



24 March 2023

Heritage Statement for works to the Second Floor and Fourth Floor level (Unit 5) of the Grade II Listed Fourways House, Hilton Street, Manchester.

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by XLB Property to prepare a Heritage Statement for minor refurbishment works to two units on the fourth-floor level of the Grade II listed Fourways House. Reference should be made to the information and plans prepared by OMI architects.



Figure 1: Map showing the location of Fourways House outlined red.

2. Statutory Designations

Fourways House is situated on a plot between Brewer Street and Hilton Street and is located in Manchester City Centre. The building comprises six stories in height, with a basement level, and was statutorily designated as Grade II Listed on the 1st June 2000, and subsequently amended on the 9th July 2002. The building is also located within the Stevenson Square Conservation Area.

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission. Consequently, this Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

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The extent of the second and fourth floor that is subject to the current proposals is illustrated in Figures 2 and 3 below.

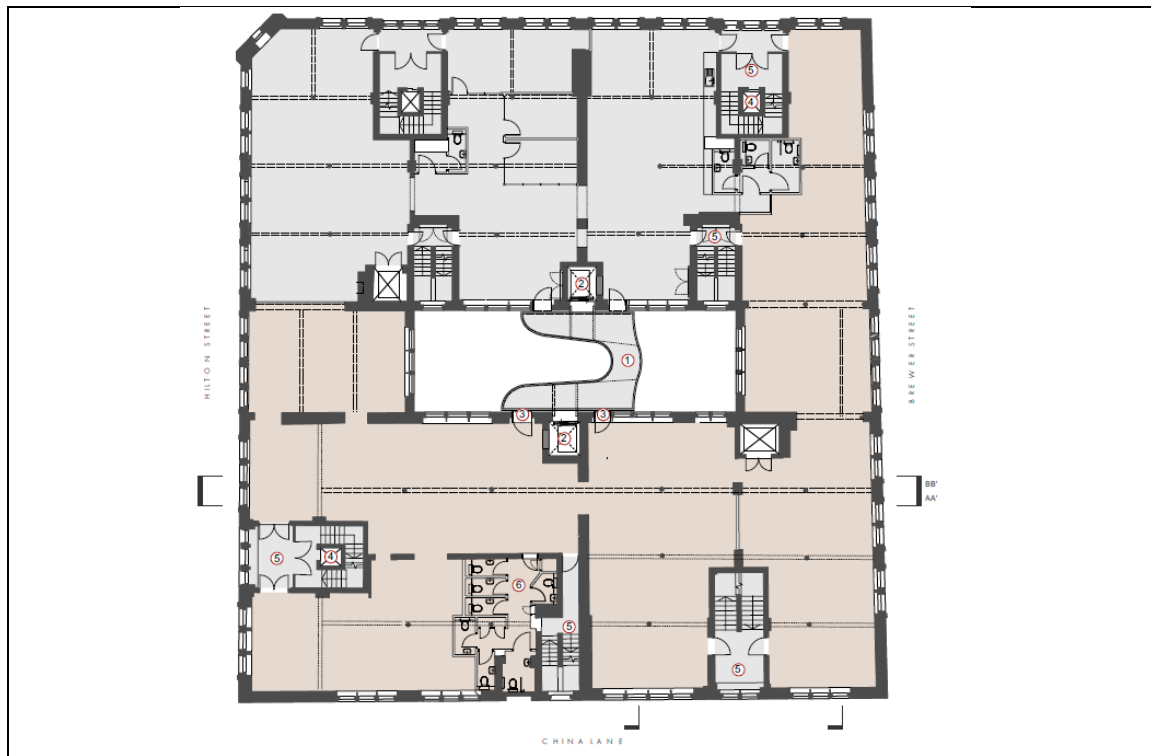


Figure 2: Existing second floor plan showing the extent of the application site shaded beige. Areas shaded grey are out of the current scope.

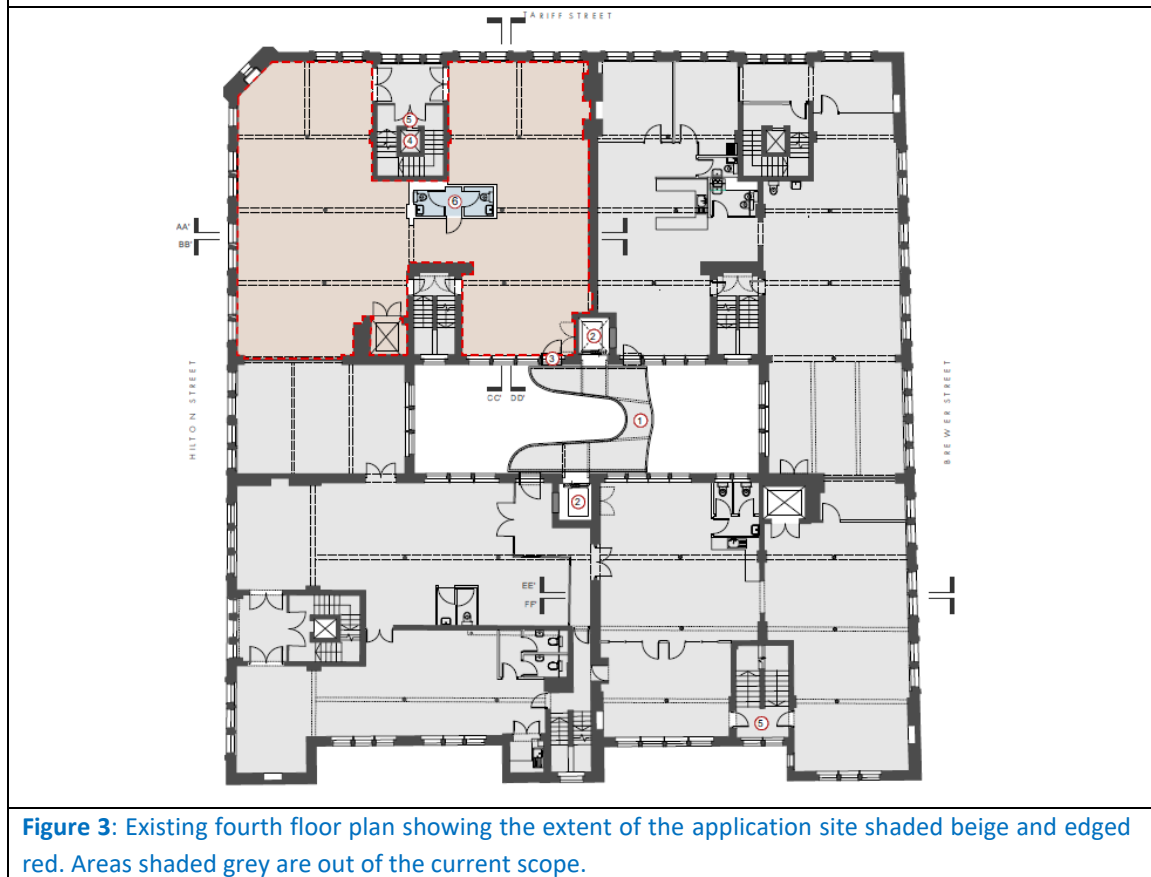


Figure 3: Existing fourth floor plan showing the extent of the application site shaded beige and edged red. Areas shaded grey are out of the current scope.

3. Historic Development

The area within which the Site is located remained undeveloped until the late 18th Century, when it developed rapidly following the purchase of land by William Stevenson and the construction of new roads and industrial premises. Development was concentrated around Rochdale Canal Basin, located where on the site of the current Piccadilly Railway Station.

The rapid development of Manchester as a textile manufacturing and trading centre created demand for warehousing. During the late-19th and early-20th centuries, areas of early workers' housing and other industrial buildings were demolished to make way for the next phase of shipping warehouse building, including the construction of Fourways House in 1906, and new warehouses along China Lane, Back China Lane, Dale Street and Hilton Street (**Figure 4, below**). The area and its industry declined from the earlier 20th Century. Recent regeneration initiatives have revived the Piccadilly and Northern Quarter areas, with a residential population returning to the area and a growing number of bars, restaurants, cafes and other commercial uses establishing to cater for this new demographic.

Fourways House was constructed in 1906 as a packing warehouse and was designed by the architect James William Beaumont of Manchester. The building is an exemplar of this type and retains a large number of original features alongside a clearly legible original planform, including hoist locations, stair cores and former warehouse rooms designed to be used by multiple companies. The building was developed on an island block site immediately adjacent to the busy Piccadilly Canal Basin and London Road Railway Station (now Piccadilly Station), creating a convenient location for a successful packing warehouse.

It appears that the building was originally designed to house several individual tenants, and was originally divided into four quarters, with each quarter having its own entrance and address. Each quarter was further divided into two halves to create a single address and entrance per two tenants. Over time this arrangement was modified to suit future tenants.

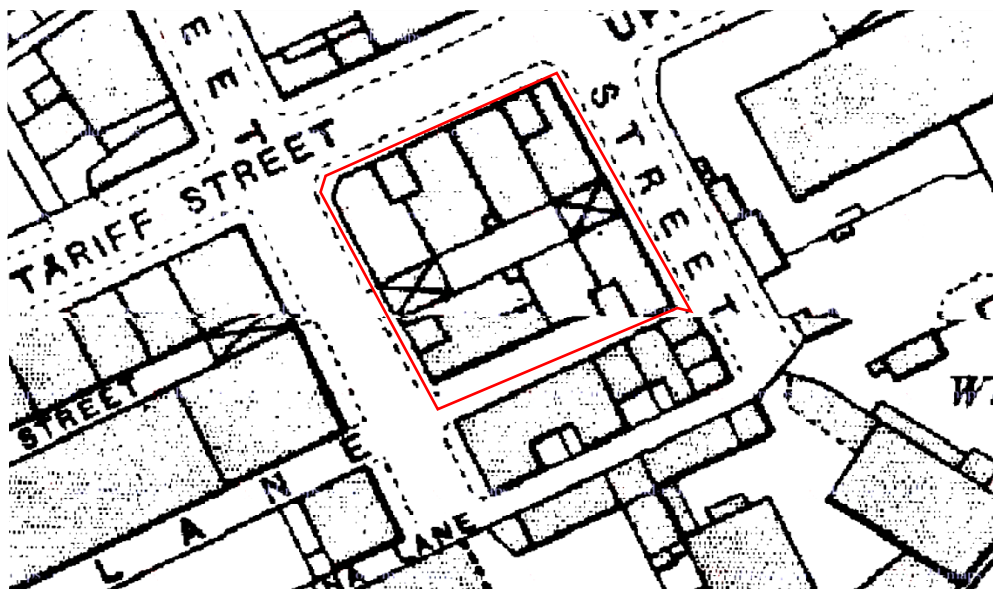


Figure 4: 1908 OS – Fourways House (originally known as 55-57 Hilton Street and 16-18 Tariff Street) was completed two years prior in 1906. The map shows that the new building has a central loading bay linking Hilton Street (left) with Brewer Street (right). The building can be seen to be divided into 8 separate premises.

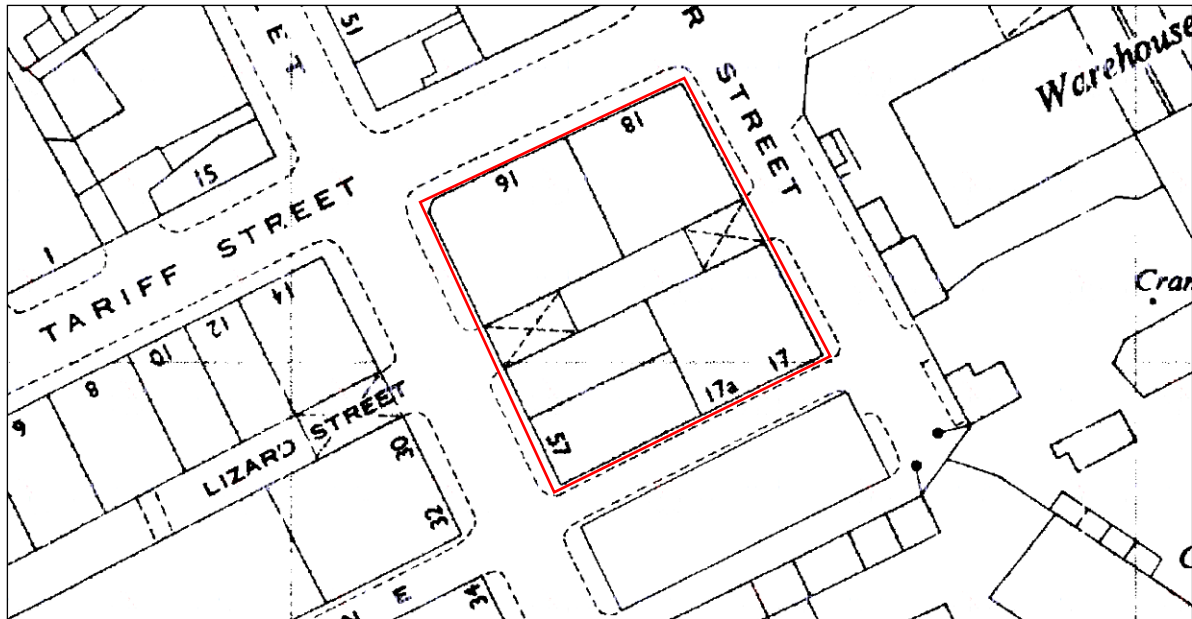


Figure 5: 1948 OS – This late-1940s map of the building shows the individual street numbering of all the premises, and illustrates that by this time, the building was split roughly into 5 premises.

4. Late 20th – Early 21st Century Development and Previous Planning and Listed Building Consent Applications.

The second and fourth-floor levels were initially converted in the 1990s and was subsequently refurbished during the 2000s to form office accommodation with associated toilets, modern suspended ceilings, partitions, and wood effect flooring.

In 2019, the whole building received consent for a full refurbishment, including a bridge link at all upper floor levels and improvements to WC provision, lighting, heating and ventilation (Planning Ref: 122935/LO/2019) and, subsequently, individual units have received revised fit-outs.

In 2020 units 1 and 2 on the fourth-floor level (together with others on the fifth floor) underwent a refurbishment scheme, which included provision of new WCs, meeting rooms, kitchenettes and the replacement of mechanical services (Planning Ref: 126286/LO/2020). More recently, in 2021, consent was granted for Unit 3 on the fourth floor (alongside units on levels 2 and 5) to undergo the strip out of modern internal partitions, WCs, and kitchen fixed furniture; and the insertion of new WC cubicles, together with a full overhaul of internal heating, lighting and ventilation installations (Planning Ref: 130337/LO/2021).

Note - A recent application of relevance to this proposal included the refurbishment of units on the second, fourth and fifth floor levels as well as a full overhaul of the internal heating, lighting and ventilation systems (Planning ref: 130337/LO/2021).

In 2022, two additional LBC applications were submitted:

- ***Listed Building Consent for the removal of modern partitions and new mechanical and electrical installations to a unit comprising part of Level 04 and the addition of a partition to another unit also on Level 04.*** Ref. No: 135628/LO/2022 | Validated: Wed 30 Nov 2022 | Status: Decided (Approved 23 Jan 2023)

- **Listed Building Consent for the subdivision of Level 02 into 2 no. office units, and the refurbishment and fit-out of part of Level 05 to combine 2no. existing offices into 1 No. unit.** Ref. No: 134591/LO/2022 | Validated: Wed 03 Aug 2022 | Status: Decided (Approved 28 September 2022)

These are of particular relevance to the current application, as the proposals seek to make some minor alterations to one of the units on Level 4 (Unit 5) and one further addition to Level 02.

5. Level 02 – Photos as existing

The below images illustrate Level 2 as it appears today as a result of the last consented refurbishment scheme.

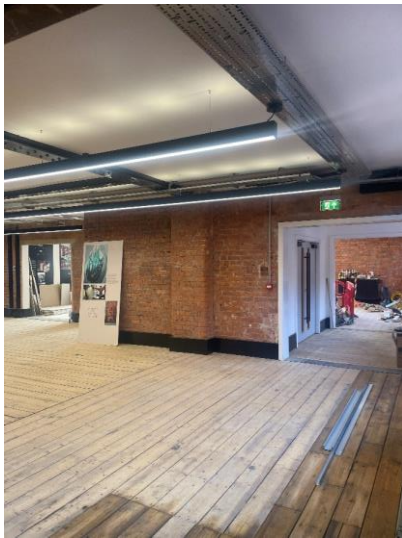


Figure 6: Looking west across Unit 02, Level 2.

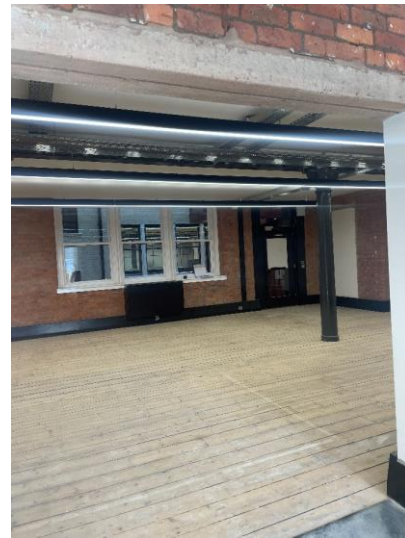


Figure 7: One of the new entrances into Unit 01 from the central lightwell.



Figure 8: View looking south across the floorplate from north-eastern aspect of Level 2.



Figure 9: View looking east towards north eastern aspect of floorplate (where Kitchenette is proposed).

6. Level 04 - Unit 5

The below images illustrate the fourth floor Unit 5 largely as it appears today as a result of recent refurbishment schemes.



Figure 10: Looking west across Unit 05 towards the existing modern WC enclosure. Original cast-iron columns and timber beams feature

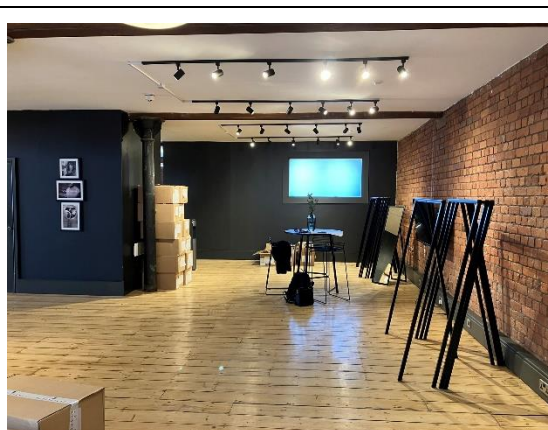


Figure 11: Looking northwest towards the modern partitioned office. Skirting boards are modern ducting containing electrical sockets

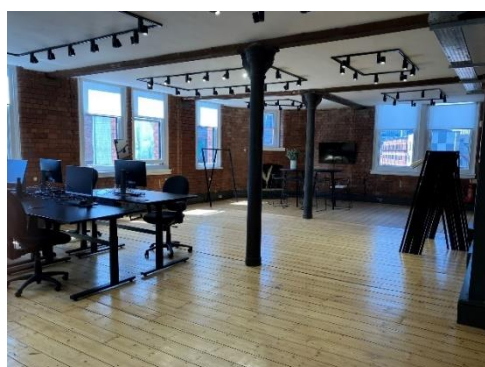


Figure 12: View west across fully open-plan part of the unit showing historic cast-iron columns.



Figure 13: View towards the central Atrium. Access to the stair core is to the right.

7. Assessment of Significance

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Forth Floor Units and the survival of significant historic fabric which contributes to the ability to understand and appreciate the Listed Buildings' special interest. .

The assessment of significance accords with the requirements of the NPPF (2021) and uses Historic England's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles", 2017 draft, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of buildings design concept and play a minor role in reflecting their historic, artistic / architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively *minor contribution* to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

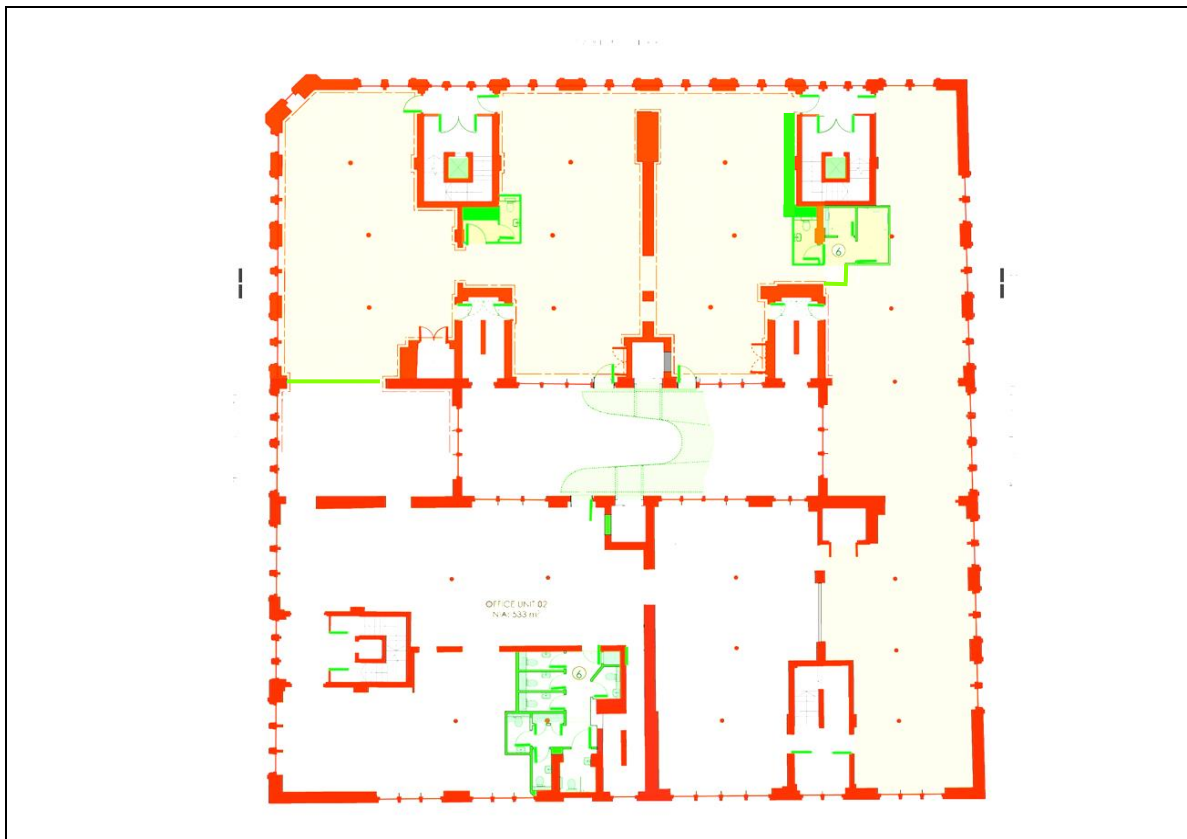


Figure 14: Second Floor Significance Plan.

Elements of **no significance** include all interventions completed as part of the consented 2019 refurbishment works, including modern partitioned toilets and toilet suites/decorative scheme, and modern flush doors, modern radiators and skirting trunking, all lighting and M&E, recently completed link bridge over central lightwell.

Elements of **high significance** include the original cast iron columns and original metal hoist doors, remaining original exposed timber floorboards, original stairwells (outside of this application).



Figure 15: Fourth Floor (Unit 5) significance plan.

Elements of **no significance** include all interventions completed as part of previously consented refurbishment works, including modern partitioned toilets and toilet suites/decorative scheme, and modern flush doors, modern radiators and skirting trunking, all lighting and M&E.

Elements of **high significance** include the original cast iron columns and original metal hoist doors; remaining original exposed timber floorboards; original timber beams; original brickwork; and original stairwells (outside of this application).

8. Proposals

The proposals will follow the similar and already completed schemes for a number of other floors and units throughout the building. In a number of instances, the proposals will seek to reinstate partitions where they have been located in recent years.

The proposals for the Second Floor are as follows:

- Creation of a new lobby between existing units to encourage a sense of division between spaces.
- Addition of a new kitchenette to north-eastern aspect of the floorplate.

The proposals for the Fourth Floor Unit 5 are as follows:

- Introduction of new kitchenette (same place as previously located)
- Proposed glazed screen to north-eastern aspect of unit 5
- Store Room (same place as previously located)



Figure 16: Level 2. Proposed changes as follows:

Ref 07 – new lightweight partitions to create lobby. Ref 08 – New kitchenette.

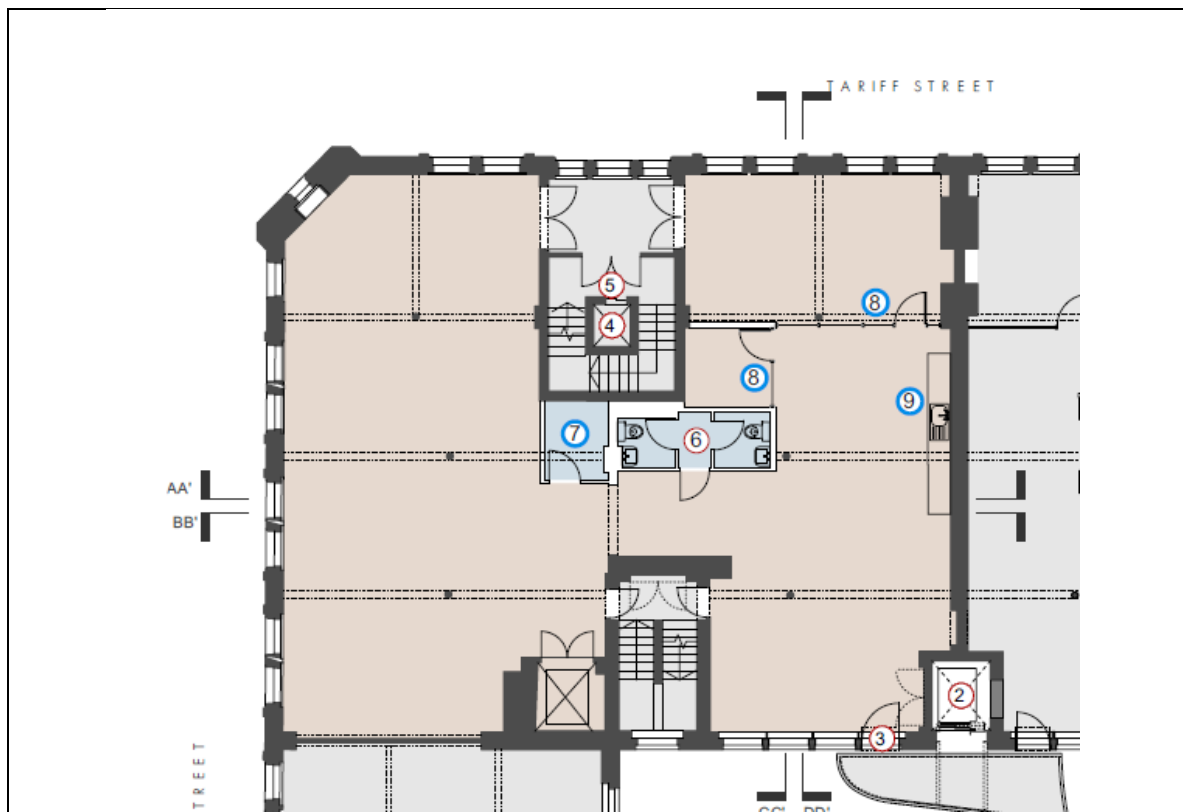


Figure 17: Proposed alterations to fourth floor plan. Please note, numbered areas 1-6 are existing. New items shaded blue.

Ref 07: Proposed Store Room (same location as previously consented). Ref 08: New glazed screen (same location as previously consented) and additional new store. Ref 09: New kitchenette.

9. Heritage Impact Assessment

Definitions of the terms used in this assessment are provided in the table in Appendix 1.

Level 02

The proposed, minor internal works to the Second Floor are demonstrably light touch and generally in keeping with previous, consented proposals. The introduction of minimal partitions to the southern aspect of the floorplate is required to create a sense of separation between units, creating a small lobby space while ensuring the main units remain open plan. The two small areas of stud wall will be minimally fixed and will be entirely reversible. The subdivision of the space will not impact on the special quality or character of the space. The impact of this is therefore considered to be neutral.

The proposed Kitchenette to the north-eastern aspect of the floorplate will run against the original wall and will require some light intervention to install the appropriate M&E. Please refer to the submitted M&E report for further detail. This will incur some negligible adverse impact on the historic fabric.

Level 04

The new storeroom proposed will be located within the same area as previously consented. The impact of reinstating such aspects on the significance of the space is considered to be minimal, incurring an overall neutral effect.

As part of the proposals, a glazed screen is proposed to the north-eastern aspect of the unit. The dimensions of the partition / meeting space are in keeping with previously consented schemes. The partition is proposed to be glazed, thereby ensuring optimum visibility to the space and mitigating the impact on the designed openness of the floorplate. The impact of this is therefore considered to be negligible.

The proposed kitchenette will require some additional M&E to enable the unit to function, including new pipework, drainage and ducting to serve the new dishwasher. This will incur some negligible adverse impact upon original, historic fabric. It should however be noted that kitchenettes have been approved across each floor of the building, and the current proposal will adhere to the same principles for installation.

Further to this, it is understood there are a number of new air conditioning units to be installed throughout the space, these align with other units which are already existing within the building. As detailed within the M&E drawings (provided by Marketaylor Limited) these will be interconnected to a new air conditioning unit to the roof. While this will incur some further instance of negligible adverse impact, it will be evident there are already a number of existing units to the roof and existing air conditioning units. It will be clear this will not have any impact on the character and appearance of the conservation area. Please refer to the M&E report for detail (Marketaylor Limited).

10. Conclusion

The proposed scheme is part of an on-going refurbishment plan for the listed building and is necessary to ensure its continuing sustainable use as modern office spaces.

Overall, the proposed works will ensure that the quality of office provision in both units matches those found elsewhere within the building and will ensure the building's on-going attraction to potential tenants, securing the future viability and use of the building.

Consequently, it is considered that the current proposals will result in an overall negligible adverse impact on the special interest of the Grade II listed Fourways House as a whole.

Appendix 1: Impact Assessment definitions

Table 1 below defines the terms used to describe the physical (direct) impact of the Proposals on the character and fabric components of the Grade II listed building and the degree of heritage impact which would result from the Proposals.

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the

<i>assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	special architectural or historic interest.	experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in

<i>improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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