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DESIGN AND ACCESS REPORT

NEWTON STREET SECOND FLOOR UNIT 1

REVISION	B
DATE ISSUED	DECEMBER 2025
PROJECT REF.	2105

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement has been written to accompany a Listed Building Consent Application for the second floor of 08 - 16 Newton Street, Manchester.

It was produced in December 2025 by Atelier MB.

This application relates to changes to the Second Floor internal space only.



1.2 LOCATION

The building is located within Manchester city centre, in the Northern Quarter area, close to Piccadilly Gardens. The main facade and entrances are on Newton Street and the block is set between Newton Street, Mangle Street, Back Piccadilly, and Dale Street.



1.3 DESCRIPTION AND HISTORY

The buildings at 8-16 Newton Street are former home trade warehouses, dating from the late 19th century. They are in two separate parts (8-12 forming one building and 14-16 a second) and together they form one block, with main elevations facing Newton Street. Both are in the same architectural style but they differ slightly in appearance and height. It is possible they were built for two different owners, but the fact that they share internal walls and read as one, indicates they date from the same period.

16 Newton Street does not appear on the 1851 map but is visible on the 1891 map. The listing dates the buildings as 1860-70, but there is no reference in the trade directory of 1879 when Hilton Street is listed as appearing straight after number 12, showing there was a different street layout. The buildings do appear in 1883. From the available evidence therefore, the buildings can be dated to 1879-1882. No reference has been found to the architect/s, nor has it been possible to locate any original drawings or plans within the Manchester Central Library archives.

There is no documentary evidence of internal layout, but it is almost certain to have followed the typical plan of home trade warehouses in the area and of this period.

It was common for floors to be sub-divided for different businesses. This kind of warehouse was particularly common around Portland Street (grander in form) and Dale Street (often smaller). The only identified reference with any detail for 8-16 Newton Street is the Goads Insurance Plan from 1886, which offers some information on structure and the roof. Following the decline in the textiles industry there was little need for warehousing of this nature in the city. The buildings continued in office and light manufacturing use in to the 20th century and each building was occupied by several individual tenants, the result of which has been an undocumented and piecemeal set of alterations, including a number additional internal partitions and walls and changes to windows and openings.

Extract from listing is included here,
SJ8498SE NEWTON STREET 698-1/29/248 (South East side) Nos.14 AND 16
GV II
Includes: No.36 DALE STREET. Manufacturers' warehouses and agents' offices, now shops, etc. Late C19, altered. Red brick in Flemish bond (part painted white), with sandstone ashlar plinth and dressings, slate roof. Trapezoidal plan with rounded corner to Dale Street. Basement, 4 storeys and attic, No.14

having a narrow 4-window façade treated as one wide bay, and No.16 to the left a wider 6-window facade in 3 bays; with a high plinth (interrupted by basement openings), cornice to ground floor, string courses to the upper floors, a moulded stone cornice over the top floor on thin brick brackets, and a parapet with chimneys over 2 piers of No.16. Doorways adjacent to the junction, tall, with panelled doors, square overlights, and cornices on elongated consoles; No.14 to the right has 3 sashed windows at ground floor and 4 on each of the next 2 floors, with continuous stone lintels; No.16 to the left has altered windows at ground floor, sashed windows on the next 2 floors with stone lintels to each pair; both have coupled sashed windows at 4th floor and square dormers in a mansard roof. The fenestration of No.16 carries round the curved corner and continues in the 5-bay side to Dale Street, with chimneys over 4 piers, and 2 dormers. Interior not inspected. History: occupied c.1905-13 by various manufacturers' agents, No.14 by Horrocks Crewdson & Co. Listing NGR: SJ8460698288

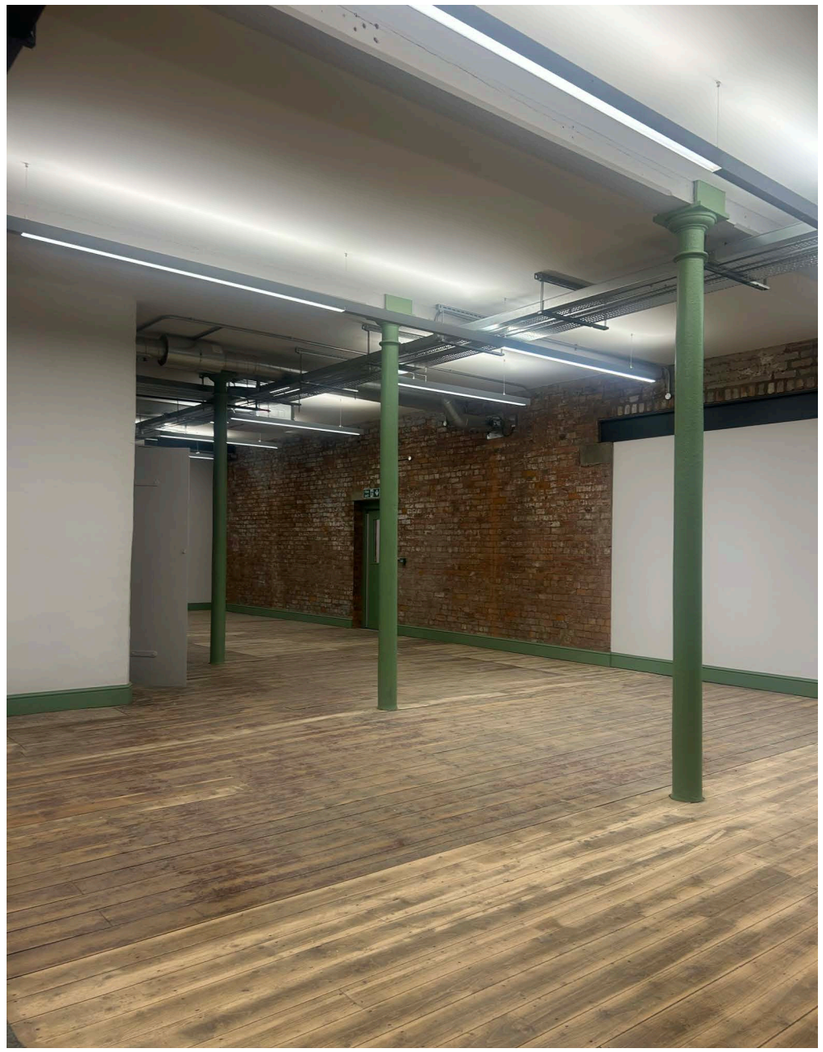
SJ8498SE NEWTON STREET 698-1/29/247 (South East side) Nos.8, 10 AND 12

GV II

Warehouses, workshops and offices, now shops and offices. c.1860-70; altered. Brown brick with some polychromy, sandstone dressings (roof not visible). Rectangular plan. Eclectic style, with Gothic accent. Basement and 4 storeys, 4 unequal bays divided by brick pilasters, with sill-bands, cornice and parapet. The ground floor has coupled doorways in the 2nd bay, with banded plinths to the height of the tall basement, then short colonettes with carved capitals, and arched heads (rounded intrados with pointed extrados), and linked hoodmoulds, and a large mullioned 3-light window to the left (tripartite basement openings below); but is otherwise altered by C20 shop fronts, with numerous large signboards attached. The upper floors have 3-light windows with brick mullions in the 1st and 3rd bays, coupled windows in the 2nd and 4th, those at 2nd floor with banded arched heads and linked hoodmoulds, and all sashed. Prominent cornice and panelled parapet. The right-hand return wall has a 2-storey canted bay (altered at ground floor), arched windows at 2nd floor, and a gabled arched window at 3rd floor. Rear and interior not inspected. History: occupied c.1905 by umbrella manufacturer, sewing machines, etc. Included for group value.
Listing NGR: SJ8458498270

Please refer to heritage statement for further details.

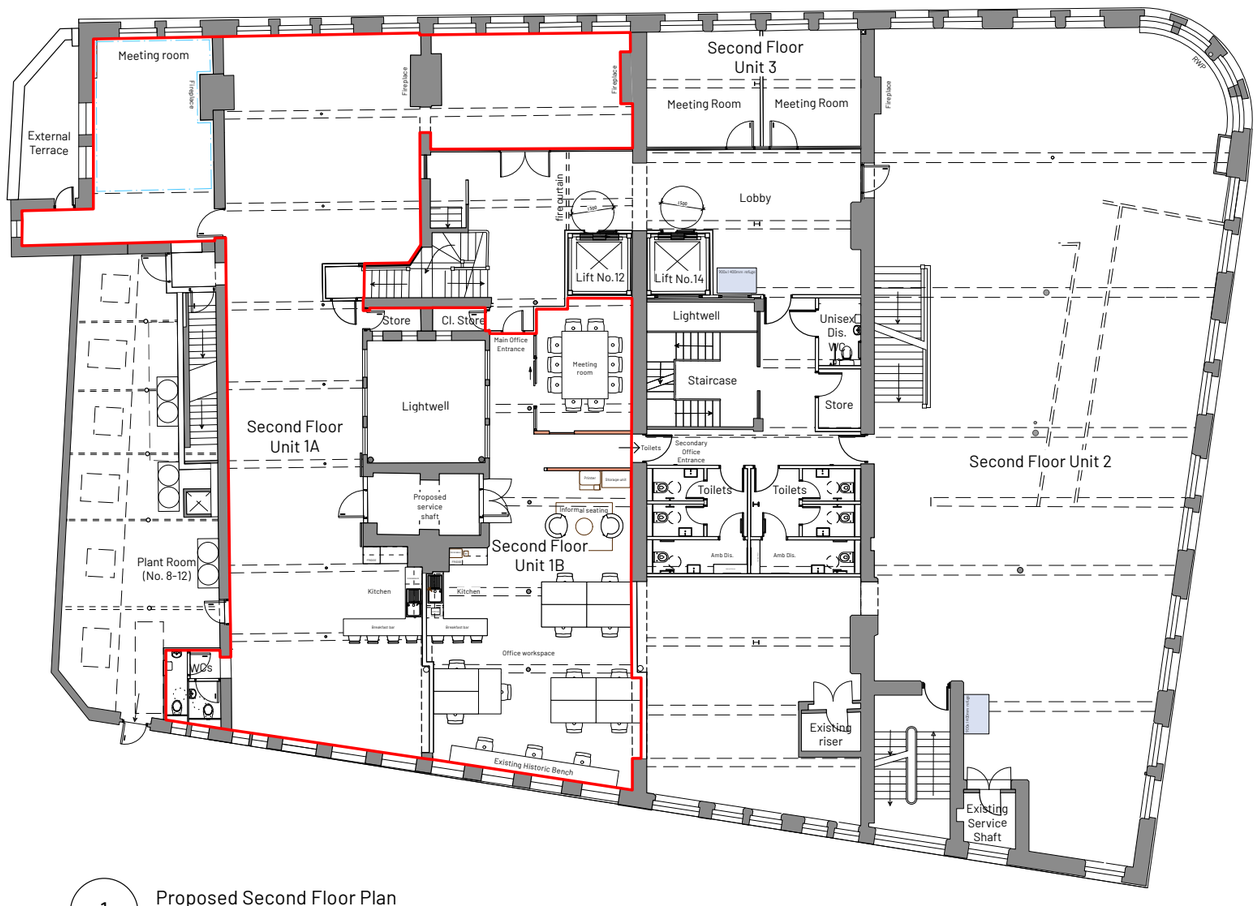
1.4 BRIEF



The brief was to create two separate office suites at the rear of the second floor (Units 1A and 1B), including the fitting out.

2.0 DESIGN AND ACCESS

2.1 DESIGN



1 Proposed Second Floor Plan
Scale: 1:200

The design of the internal space has been developed to ensure a light touch is maintained within the historic space. This has been carefully designed to ensure historic features are not damaged.

A small number of partitions have been proposed to divide the units, and will replicating the design used for similar partitions on other floors. These have been carefully planned to avoid conflict with the existing fabric.

The meeting room is designed using glazed screen with a sliding door on the side facing the lightwell to ensure we utilise and benefit from natural light, and ensures that the views are retained. The other meeting room wall makes use of an existing partition wall through reusing and relocating historic fabric in line with the partition strategy. Another historic partition will be reused as a room divider between the meeting room and the informal seating area.

Kitchens will be fitted out sympathetically within both Unit 1A and Unit 1B. In addition, a new stair lobby and fire escape door will be introduced within Unit 1B.

The shell works are in accordance with existing consents 118677/FO/2017 and 118678/LO/2017 and 143388/JO/2025 and 143414/JO/2025.

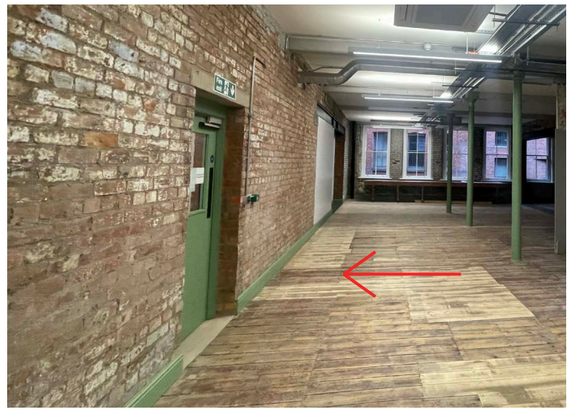
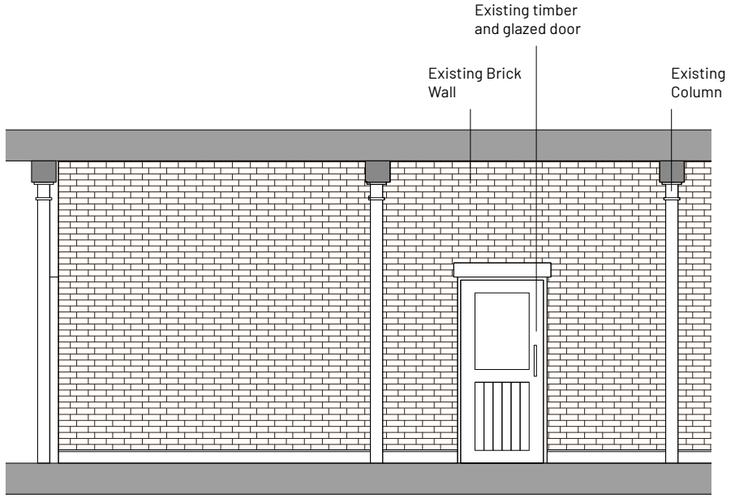
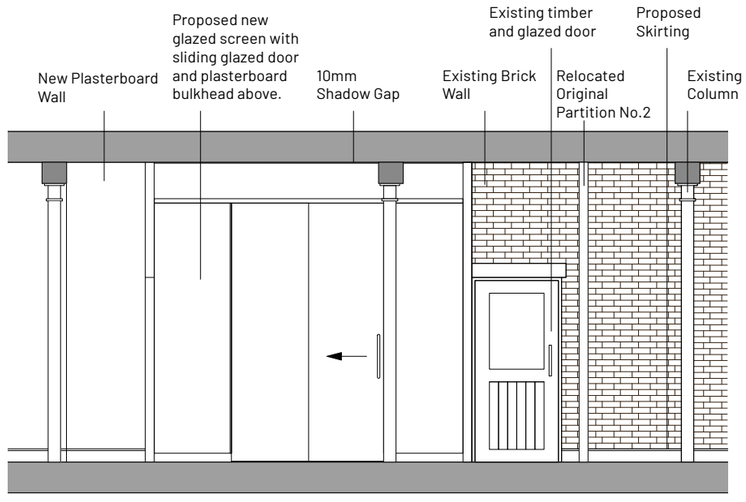


Photo internally within the unit facing the brick elevation opposite the lightwell



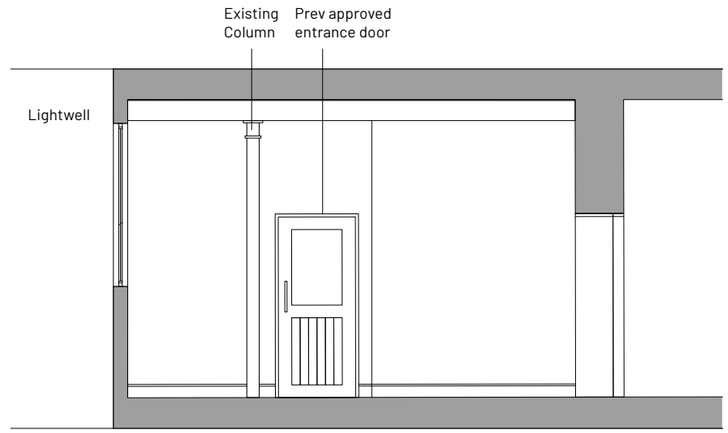
Existing internal section facing the brick elevation opposite the lightwell



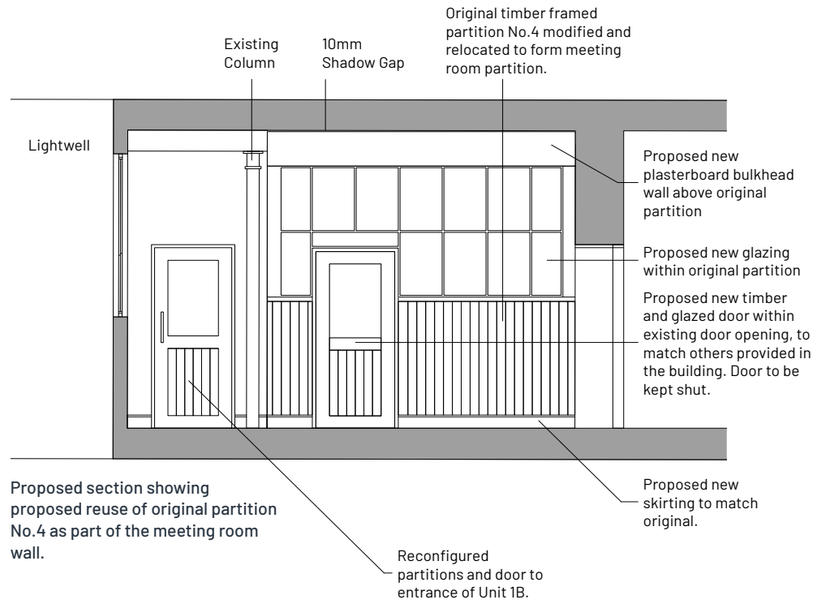
Proposed section showing the glazed screen (elevation) forming one side of the meeting room.



Photo internally within the unit facing the office entrance



Existing internal section facing the office entrance



Proposed section showing proposed reuse of original partition No.4 as part of the meeting room wall.

2.2 ACCESS

The floor is served by the existing historic main staircase and a new passenger lift. The lift is accessed directly from the entrance off Newton Street. From the lift lobby, there are two access points serving Units 1A and 1B. The suite is fully accessible.

Two means of escape are provided from each unit.

A refuge point is located within the protected lobby.



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