

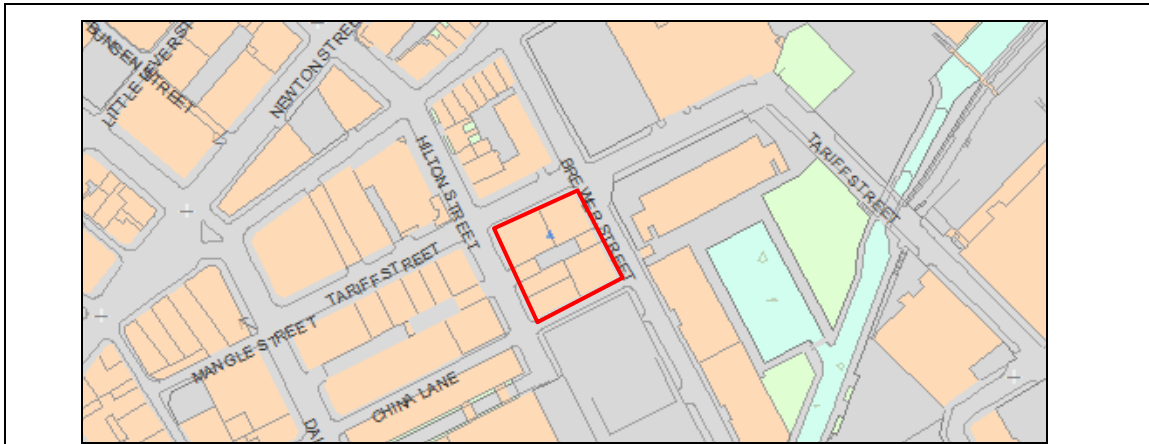


23 November 2022

## **Heritage Statement for works to the Fourth Floor level (Units 1 and 5) of the Grade II Listed Fourways House, Hilton Street, Manchester.**

### **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.

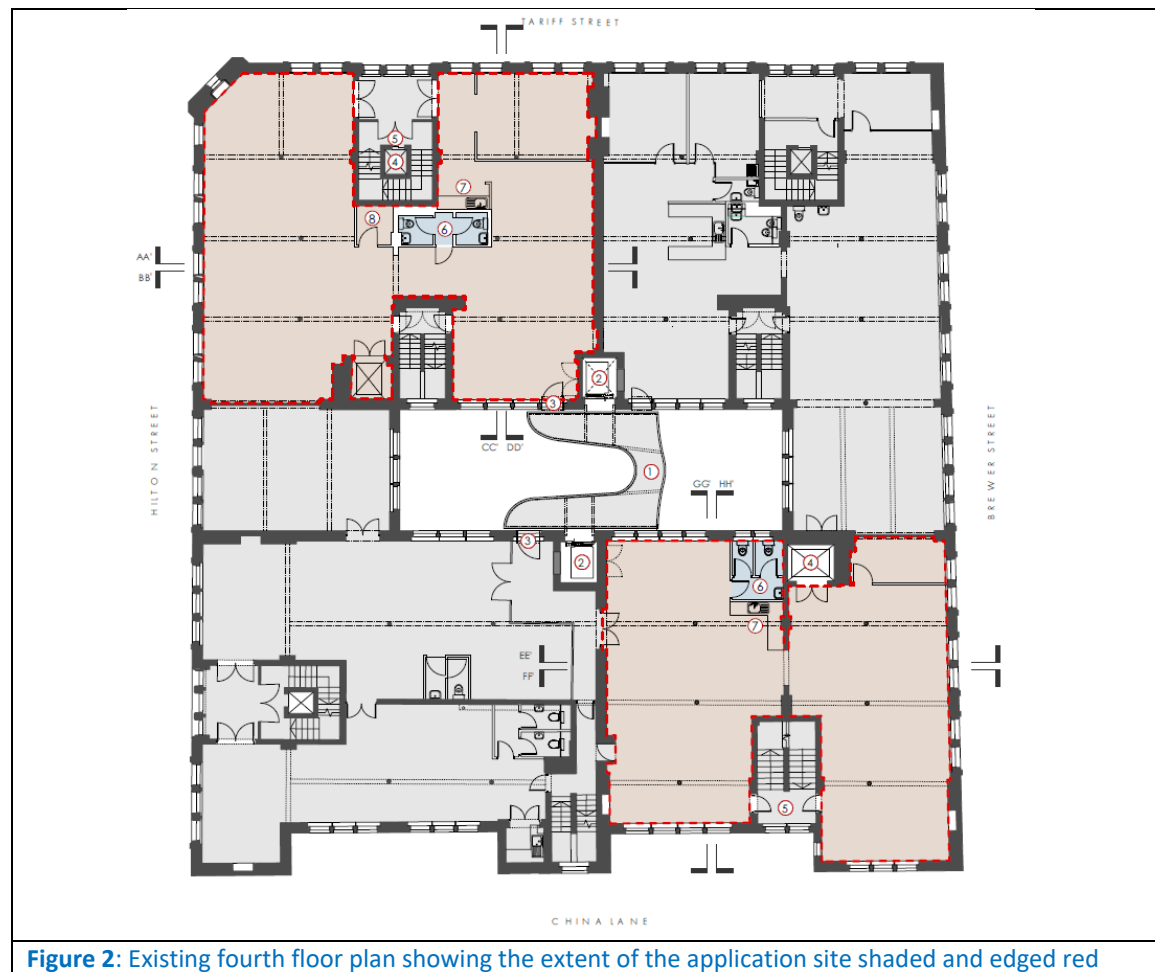
### **Statutory Designations**

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.

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. In particular, this Statement accords with the requirements of Paragraph 194 of the NPPF (2021) which requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.

**The extent of the fourth floor that is subject to the current proposals is illustrated in Figure 2 below.**



**Figure 2: Existing fourth floor plan showing the extent of the application site shaded and edged red**

### **Historic Development**

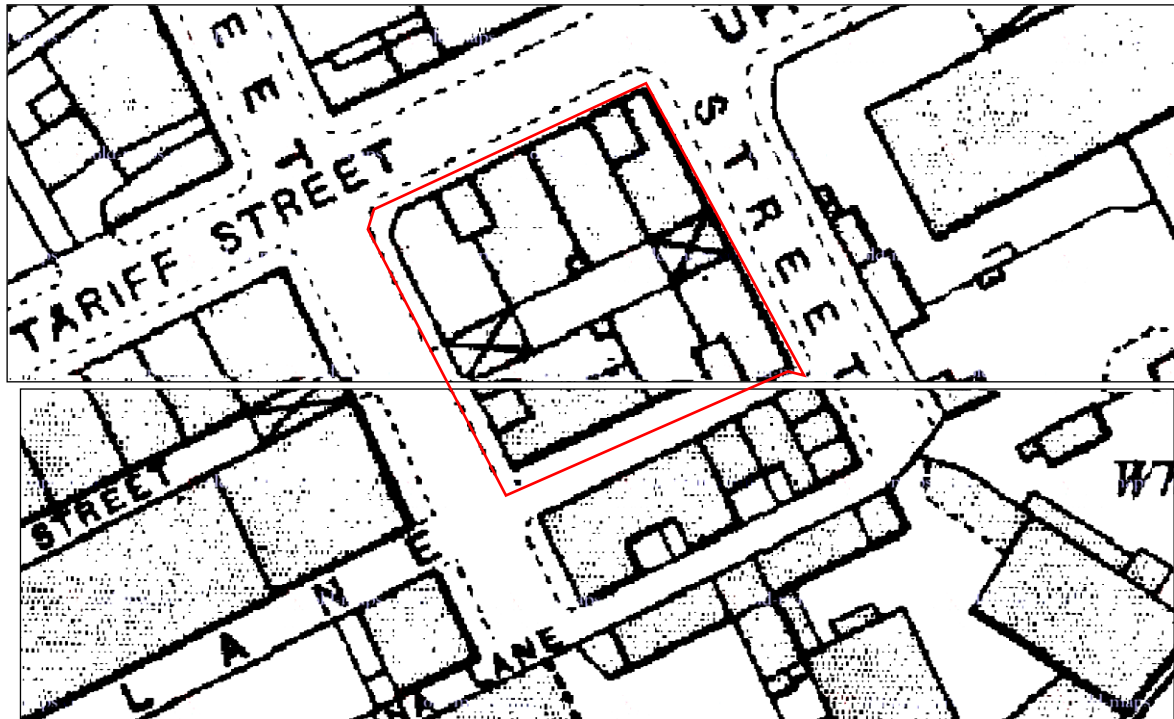
The area within which the Site is located remained undeveloped until the late 18th Century, when it developed rapidly following the purchase of land by William Stevenson and the construction of new roads and industrial premises. Development was concentrated around Rochdale Canal Basin, located where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

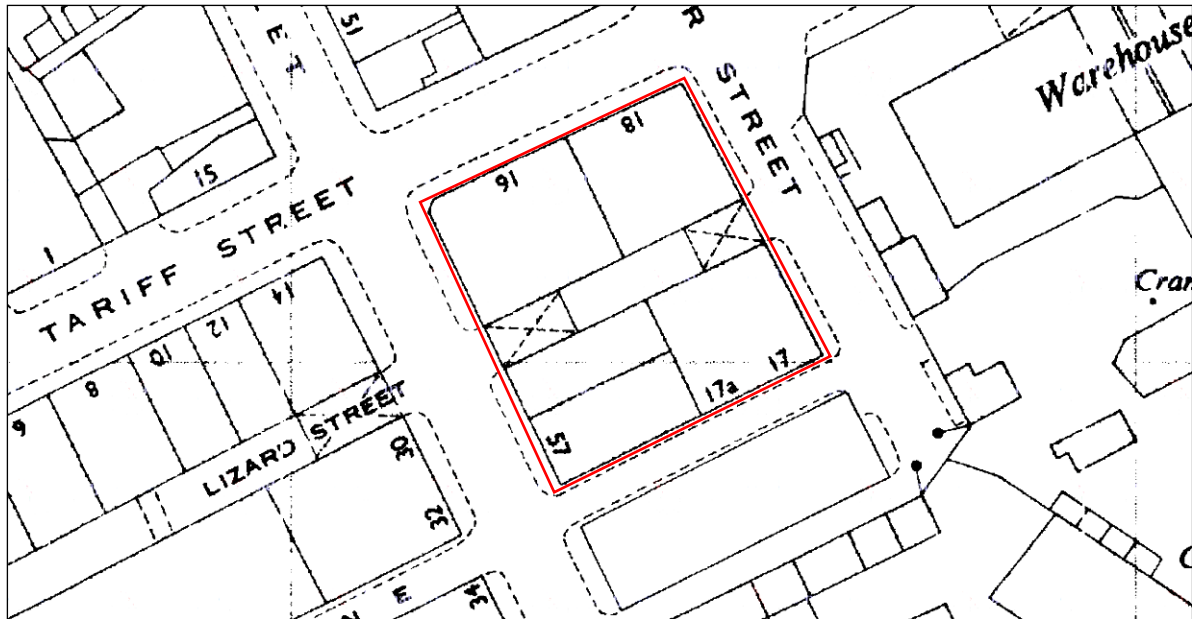
The area and its industry declined from the earlier 20th Century. Recent regeneration initiatives have revived the Piccadilly and Northern Quarter areas, with a residential population returning to the area and a growing number of bars, restaurants, cafes and other commercial uses establishing to cater 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 3:** 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 4: 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.

#### **Late 20<sup>th</sup> – Early 21<sup>st</sup> Century Development and Previous Planning and Listed Building Consent Applications.**

The fourth-floor level was 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).

## Unit 1- Photographs as existing

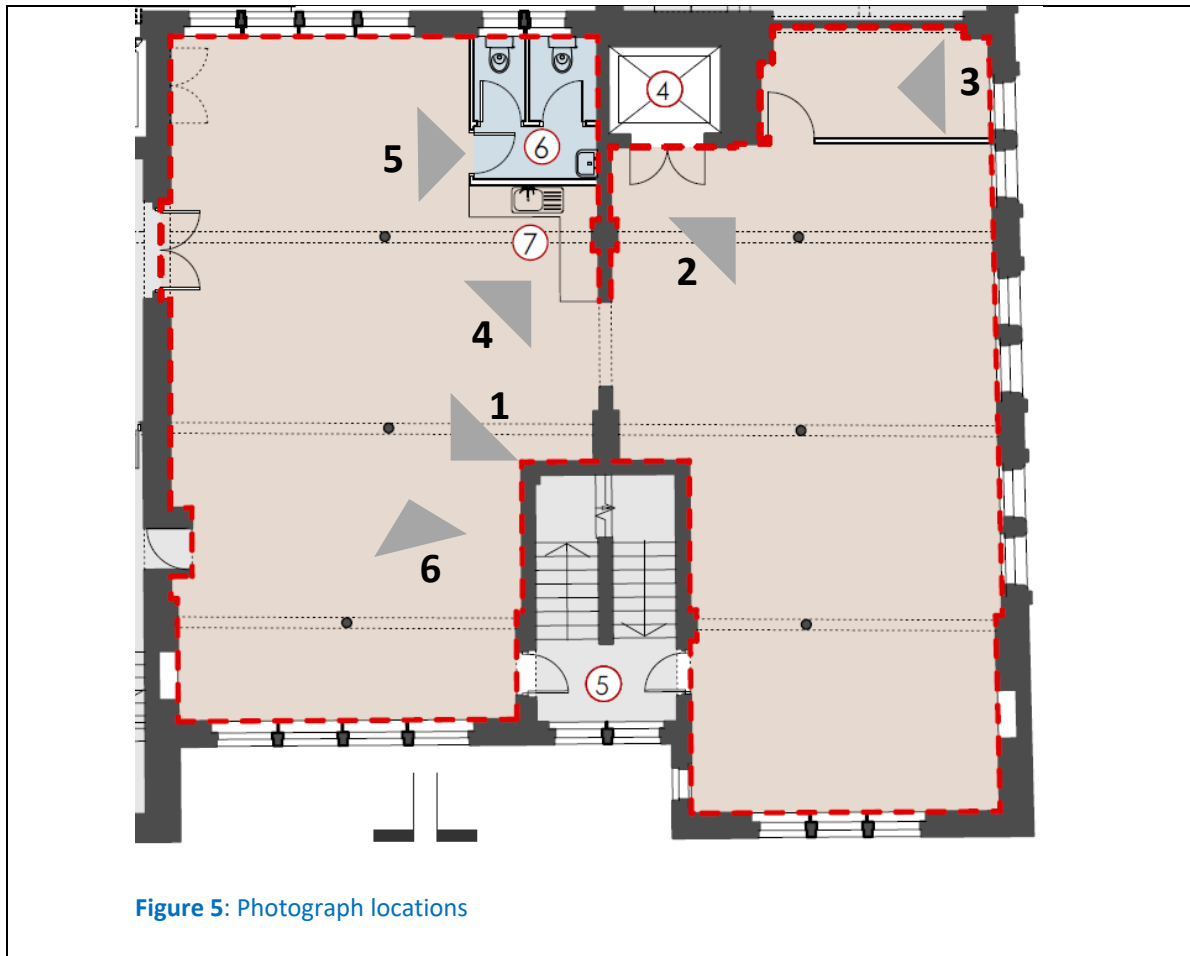


Photo 1: view south-east showing original cast-iron columns, timber beams, and brickwork, with modern door



Photo 2: view north-west showing modern partition wall and doorway, with historic volume, brickwork and original door

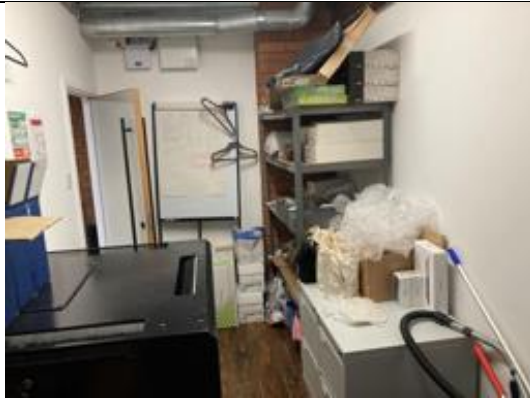


Photo 3: view within partitioned space in north-east of unit: entirely modern fabric excepting a small piece of historic brickwork on rear wall



Photo 4: view of central kitchen units (modern fabric) against historic brick wall in the centre of unit

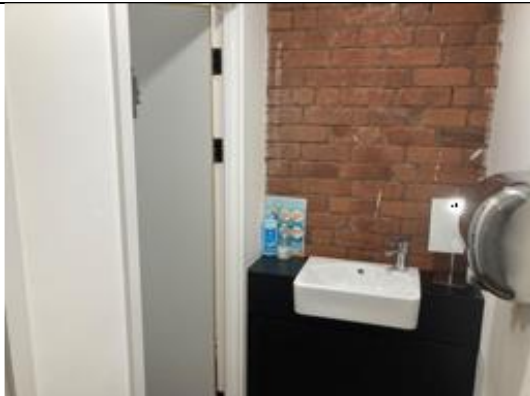


Photo 5: view through WC area: modern partition walls and cubicles on each side; a view across to historic central brick wall, against which modern washbasin is inserted

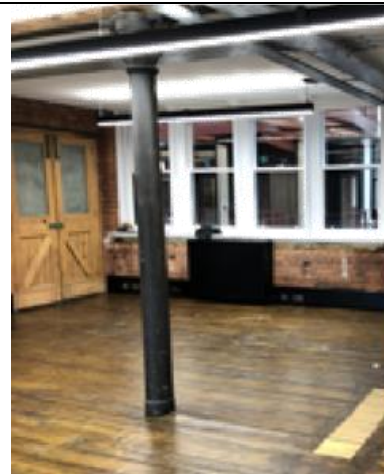


Photo 6: view north-west towards original timber double doors and window onto atrium

### Unit 5- Photographs as existing

The below images illustrate the fourth floor Unit 5 as it appears today as a result of the last consented refurbishment scheme.

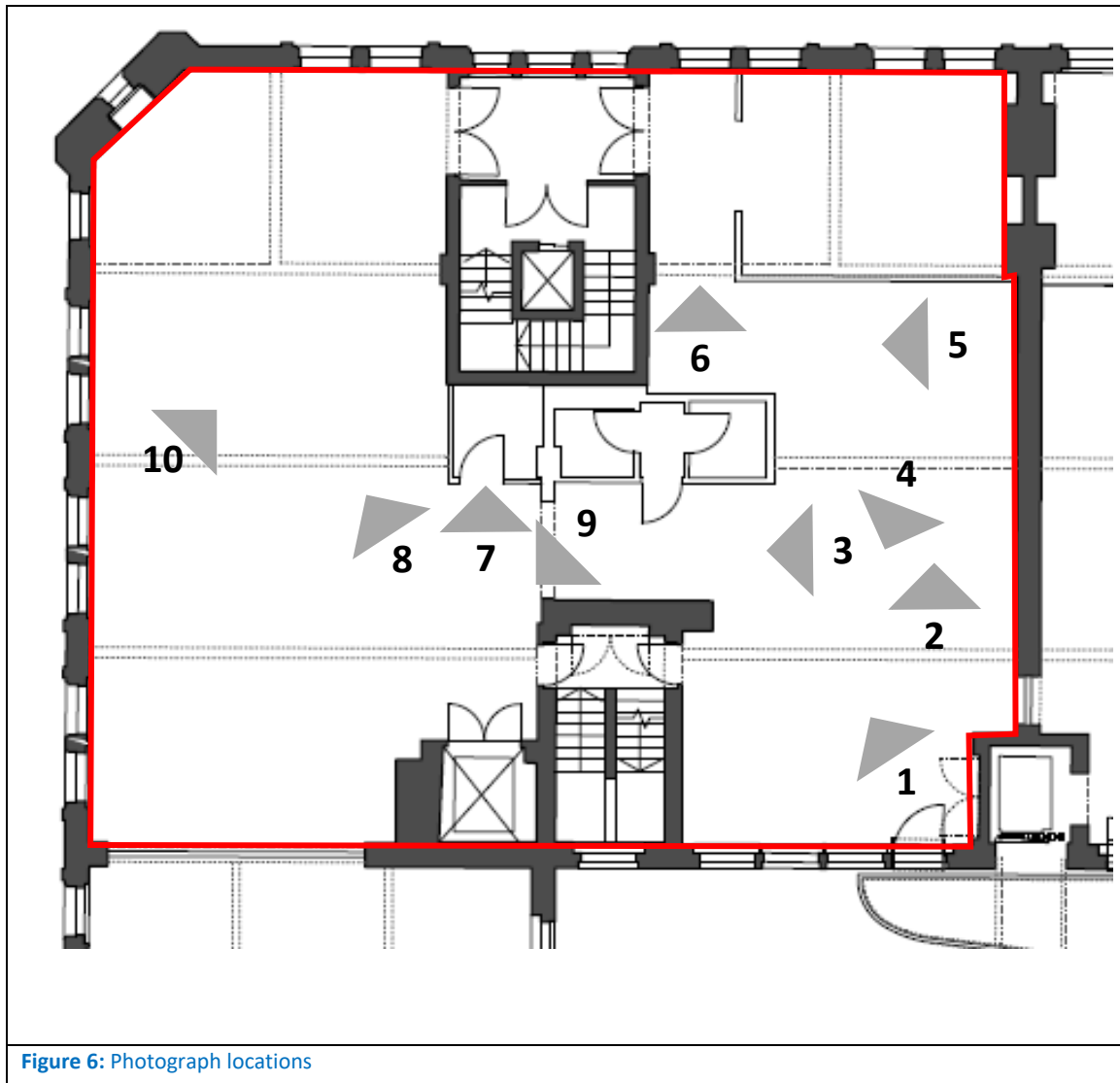


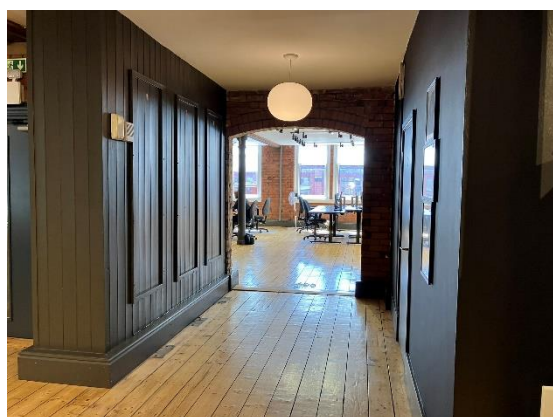
Figure 6: Photograph locations



**Photo 1:** Looking west across Unit 05 towards the modern WC enclosure. Original cast-iron columns and timber beams are evident



**Photo 2:** Looking northwest towards the modern partitioned office. Skirting boards are modern ducting containing electrical sockets



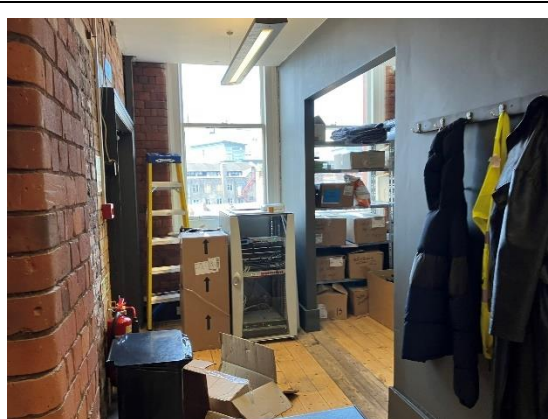
**Photo 3:** Looking southwest across the core towards the fully open-plan part of the Unit - stair enclosure to left and WC enclosure to right. Timber boarding is modern.



**Photo 4:** View towards the central Atrium. Access to the stair core is to the right. Modern panel radiator visible beneath the window



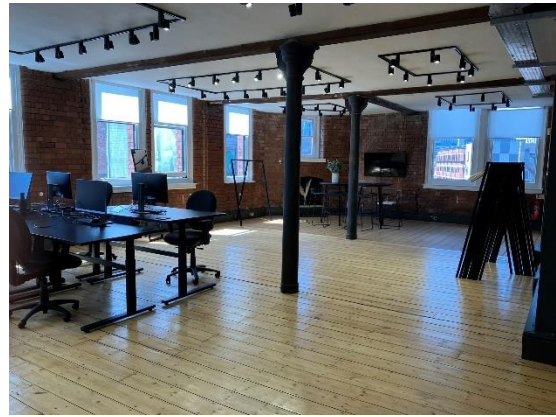
**Photo 5:** View towards the kitchenette, concealed by a modern low-level partition. The office is to the right.



**Photo 6:** View alongside the office formed from modern partitions



**Photo 7:** View of store formed from modern partitions against historic brickwork. Modern skirtings; cable trays; and lighting visible



**Photo 8:** View west across fully open-plan part of the unit showing historic cast-iron columns, timber beams, and brickwork, together with modern lighting



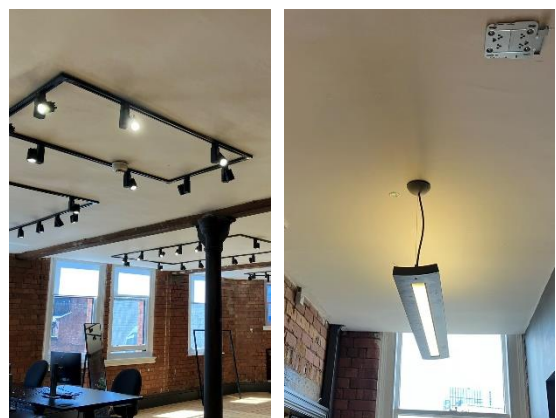
**Photo 9:** Looking south from the core corridor. Historic metal hoist doors, cast-iron column and timber beams are visible. The painted wall is a modern partition closing an historic opening.



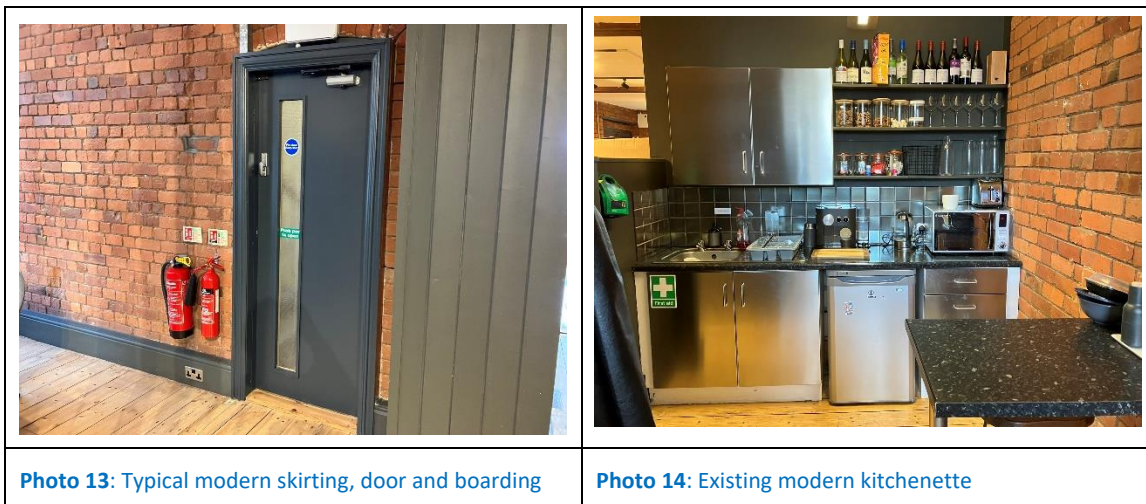
**Photo 10:** View towards the stair core. The modern partition enclosing the store and WC are evident against the historic brickwork.



**Photo 11:** Typical modern panel radiator



**Photo 12:** Typical modern lighting installations. Modern plasterboard ceilings are evident throughout the unit



### **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 7:** Elements of **high significance** - original walls, windows, columns, beams and doors - are marked in red, whilst elements of **no significance**, such as modern interventions, are marked in green. Areas within the Unit which do not form part of this application are shaded grey

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)

## **Proposals**

The light touch proposals concentrate on a general refurbishment and redecoration of the units, with some works to replace facilities and remove partitions in Unit 5.

The proposals will follow the similar and already completed schemes for a number of other floors and units throughout the building, focusing on the retention of all historic features, such as original steel doors and timber floorboards.

### **The proposals for the Fourth Floor Unit 1 are as follows:**

- Creation of a new meeting room space, with a partially glazed partition wall between the rooms and open-plan office space
- Addition of a folding partition to create a removable subdivision between two meeting rooms
- Refinishing of original timber floors: sanding and varnishing
- Repair works to original door handles
- Adaptation of existing M&E to serve new meeting spaces: reconfiguration of lighting layout to provide one set of suspended lights for each meeting room
- Installation of AV capabilities in meeting room and open plan office.
- A deep powder-coated skirting trunking will be installed around the perimeter of the space, as already consented for other units and on other floor levels, in order to provide power services to all parts of the space without unsightly conduit
- Upgrade of the existing fire alarm system including replacement of detectors, call points, beacons and alarm panel
- Minor repairs to ceilings and patch decoration and fire stopping as required.

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

- Removal of modern partitions to existing office area, restoring the larger, open-plan office space
- Removal of store partitions
- Removal of existing kitchenette and low-level partition
- Replacement of existing WCs and WHBs with new fittings (with no alteration to drainage or water supply)
- Changes to the existing heating and ventilation installation to the WCs, with new duct work within the unit which will be connected to the existing within the staircase riser terminating at roof level
- Changes to the existing lighting throughout the unit, replacing existing light fittings with suspended continuous luminaires already consented for other units and on other floor levels
- Changes to the M&E installation, comprising exposed services (ventilation ductwork and cable trays) at high level, as consented for other units and on other floor levels. This approach has been agreed as sympathetic to the listed building's original industrial use and character, and also allows the open spatial quality to be maintained
- Upgrade of the existing fire alarm system including replacement of detectors, call points, beacons and alarm panel
- Installation of an air-conditioning system with floor-mounted AC units and associated pipework
- A deep powder-coated skirting trunking will be installed around the perimeter of the space, as already consented for other units and on other floor levels, in order to provide power services to all parts of the space without unsightly conduit
- Refinishing of existing stripped original timber floors to match existing finish as necessary following partition removal

As part of the new air-conditioning strategy, refrigerant pipework is required around the perimeter of the unit to connect with floor-mounted AC units. At roof level, refrigerant pipework will connect with a new rooftop AC unit. From Unit 5, the pipework will travel up North Riser 1 (the former : as the existing enclosure is already at capacity, with remaining spaces taken by the access hatch and louvres, it is necessary to locate the new AC unit remotely. On leaving the North Riser, the pipework will be routed in the valley adjacent to the existing walkway to the Central Riser where the AC unit will be positioned on the exterior wall.

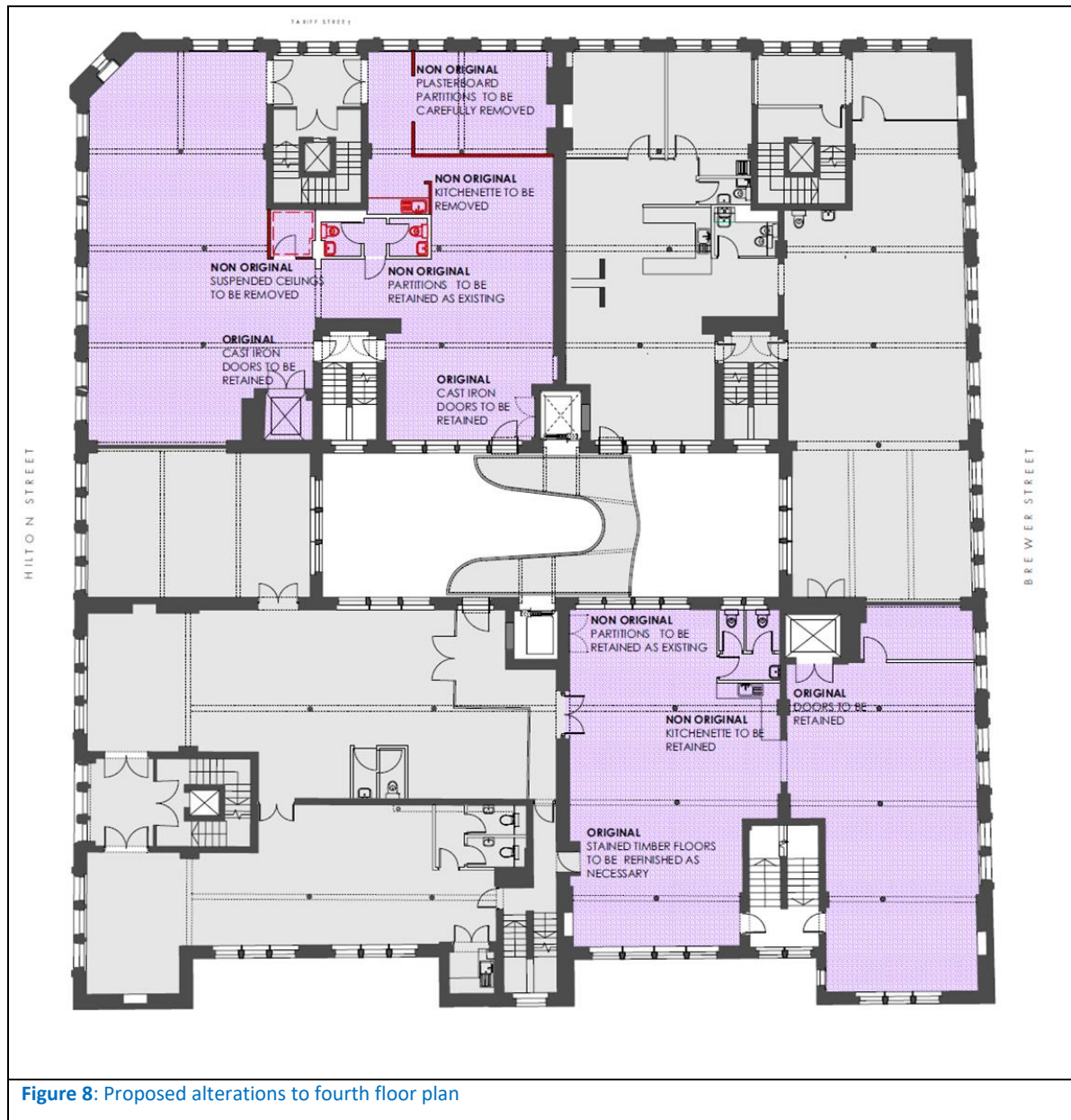


Figure 8: Proposed alterations to fourth floor plan

## **Heritage Impact Assessment**

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

The proposed, minor internal works to Units 1 and 5 at fourth floor level of the Grade II Listed Fourways House aim to continue the style and quality of the previously completed refurbishment schemes found across the remaining units within the building. 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.

The alterations to the current partitioning: addition of flexible partitioned meeting spaces in Unit 1, and the removal of existing partitioning in Unit 5, is necessary to upgrade both units to meet the requirements of largely open-plan modern working, with a level of demand for collaborative break-out space. Where partitions are removed, the original walls will be 'made good' carefully and this will not impact on the special quality or character of the space.

The proposed changes to the M&E installation will adopt the same strategy as approved and used for other units and on other floors within the building – a strategy which has previously been agreed as sympathetic to the buildings former industrial use and character. Provision of adequate AV technology capabilities in the new meeting rooms will, as emphasised, ensure that the spaces meet modern working requirements and therefore allow their ongoing sustainable use. While there will be some additional M&E / pipework proposed at roof level, an existing riser will be utilised to ensure impact on historic fabric is minimised. Due to the positioning of the unit, it will be evident that there will be no impact on views from the Conservation Area.

Existing modern plaster ceilings will be made good where lighting and ductwork changes dictate and where partitions are removed.

The removal of the existing kitchenette from Unit 5 will have a minor beneficial impact on the special character and appearance of the space, which was always designed to be open and to have a flexible floor plan to suit commercial needs.

The additional pipework and rooftop AC unit will not be visible from the Conservation Area due to the height of the building. As a result, the alterations will have **no impact** on the significance of the Conservation Area.

## **Conclusion**

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.

All historic features and surfaces will be retained and enhanced.

**Consequently, it is considered that the current proposals will result in an overall minor beneficial 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                                                                                                                               |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                   |
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| Definition of magnitude and nature of heritage impact.                                                                                                                                                                    | Direct heritage impacts<br>(physical alteration or change to the site's character)                                                                                                                 | Indirect heritage impact<br>(visual change to the experience or setting of the site and its context).                                                                                                                                                                                                                                                             |
| <b>Major adverse Impact.</b><br><br><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.<br><br>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. |
| <b>Moderate Adverse Impact.</b><br><br><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.<br><br>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.                                      |
| <b>Minor Adverse Impact.</b><br><br><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.<br><br>Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.                                                                       |
| <b>Negligible adverse impact.</b><br><br><i>This does not mean that there will be no physical or visual change, rather that the resultant difference</i>                                                                  | Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric                                                          | Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <i>would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>                                                                                        | component, but avoids diminishing its character and its special architectural or historic interest.                                                                                                                                                          | The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.                                                                                                                                                                                                                                               |
| <b>Neutral Impact.</b><br><br><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.<br><br>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.                                                                                                                                                 |
| <b>Negligible beneficial impact.</b><br><br><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.                                                                                                                                |
| <b>Minor Beneficial Impact.</b><br><br><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.<br><br>Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.                                                                                                                                                                |
| <b>Moderate Beneficial Impact.</b><br><br><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.<br><br>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. |
| <b>Major beneficial Impact.</b>                                                                                                                                                                                                           | Development resulting in restoration or alterations to a                                                                                                                                                                                                     | Substantial improvement of the fabric and character of a designated heritage                                                                                                                                                                                                                                                                                                                                                                                    |

|                                                                                                                                                                                                                  |                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i> | designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest. | asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest.<br><br>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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