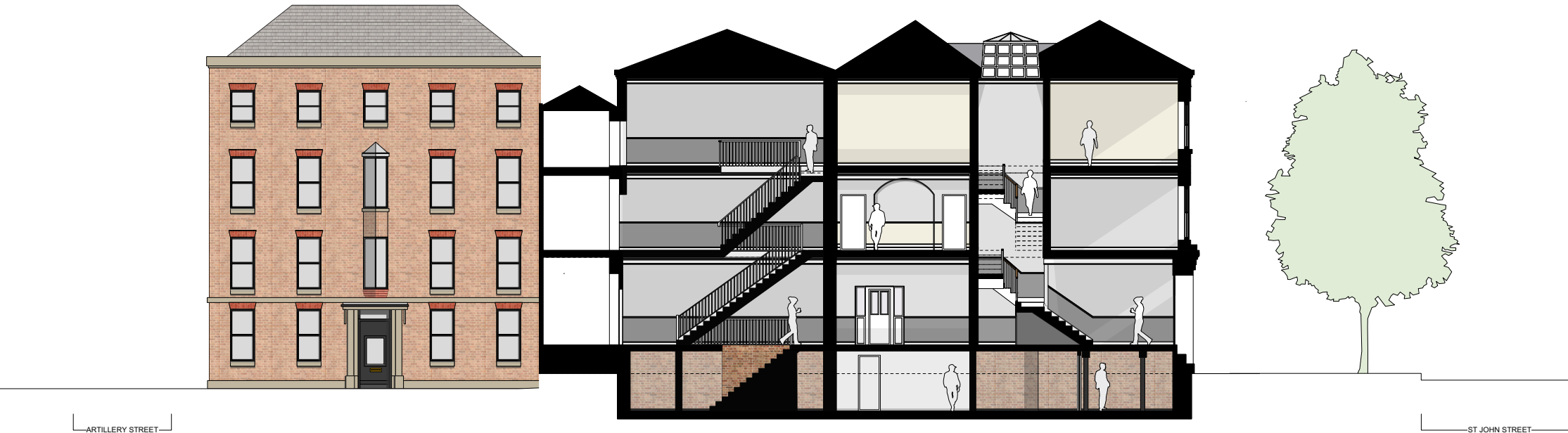


01
UNDERSTANDING THE
CONTEXT

EXISTING ELEVATION SECTION
A-A



SECTION KEY
1:500 @ A3



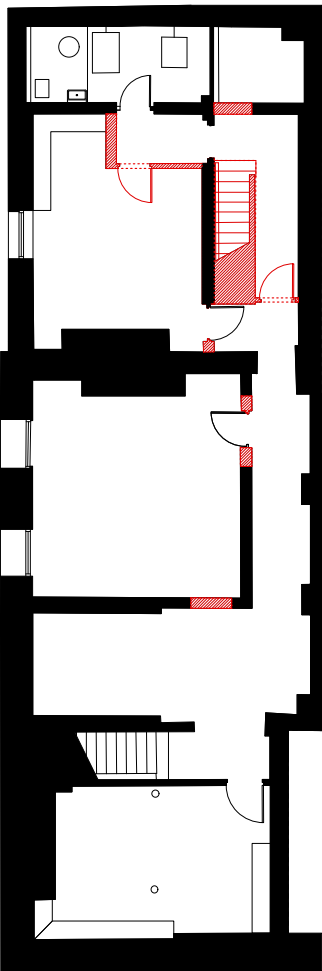
02 DESIGN STRATEGY

EXISTING PLANS-DEMOLITION- WORKS

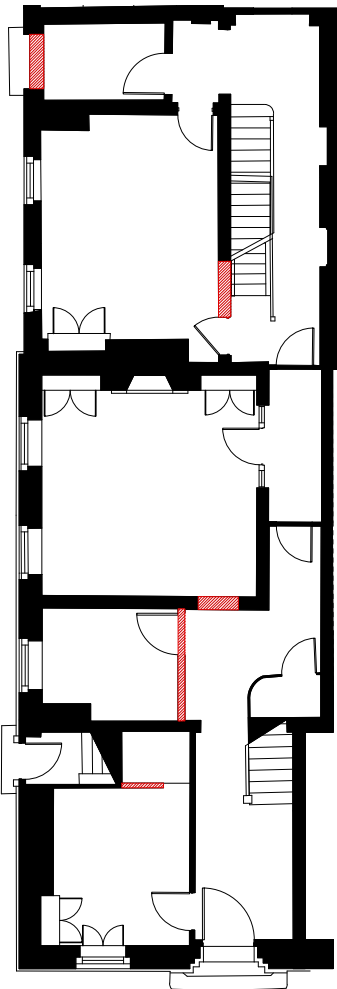
We intend to put the building back to 3 independent units which is what historical research has suggested. Our intervention is minimum. We will retain as many original wall and features as possible.

KEY

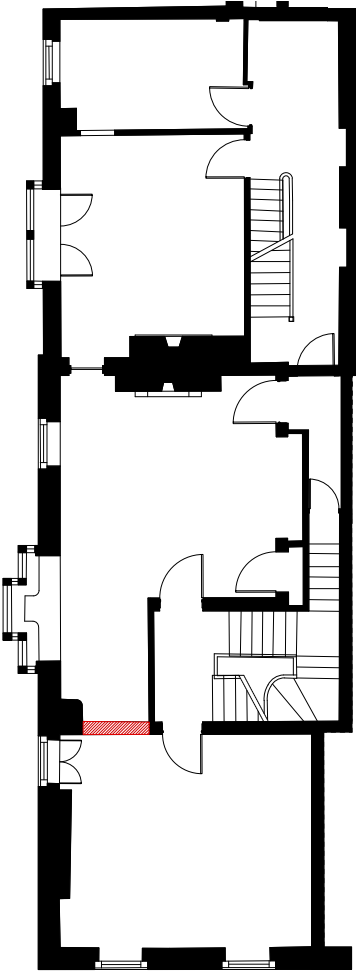
 Existing elements to be removed.



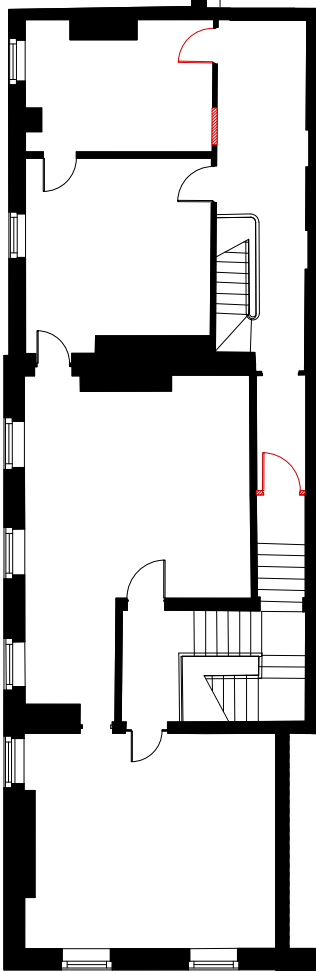
PROPOSED DEMOLITION BASEMENT PLAN



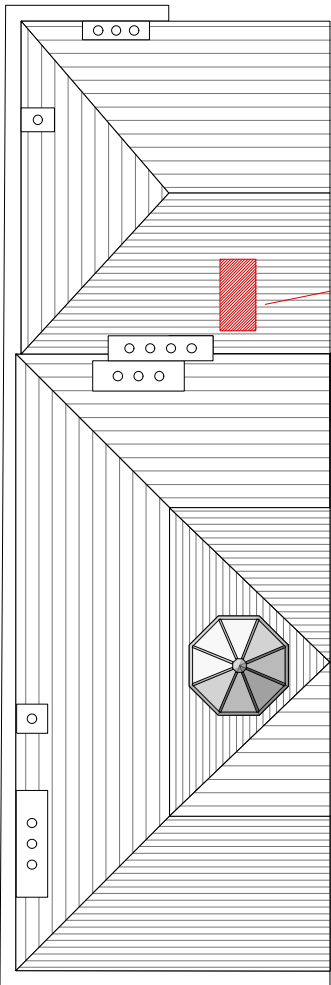
PROPOSED DEMOLITION GF PLAN



PROPOSED DEMOLITION 1ST FLOOR PLAN



PROPOSED DEMOLITION 2ND FLOOR PLAN



PROPOSED DEMOLITION ROOF PLAN

ONCE EXISTING
ROOF LIGHT, NOW COV
TO BE BROUGHT BACK
THE NEW DESIGN

02 DESIGN STRATEGY

PROPOSED PLANS: KEY ASPECTS

This option proposes the replacement of the basement staircase only at the back of the building. Upon historical research we have determined that this part of the staircase has been replaced/added post Georgian period. Any new additions within the existing building will have a different finish in order to differentiate them from the original and will be located almost in the exact position

They will also sit down from the ceiling height and maintain a shadow gap where they connect to walls. This will ensure that the original volumes and rooms can be clearly read.

KEY

Any new structures inserted within the existing building to be stopped short of ceilings and have shadow gaps to wall connections

ACCOMMODATION SCHEDULE

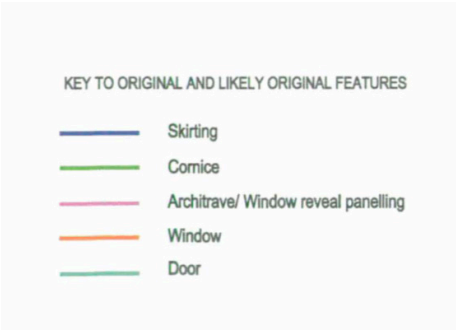
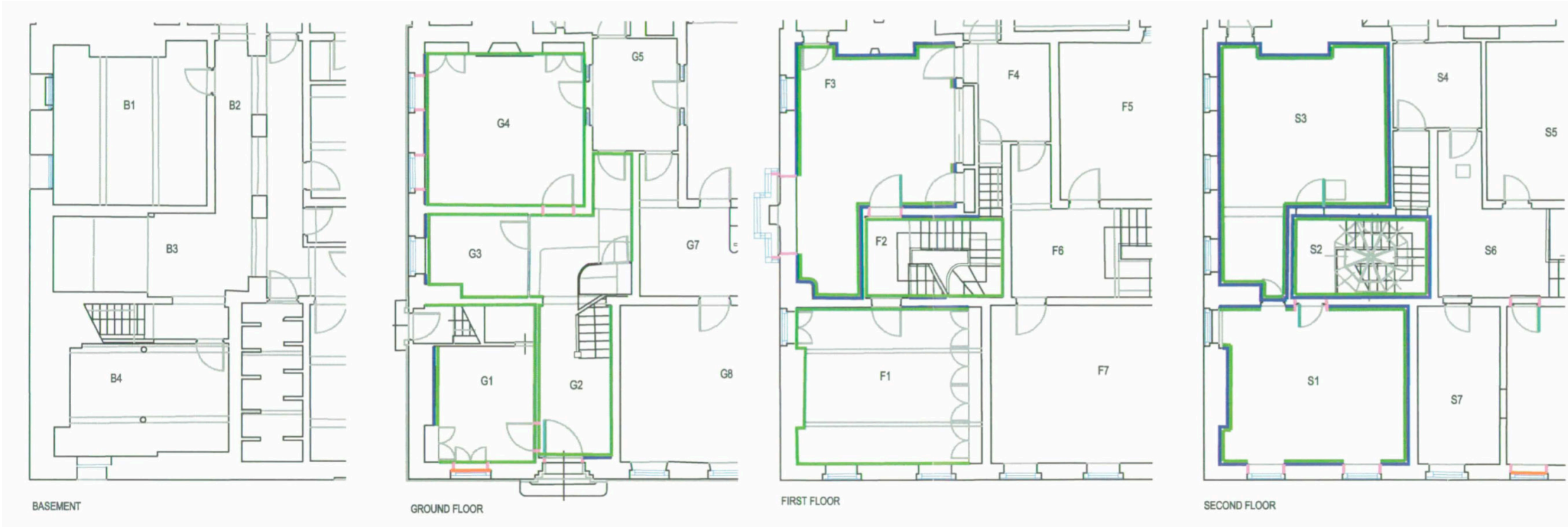
DWELLING 1	1933 SQFT
DWELLING 2	2426 SQFT
DWELLING 3	740 SQFT



02 DESIGN STRATEGY

ORIGINAL FEATURES - FRONT PREMISES

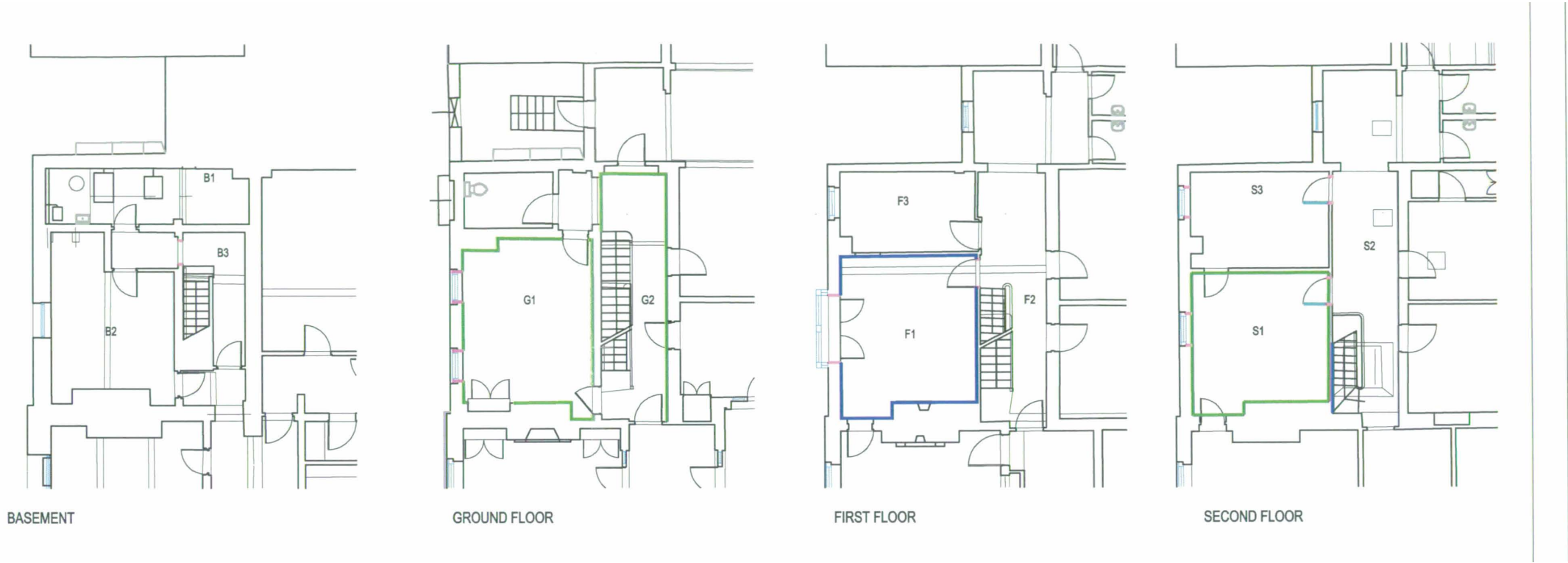
We will aim to retain as many of these original features as possible.



02 DESIGN STRATEGY

ORIGINAL FEATURES - FRONT PREMISES

We will aim to retain as many of these original features as possible.



KEY TO ORIGINAL AND LIKELY ORIGINAL FEATURES

Blue line	Skirting
Green line	Cornice
Pink line	Architrave/ Window reveal panelling
Orange line	Window
Red line	Door



02 DESIGN STRATEGY

PRECEDENT SCHEME - TRINITY CHURCH, BOWDON BY OLLIER SMURTHWAITE ARCHITECTS

Trinity United Reformed Church was constructed in 1872 in the Gothic Style of Architect James Medland Taylor. The church has remained pre- dominately unchanged since this time and many original features such as the polychromatic brickwork, stone & cast iron columns, timber panelling, leaded windows and even the original organ and pews remain. This has lead to it becoming Grade II listed in 1985. The proposals seek to sensitively address these original features while providing 9no. 3 bed luxury apartments.

The design includes a series of timber insertions that express the original church columns whilst maintaining the original brickwork features and volume of the nave.

The predominant materials within the existing church are buff brick- work a rich dark hardwood which was used for all furniture and internal features including the pews and organ. We wanted to work with this existing palette of materials and tones. The new timber pods which form the new dwellings use a dark hardwood.

DESIGN AND ACCESS STATEMENT ST JOHN STREET, MANCHESTER

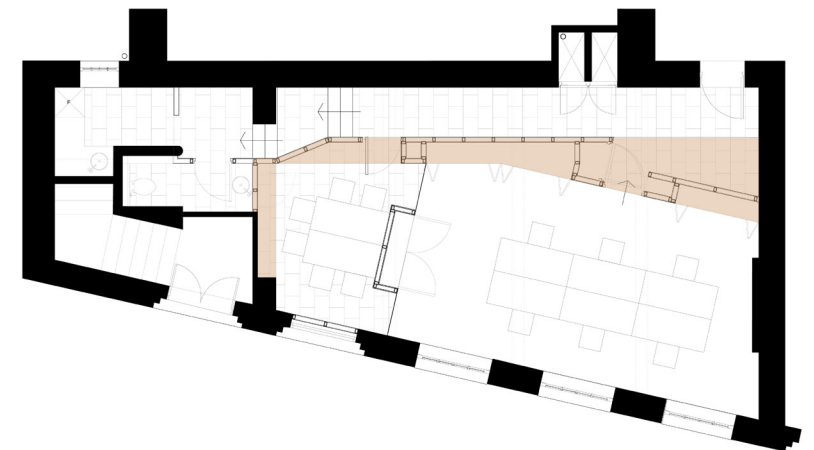
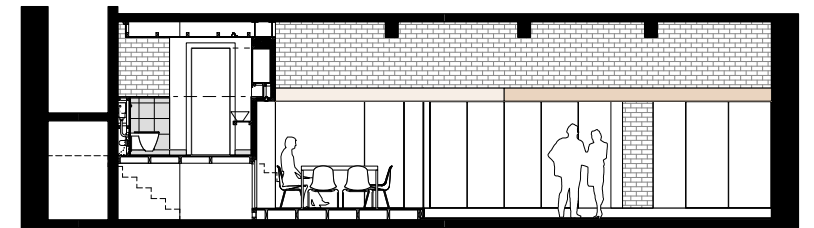


02 DESIGN STRATEGY

PRECEDENT SCHEME - ALBERT MILL, MANCHESTER BY OLLIER SMURTHWAITE ARCHITECTS

Albert Mill, Castlefield, Manchester is a listed Victorian mill building and the proposed fit office fit scheme received an RIBA Award. The new fit-out uses every inch of floor space to create a gallery/reception, studio, meeting room and, up a short flight of new stairs, a new wc and kitchen. All original features are retained and exposed. The dominant element is a walnut-clad spine wall which sweeps across the space, acting as partition, storage unit and much more.

We maintained the original volume, we didn't want a dividing wall that went up to the ceiling, so we envisaged an insertion which was like a large piece of furniture – it wraps round the space, its form corrects the geometry of the irregular shaped plan and it acts as a space divider - separating reception and gallery from studio and meeting room.



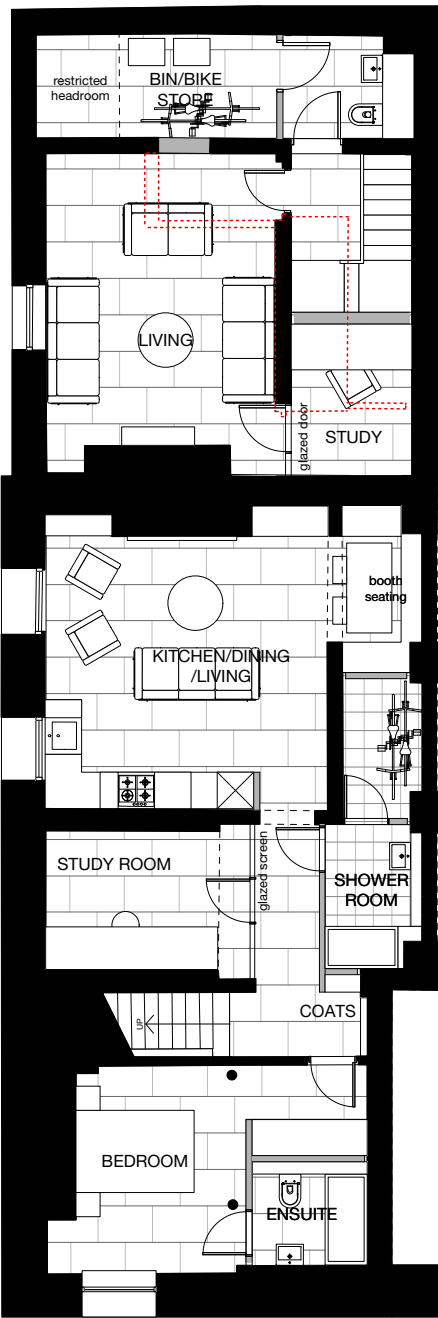
03
PROPOSALS

PROPOSED SITE PLAN

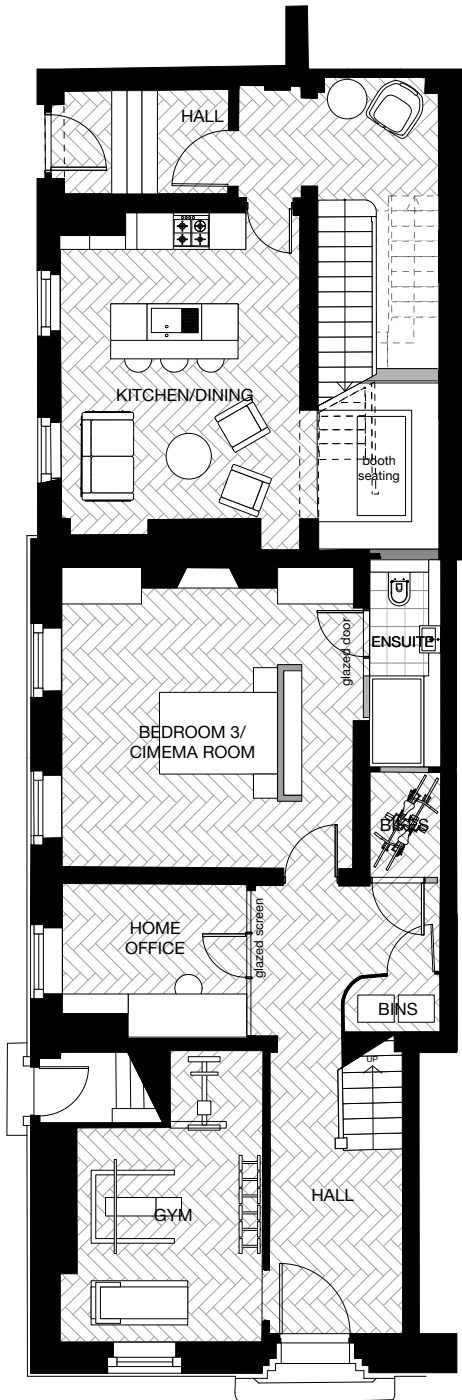


03 PROPOSALS

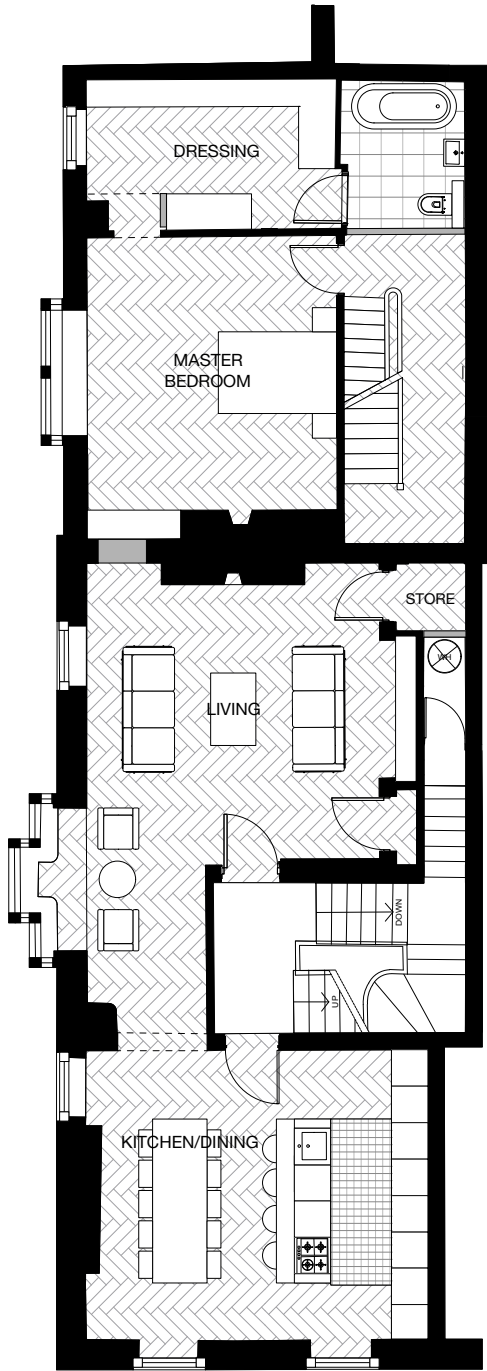
PROPOSED FLOOR PLANS: BASEMENT, FIRST AND GROUND



PROPOSED BASEMENT PLAN



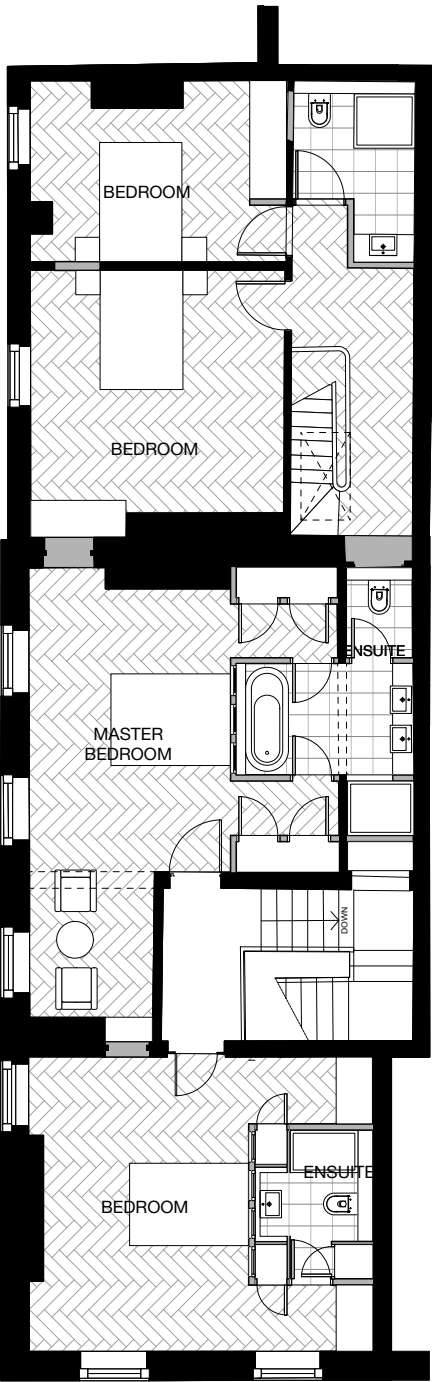
PROPOSED GF PLAN



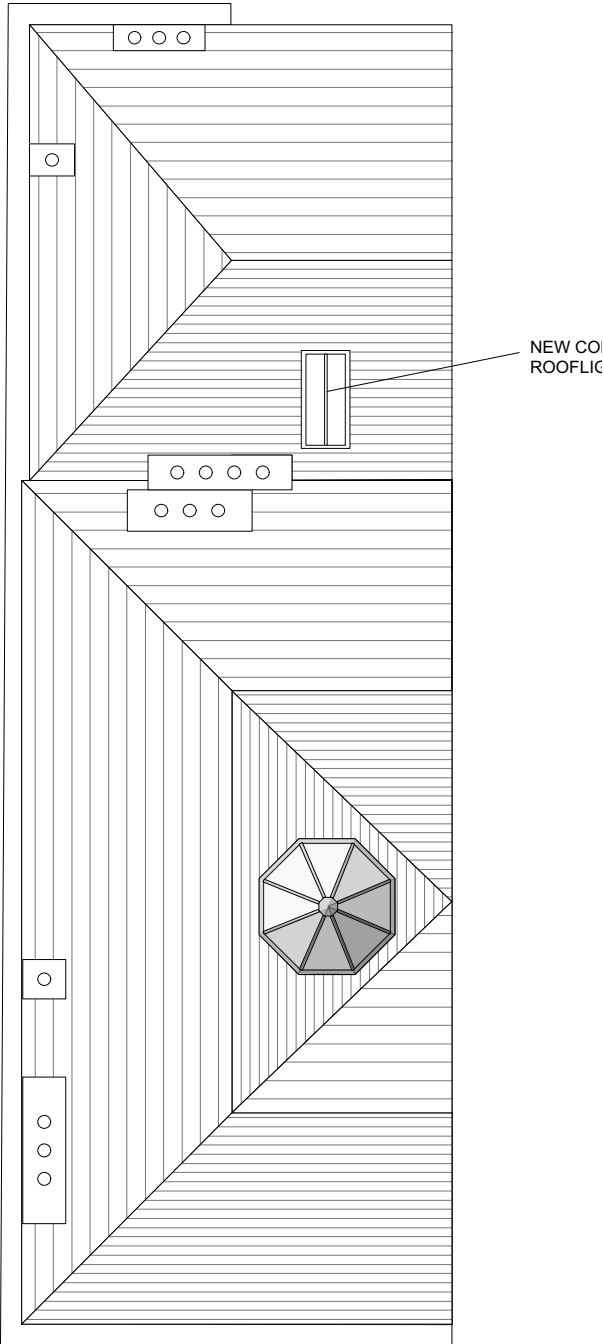
PROPOSED 1ST FLOOR PLAN

03
PROPOSALS

PROPOSED FLOOR PLANS:
SECOND AND ROOF



PROPOSED 2ND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

03 PROPOSALS

PROPOSED CONTEXT ELEVATIONS



PROPOSED SOUTH ELEVATION

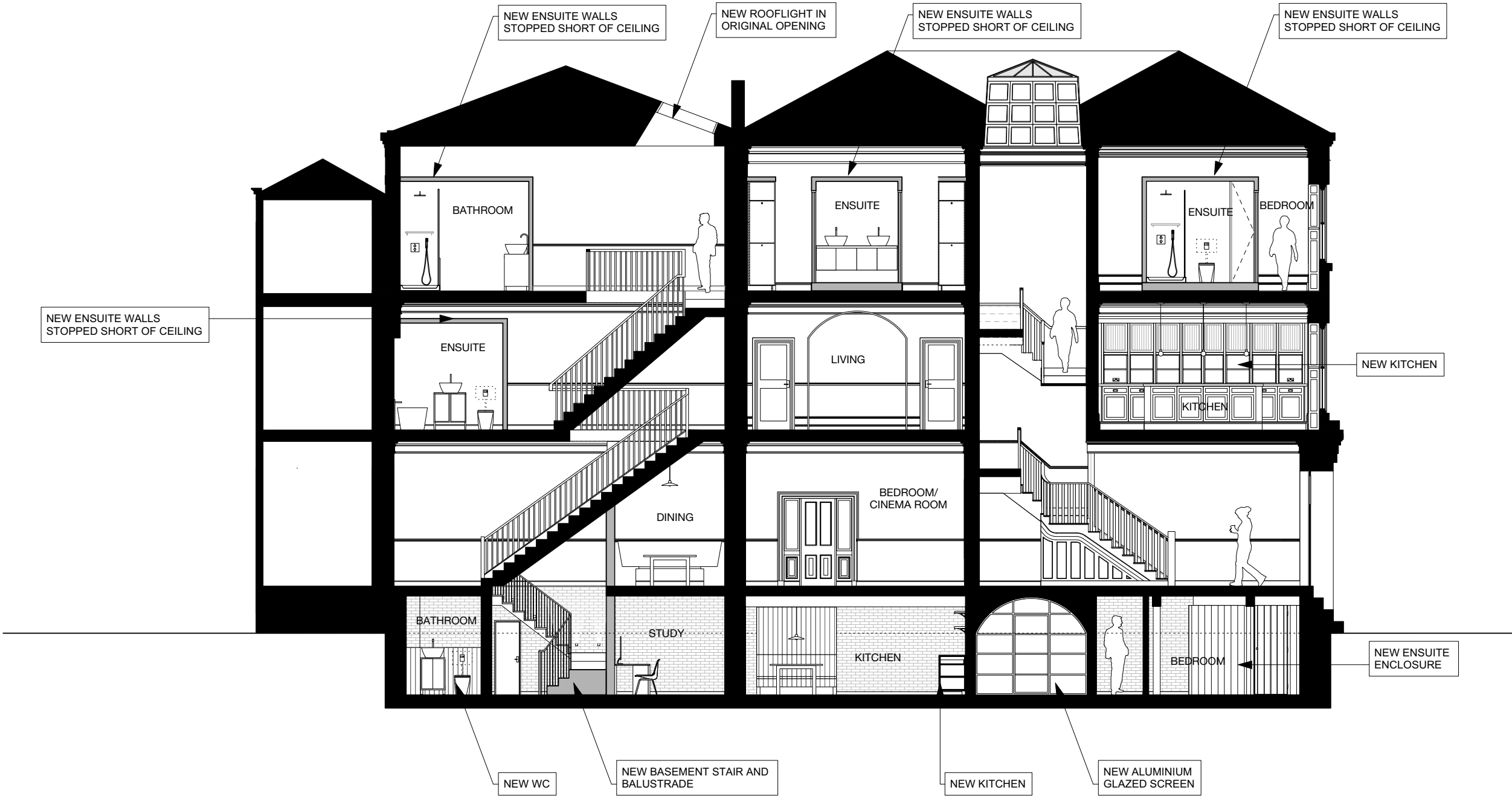
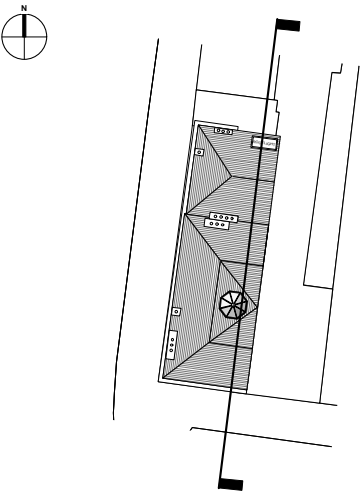


PROPOSED WEST ELEVATION

03
PROPOSALS

PROPOSED ELEVATION SECTION

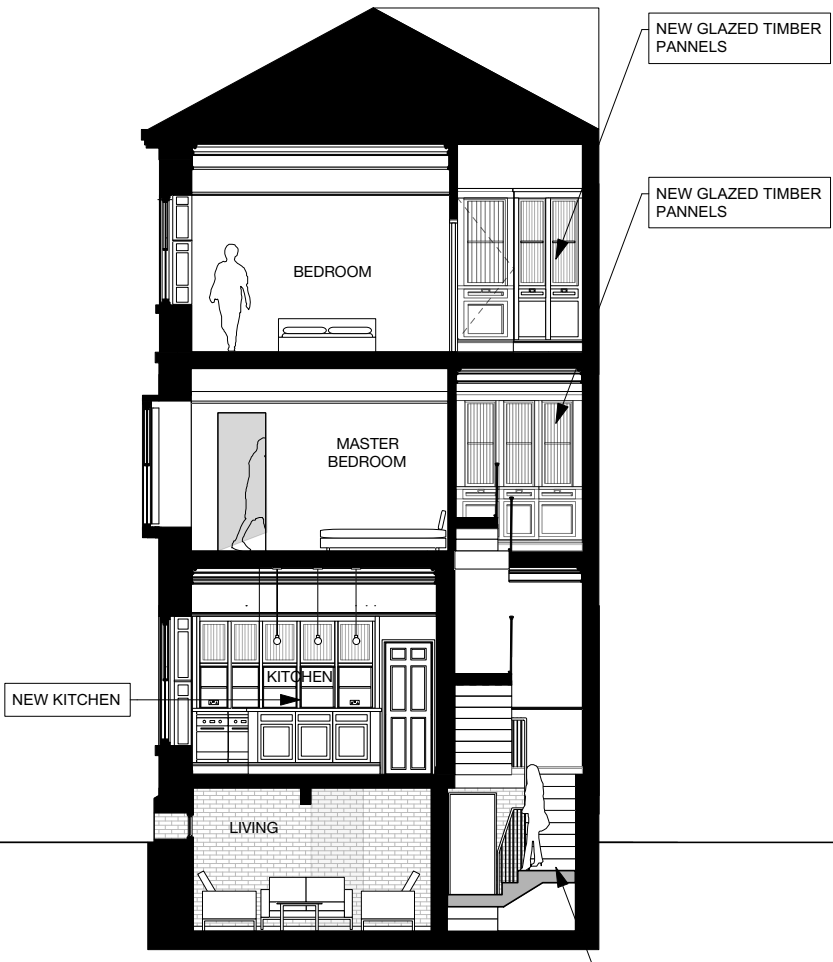
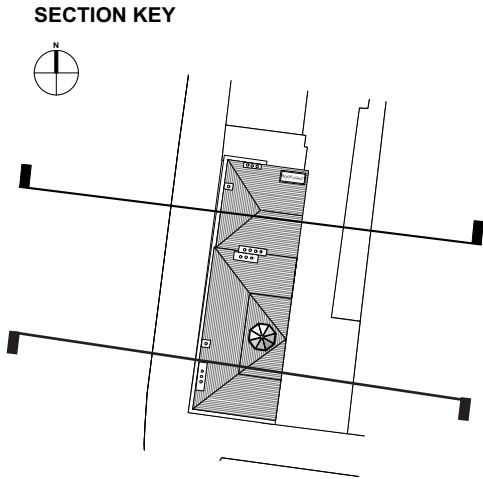
SECTION KEY



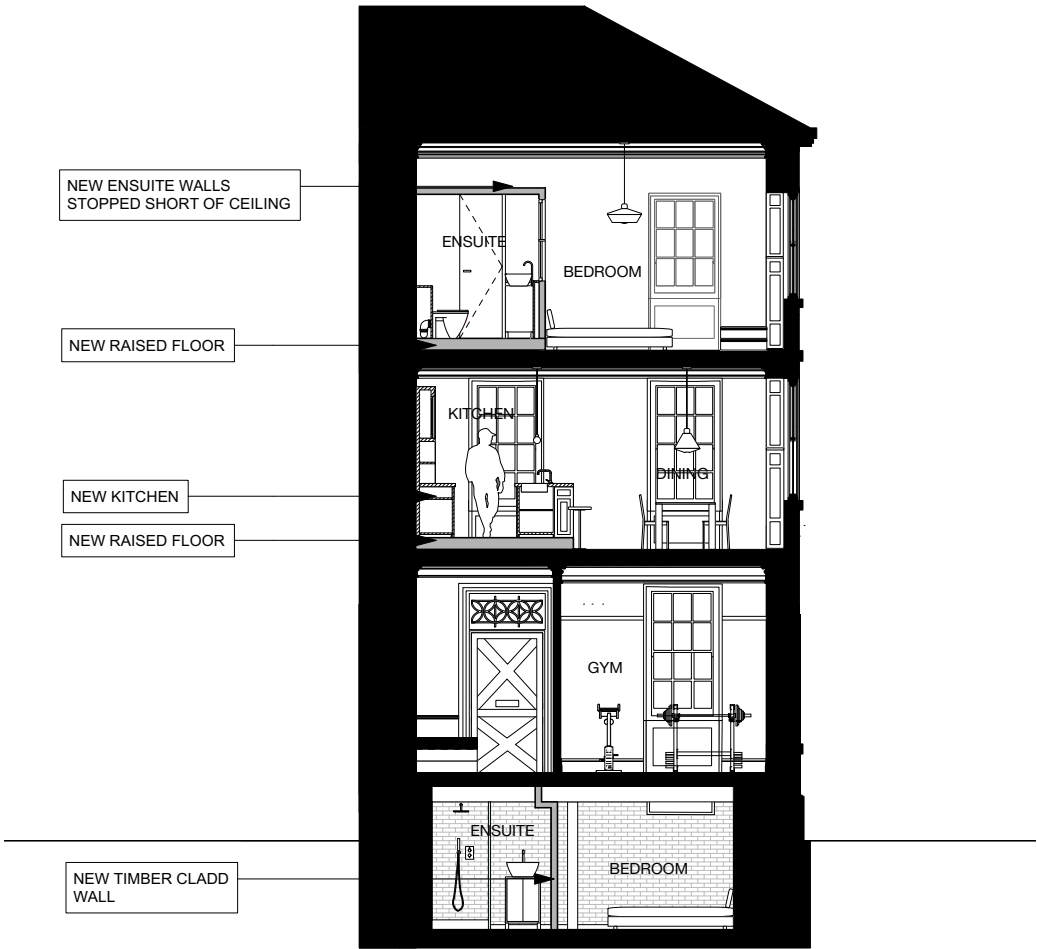
PROPOSED SECTION A-A

03
PROPOSALS

PROPOSED SECTIONS



PROPOSED SECTION C-C

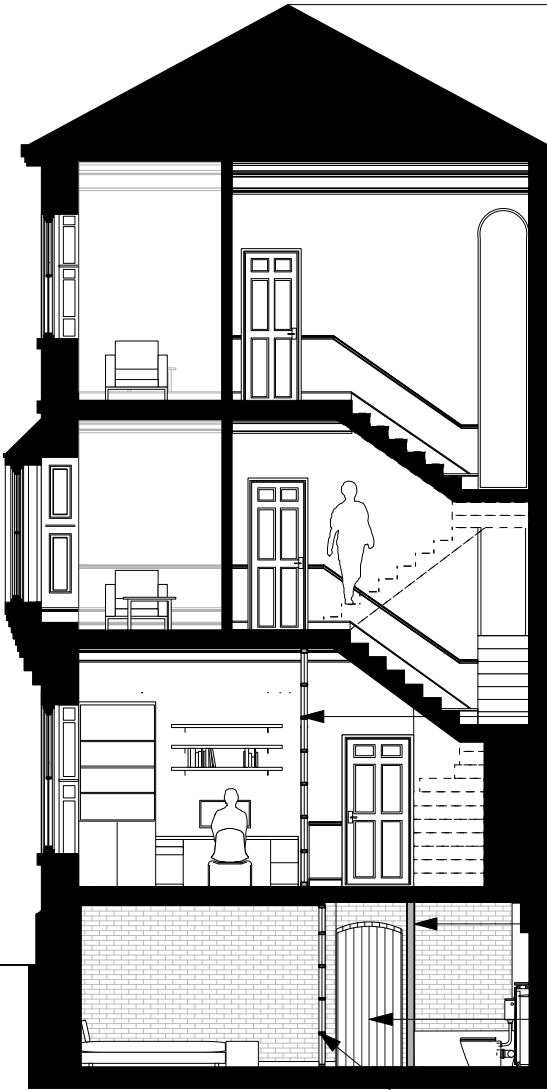
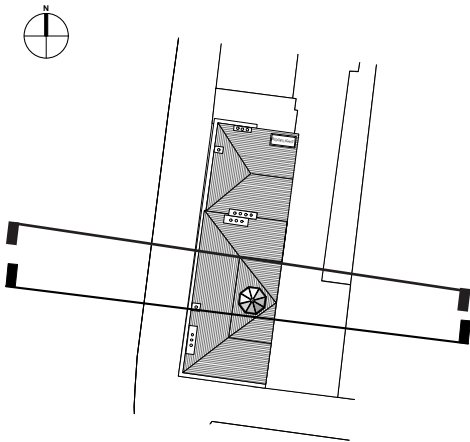


PROPOSED SECTION D-D

03
PROPOSALS

PROPOSED SECTIONS

SECTION KEY



PROPOSED SECTION E-E

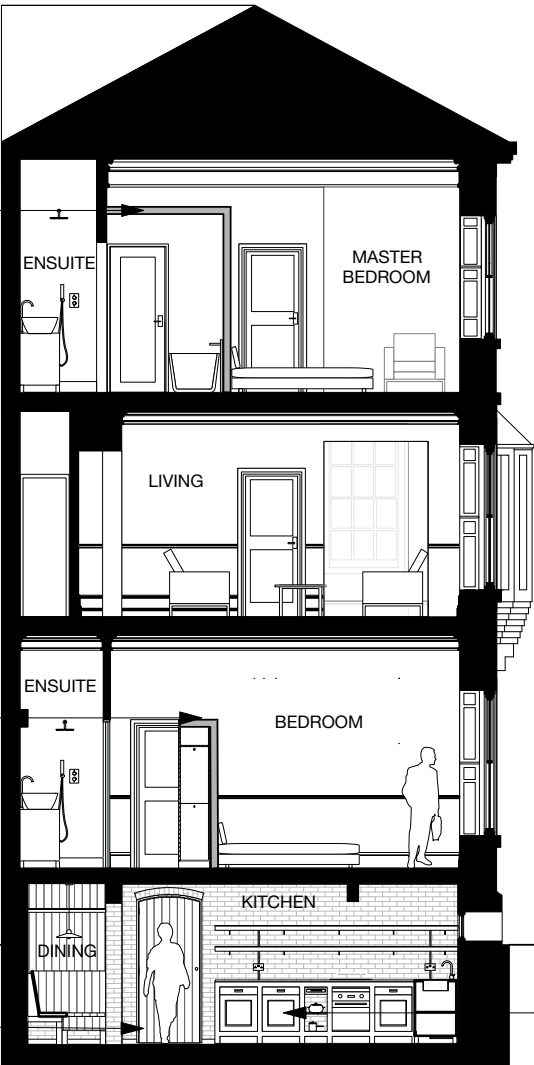
NEW ALUMINIUM
GLAZED SCREEN

NEW ALUMINIUM
GLAZED SCREEN

NEW TIMBER CLADD
WALL

NEW VERTICALLY PLANKED DOOR
IN ORIGINAL OPENING

NEW ENSUITE WALLS
STOPPED SHORT OF CEILING



PROPOSED SECTION F-F

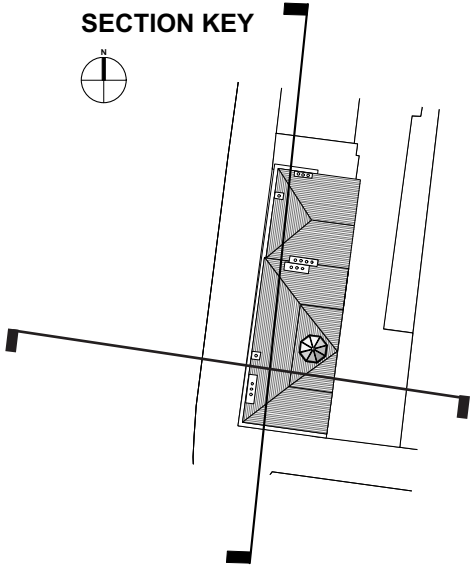
NEW FITTED WARDROBES

NEW VERTICALLY PLANKED DOOR
IN ORIGINAL OPENING

NEW KITCHEN

03
PROPOSALS

PROPOSED SECTION IN CONTEXT



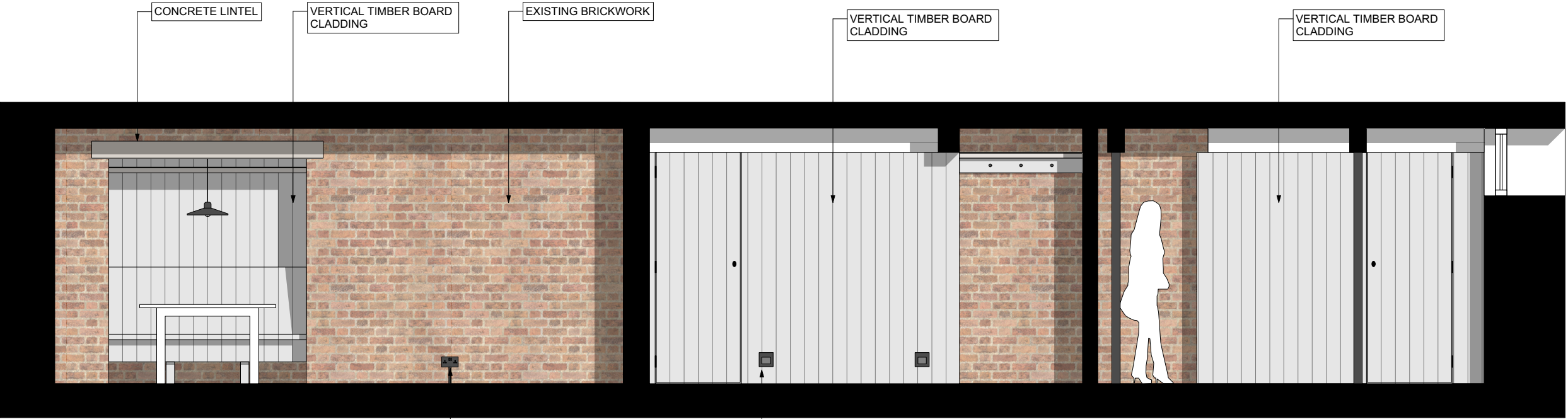
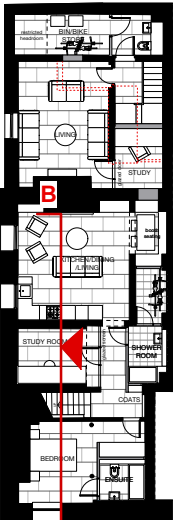
PROPOSED CONTEXT SECTION G-G



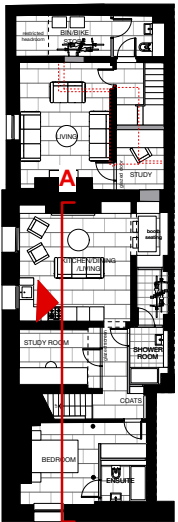
PROPOSED CONTEXT SECTION H-H

03 PROPOSALS

PROPOSED DETAIL ELEVATIONS- BASEMENT



KEY PLAN



A
BASEMENT PLAN

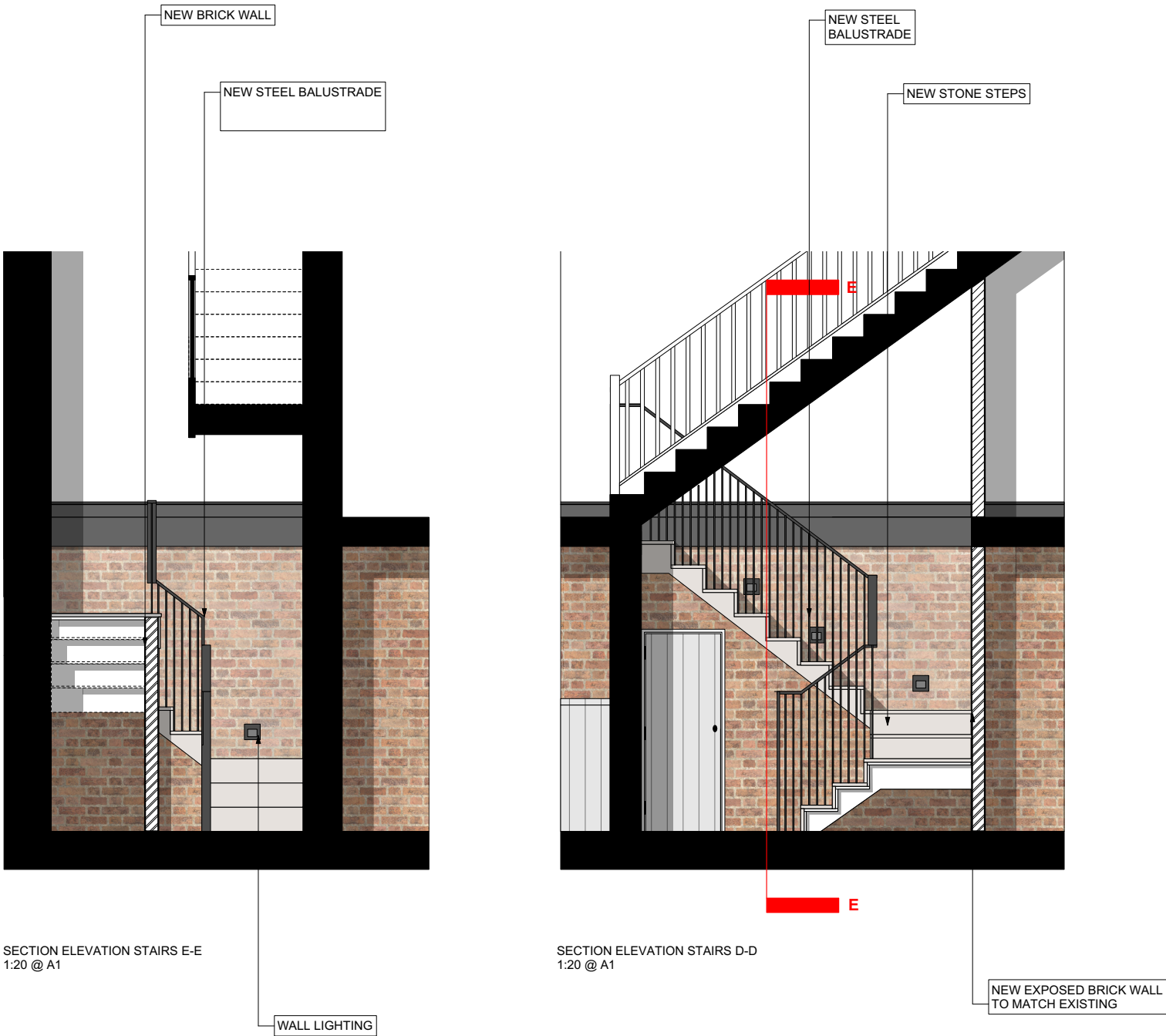
DETAIL ELEVATION A-A
1:20 @ A1

SURFACE MOUNTED
SOCKETS WITH EXPOSED
CONDUIT

RECESSED WALL LIGHTING

03
PROPOSALS

PROPOSED DETAIL ELEVATIONS-
BASEMENT

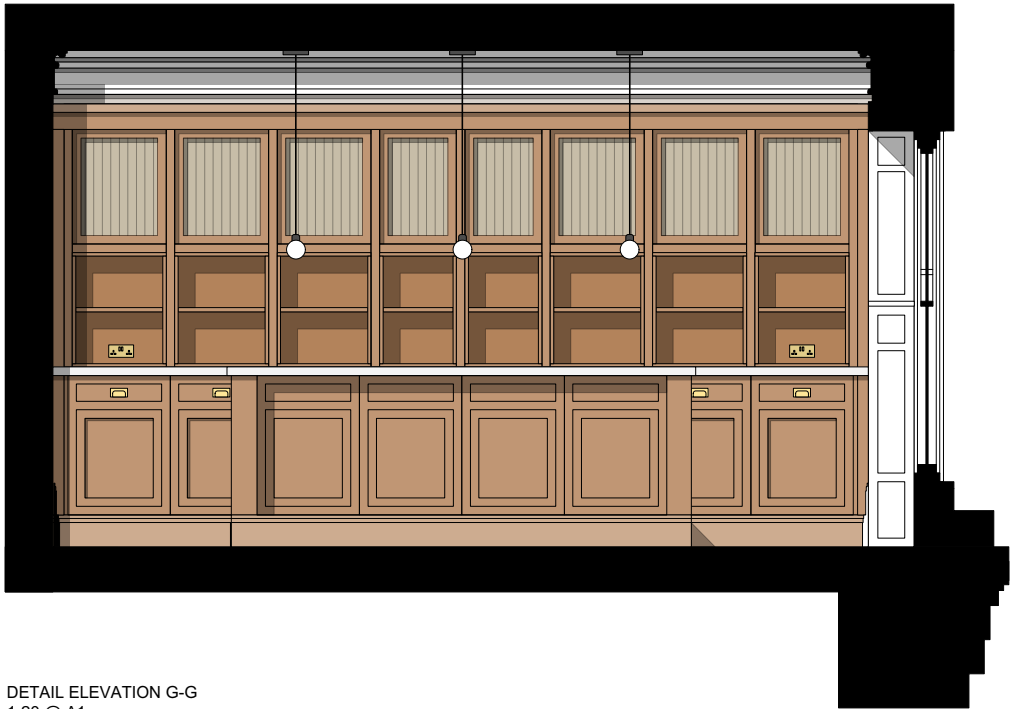


03 PROPOSALS

PROPOSED DETAIL ELEVATION- KITCHEN

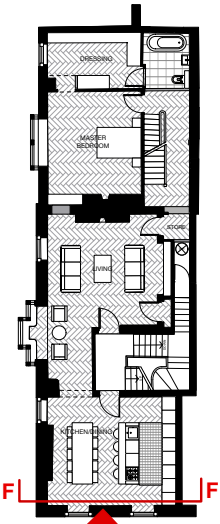


DETAIL ELEVATION F-F
1:20 @ A1

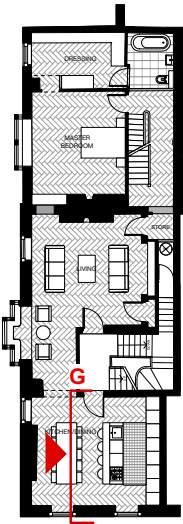


DETAIL ELEVATION G-G
1:20 @ A1

KEY PLAN 



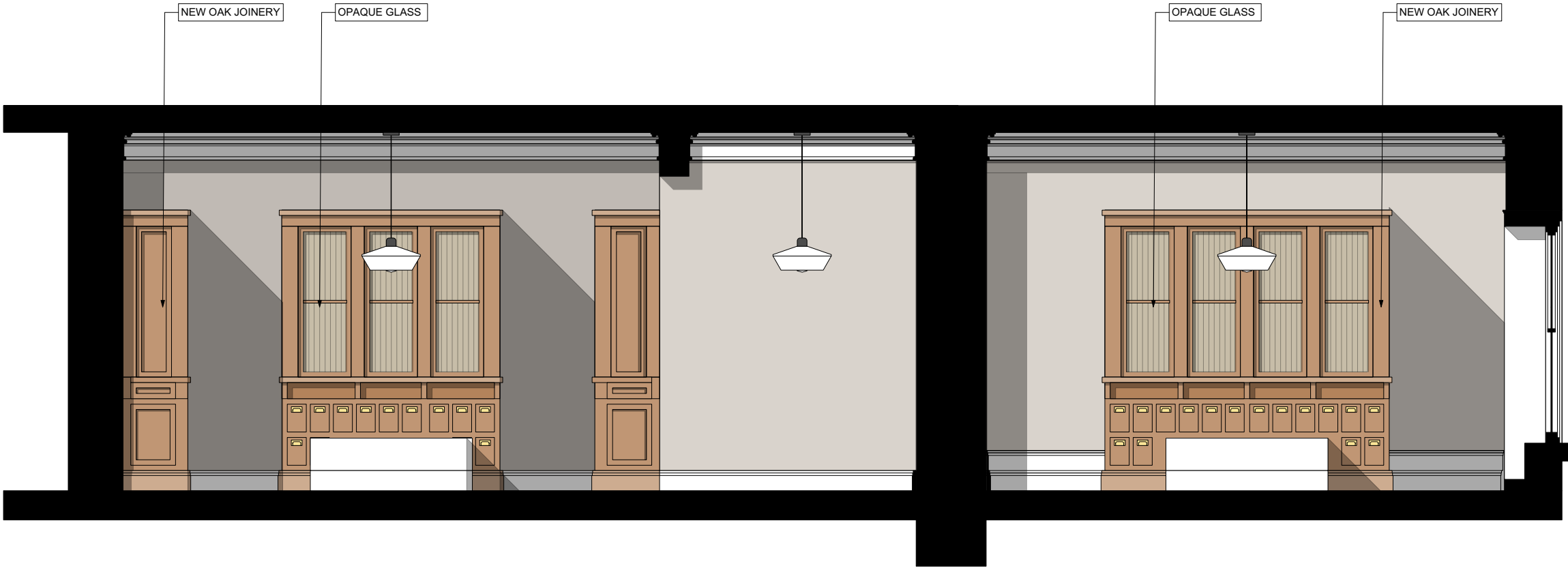
FIRST FLOOR PLAN



FIRST FLOOR PLAN

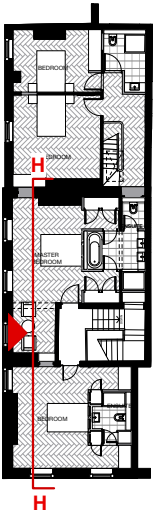
03 PROPOSALS

PROPOSED DETAIL ELEVATION- BEDROOMS



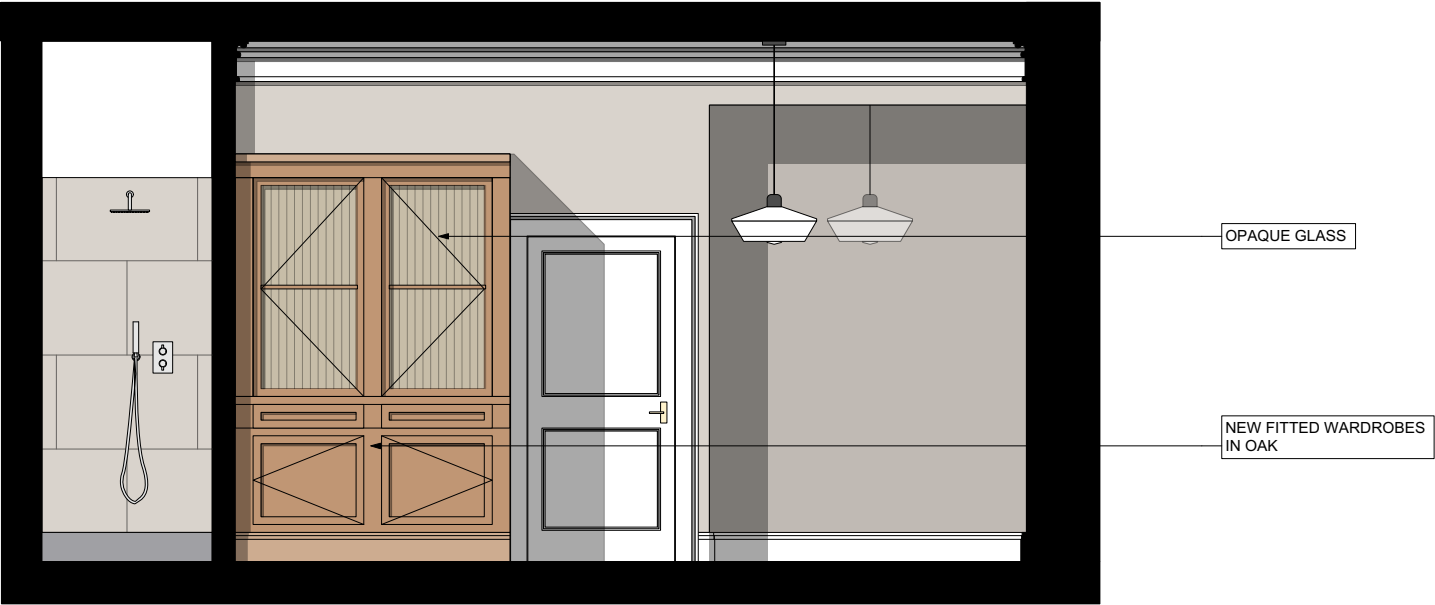
SECTION ELEVATION H-H
1:20 @ A1

KEY PLAN 



03 PROPOSALS

PROPOSED DETAIL ELEVATION- BEDROOMS

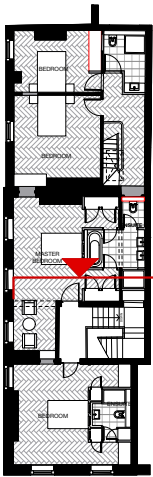


SECTION ELEVATION STAIRS I-I
1:20 @ A1

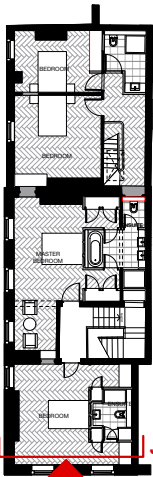


SECTION ELEVATION STAIRS J-J
1:20 @ A1

KEY PLAN



SECOND FLOOR PLAN



SECOND FLOOR PLAN

03 PROPOSALS

INTERNAL VIEW: UNIT 1 BEDROOM



03 PROPOSALS

INTERNAL VIEW: BASEMENT KITCHEN/LIVING



03 PROPOSALS

INTERNAL VIEW: BASEMENT HALLWAY/ STUDY



03 PROPOSALS

INTERNAL VIEW: BASEMENT- NEW STAIRS

