

Heritage Statement

4A Ridgefield

Application number: 144852/LO/2025

Proposal:

Alteration to existing wooden shop front frame. Adding an additional door and entranceway. Replacing existing door with glass door. Subdivide the plot, and creating a small unit for the coffee shop and partitioning off the staircase to the basement.

Address: 4A Ridgefield, Manchester, M2 6EQ

Description of the Building:

The property is a Grade II listed commercial property

Construction Date: The building was constructed in 1876.

Architects: It was designed by the architectural firm Pennington and Bridgen.

Architecture Style: The building features a distinctive Gothic style, with sandstone ashlar construction, a slate roof, and a large trapeziform plan on an island site. It has four storeys over cellars, with intricate details like polygonal piers, string courses, sill-bands, and leaded glazing in arched upper lights.

Listed Status: It became a Grade II listed building on October 3, 1974, recognized for its special architectural and historic interest.

Current Use: The building contains commercial spaces, including offices above ground-floor includes shops restaurants and a barbers shop. It was originally designed as a block of commercial buildings with shops and a bank at ground level and offices above.

The Setting of the Building

Location: The building is an island site with the frontage on 105-113 Deansgate. The location of the proposed works is to the rear at 4A Ridgefield.

Adjacent and Nearby Listed Structures

The building is part of a dense cluster of heritage-protected structures but is also a contrast to modern structures including opposite on Ridgefield, the island development, a 10-storey commercial property that has recently been completed.

Linking the island development and the proposed site is the pedestrianisation of Ridgefield: The section of Ridgefield which has been recently pedestrianised. This change was designed to improve pedestrian links between Lincoln Square and St Ann's Square, creating a more walkable city center. The frontage of the proposed site will face this refurbished street.

The Proposed Works

The existing unit is boarded up except for the door which is a back entrance to the club in the basement. The plan is to reuse the frontage and open it up as it was originally intended.

The work will include, not to replace but an alteration to the existing wooden shop front frame, adding an additional door and entranceway. Replacing the existing door with a glass door and subdivide the plot, partitioning off the staircase to the basement and create a small unit for the coffee shop. The dark stain to the existing wooden shop front will be striped back to the original lighter colour. The interior materials will match this colour and will have a sympathetic palette including a Larch timber counter and back bar.

Internally we propose to remove the plasterboard ceiling and dividing wall to reveal the original structure and ceiling height of 4.3 meters. The built backbar behind the counter will just cover a plasterboard stud wall. No original surfaces will be covered.

The Impact on the building

As the existing space isn't used and partially boarded up, by reusing this and creating a little cafe and a remodelled the shop front, the works will aim to improve the appearance of this section of the building and the new cobbled street. None of the original stonework and structure of the building will be touched or altered externally or internally.

Preserve, Enhance and Mitigate

The plan is to use an existing unit and shop as it was intended when the building was built in 1876. The existing wooden frontage to be altered in a sympathetic manner to look in keeping with the building and bring life to this section of the new Ridgefield.

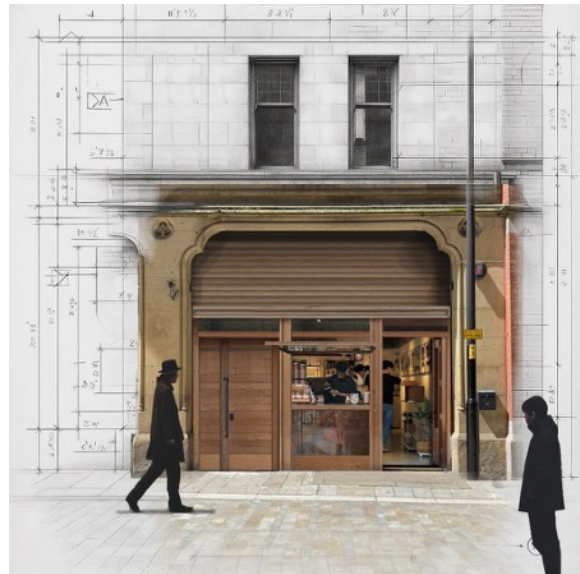
We aim to sustain and enhance the significance of the heritage assets of the building, putting them to viable use consistent with their conservation.

This will be a positive contribution to the street architecture and heritage and work with enhancing the revitalised pedestrian walkway

Photos



Existing frontage



Proposed frontage



Pre-pedestrianised Ridgeway



Pedestrianised Ridgeway today



View of Building from Deansgate



View of Building from John Dalton Street looking down Ridgeway