



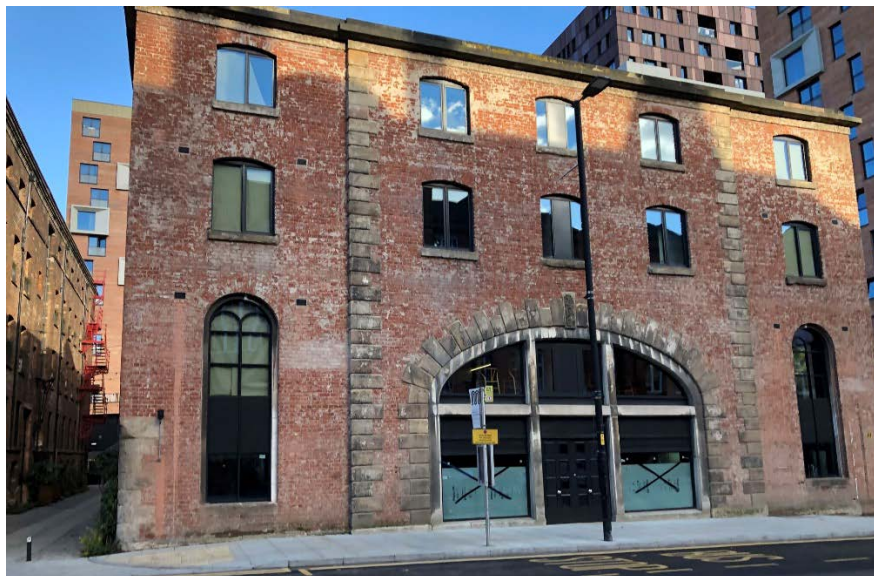
28<sup>th</sup> April 2022

**Heritage Statement for the interior design scheme to Unit G4.1.2 of the Grade II listed Minshull House, Chorlton Street, Manchester for The Barkside.**

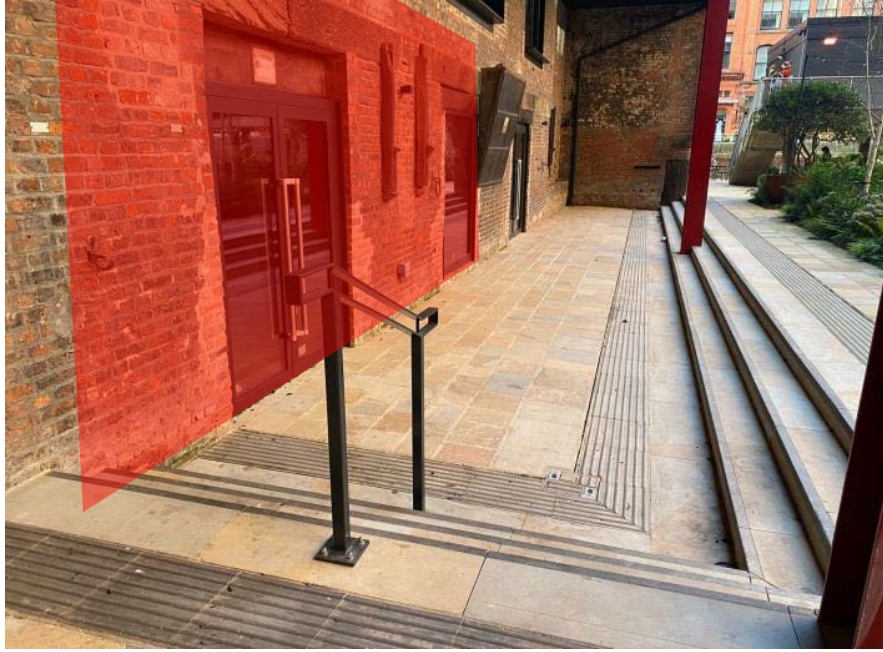
Following our appointment as heritage consultants for the entire Kampus development in 2017, Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for an interior design scheme/ fitout to the ground floor Unit G4.1.2 of the Grade II listed Minshull House, in order to facilitate a new dog grooming parlour and shop, The Barkside (the Site), following the completion of the wider Kampus redevelopment (Figures 1 & 2). Please refer to drawings and D&A statement by ShedKM Architects for details.



**Figure 1:** Map showing the location of Minshull House outlined red, and the approximate demise of Unit G4.1.2 shaded red (the Site).



**Figure 2:** The completed principal elevation of Minshull House as seen from Chorlton Street in 2021.



**Figure 2a:** The completed rear elevation of Minshull House, showing the approximate extent of Unit G4.1.2 shaded red.

The wider Site comprises a former shipping warehouse dating to the late 1870s, which was converted for various warehouse uses in the 1920s, and subsequently became a clothing manufacturers and mail order catalogue company during the 1950s/60s and used by the University of Manchester from the 1980s until its closure in 2015.

On the 24<sup>th</sup> August 2017 Listed Building consent and Planning consent was granted for the redevelopment/refurbishment of Minshull House, the adjoining Minto and Turner Building and other adjacent former university buildings, to form the new Kampus development, which is now complete.

#### Statutory Designations

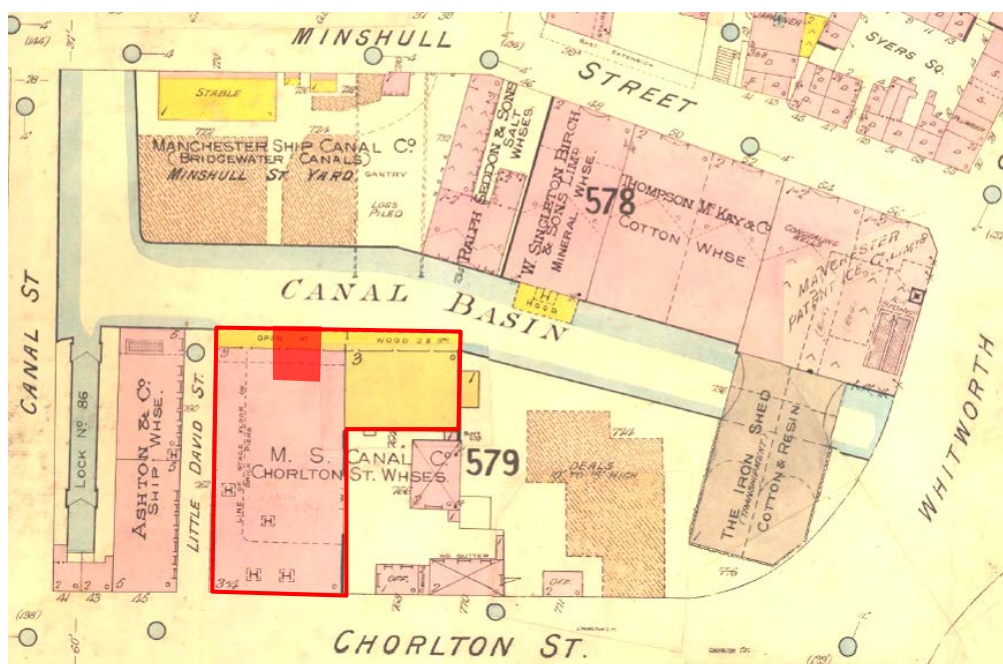
Minshull House was statutorily designated as Grade II Listed on the 8<sup>th</sup> May 1990, the full list description can be found in the Appendix.

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.

#### Historic Development

Minshull House is set over four floors and is of two distinct halves (see Figure 3 below). The longer, northern part is of brick construction with dressed buff stone dressings. The front elevation, fronting Chorlton Street, is of five bays with the three central bays slightly projecting forward.



**Figure 3: 1893 Goads Fire Insurance Plan** – This plan shows Minshull House as being divided into two district warehouses under the combined ownership of Manchester Ship Canal Company and known as Chorlton Street Warehouses. The larger part to the left (containing Unit G4.1.2) is of brick construction, whilst the shorter section to the right was of timber construction, and both parts sharing an overhanging timber loading area onto the canal basin.

The original warehouse was constructed in the 1870s, and by 1886 the warehouse was under the ownership of the Bridgewater Navigation Company who were carriers. During this period the building was known as No. 49 Chorlton Street, later changing to No.47 Chorlton Street by the early 1890s. On the 6<sup>th</sup> August 1887 The Bridgewater Navigation Company was wound up, and all property subsequently sold to the Manchester Ship Canal Company.

By 1891 the warehouse had reached its current form, and can be seen to now overhang the Rochdale Canal branch arm (Figure 3). It was during this period that the building was occupied by the Manchester Ship Canal Company (Bridgewater Canals Undertaking) and Frederick Halt, Carrier's Agent, who appears to have occupied the buildings in the yard fronting Chorlton Street.



**Figure 4:** A view looking from the junction of Minshull Street (left) and Canal Street (right) in 1917, showing the rear elevation of Minshull House. The approximate location of the north-east elevation of Unit G4.1.2 is shown outlined.

During the early 1920s Minshull House was occupied by Messrs Charles Brocklehurst & Son, who ran a fire salvage business, auctioning the damaged and soiled contents of warehouses and mills damaged by fire. During this period the building was known as the Salvage Warehouse.

During the 1930s and 1940s the canal arm became gradually infilled as canal trade began to decline. In 1933 the southern end of the canal arm had become a surface car park. From c1933 to 1945 the building was converted into the 'Portland Garage' and used for motorcar repairs. It appears that part of the building during this period was also occupied by P. H Scott Ltd., who operated as a transport and shipping haulage company.

In 1949 F. Bower & Company are listed as occupying/part occupying the building. Between c1950-c1966 Baracuta Clothiers Ltd. occupied the building, and during this time the building was known as Baracuta House.

The building as a whole was taken over by the University of Manchester from the 1980s until its closure in 2015.



**Figure 5:** A view looking north-west along the north-east elevation of Minshull House in 1944, showing its original relationship to the now filled-in stretch of the branch canal arm. The approximate location of the north-east external elevation/entrance to Unit G4.1.2 is shown outlined.



**Figure 6:** The same view as seen in 2017, showing the approximate location of the north-east external elevation/entrance to Unit G4.1.2 is shown outlined.



**Figure 7:** A current view looking in the opposite direction (south-east) along the completed external elevation of Unit G4.1.2 in 2022, which is shown approximately outlined.

#### Significance Assessment

As part of the now completed 2017 Scheme, the ground floor level of Minshull House was substantially altered to accommodate the future allocation of a number of individual commercial/F&B units. This included the insertion of a new concrete floor, plasterboard ceilings, new external windows and doors, and areas of new studwork/rooms. Please refer to **Figure 11** for significance plan for Unit G4.1.2.

Elements of **high significance** within Unit G4.1.2 include: The remaining external brick wall to the rear (north), and the internal brick wall to the east, and a single original cast iron column.

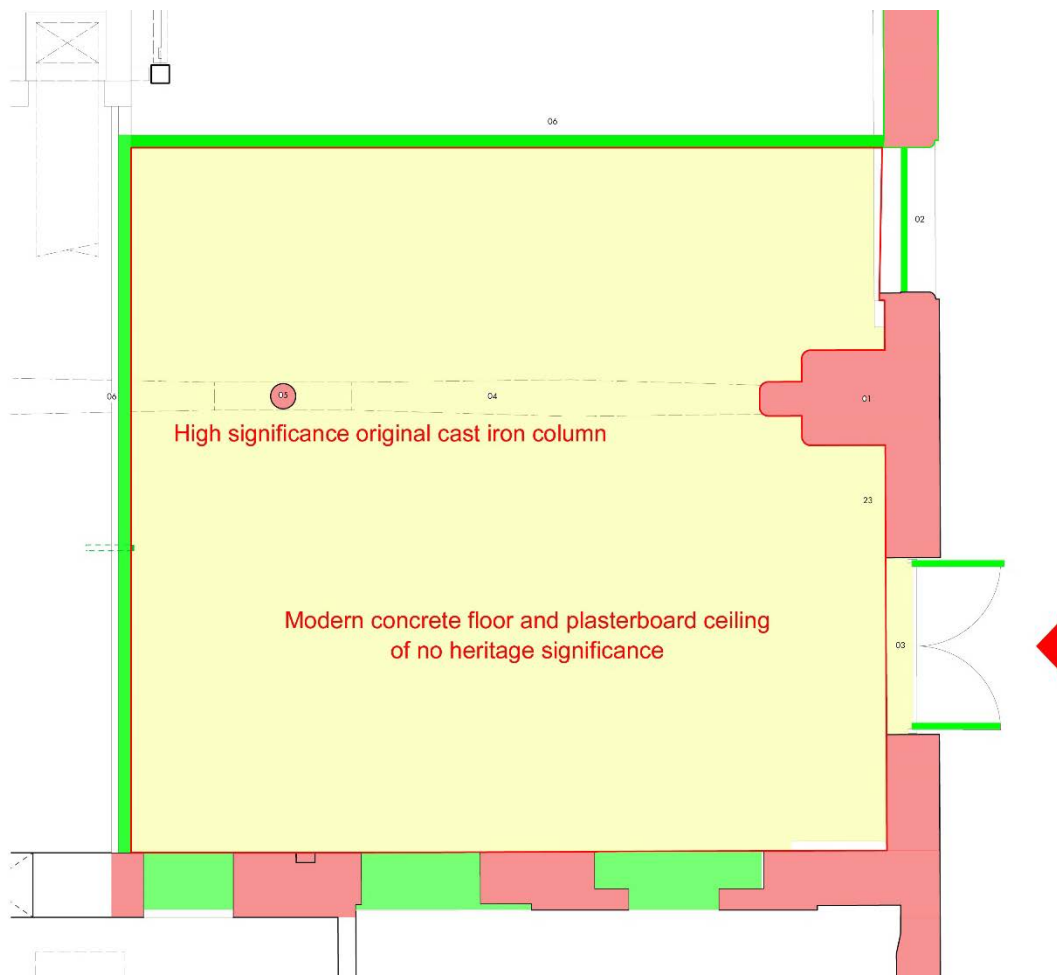
The existing, modern concrete floor, plasterboard ceilings, modern studwork, windows and doors are all of **no significance**.



**Figure 8:** A view looking south-east into the unit (background) from the adjacent unit in the foreground. The red shaded area denotes the approximate location of the party wall between the two units.



**Figure 9:** Looking north through the unit towards its entrance from Little David Street. Note the modern concrete floors and plasterboard ceilings.



**Figure 10:** Ground floor significance plan for Unit G4.1.2 (shaded yellow) looking west. Original **high significance** walls and single cast iron column are shaded red, whilst new elements of **no significance**, such as walls, doors/windows, are shaded green.

### Proposals

The scheme (Refer to Figure 11 below) proposes to convert the current larger unit into a smaller dog grooming parlour and shop, which will include a reception/counter area, a grooming room and a toilet, all located against the modern southern studwork elevation. The main entrance will utilise the current, modern double doors out into the courtyard area on the north elevation.

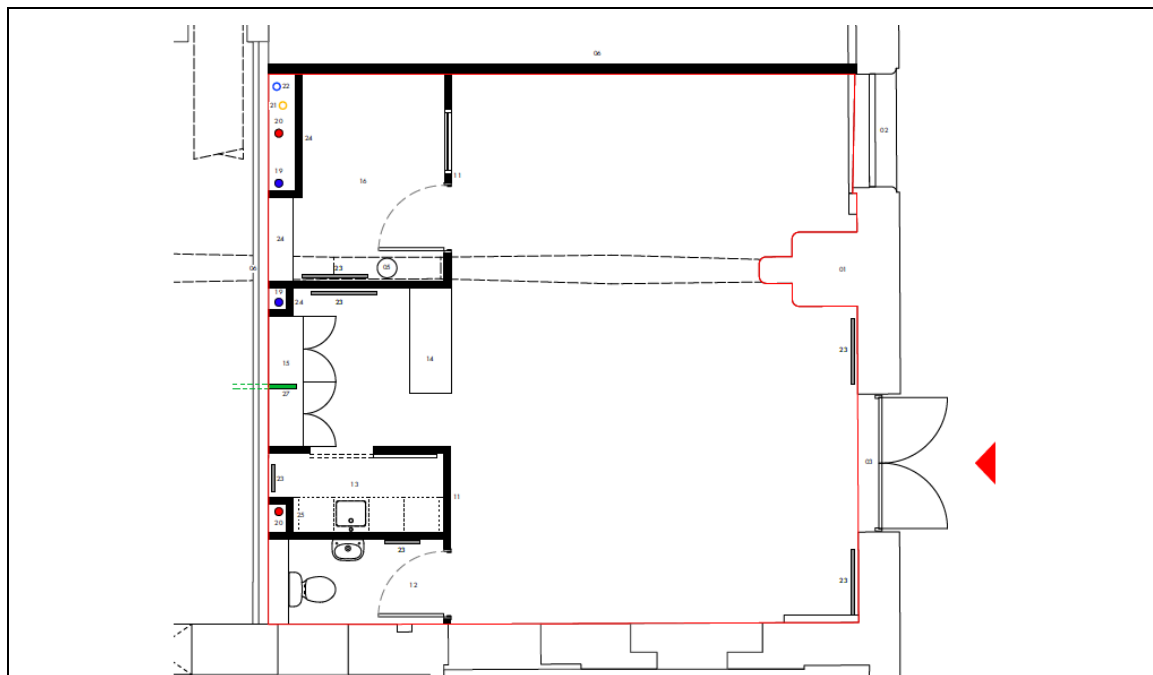
The light touch interior design scheme will retain all existing brick walls as exposed, with studwork walls forming the new enclosures to the south being of studwork and fixed to the modern walls, floors and ceilings.

The modern concrete floor will receive a new micro cement covering with entrance mat, which will extend across the proposed new studwork walls to form a seamless appearance in a neutral colour.

Minimal lighting will be fitted to the modern plasterboard ceiling, which will comprise adjustable track spotlights in black, surface mounted lights and pendant lights. Other M&E will include an air curtain to the ceiling above the entrance, and six small wall heaters located which will be located within the new room enclosures, and in the main unit. Where heaters are proposed to be located on original walls, these will be fixed using minimal fixings into mortar joints.

External proposals focus on introducing subtle signage following guidance set out by the landlord, and will include branded manifestations applied to the modern glazed doors and a surface mounted sign to the wall between the doors and window and will be fixed using minimal fixings into mortar joints.

The necessity for allowing for air ventilation into and out of the unit will be facilitated by the addition of two small cast iron air bricks either side of the entrance, which will then run via small ventilation ducts along the modern plasterboard ceiling and into the toilet and grooming parlour. The ducting will be painted into the modern ceiling in white.



**Figure 11:** Proposed ground floor plan for Unit G4.1.2 (looking south-west), showing proposed new studwork room enclosures and fixed furniture to the left.

### Heritage Impact

The proposed light touch interior fit-out of the small Unit G4.1.2 of the Grade II Listed Minshull House forms the next stage of the now completed redevelopment of the building and wider Kampus development site for use as F&B and commercial offerings.

The light touch scheme is necessary in order to facilitate the introduction of a new dog grooming business outlet adequately. The overriding design approach unit has been to retain and enhance all surviving features of heritage significance throughout, whilst concentrating all new additions to the least sensitive area of the unit.

Areas of minor alteration focus on the addition of new enclosures to create usable rooms in order to accommodate a new dog grooming business. The studwork walls will be entirely fixed to modern surfaces, and will not be attached to the original cast iron column, which will be left exposed within the grooming area. The inclusion of air ventilation from these rooms to the exterior of the unit will allow these spaces to be usable.

To the main entrances, high quality, and discreet signage will be applied to modern glazing and minimally fixed to the mortar joints of the existing brickwork, in the consented signage zones.

**The light touch proposals to Unit G4.1.2 will be understood as new additions to the listed building, and are required to facilitate the introduction of a new dog grooming offering, which forms part of the next phase of works relating to the now completed redevelopment of Minshull House and wider Kampus development. Consequently, it is considered that the current light touch proposals will result in no impact on the special interest of the Grade II listed Minshull House as a whole.**

## Appendix – List Description

*Grade: II*

*List Entry Number: 1283092*

*Date first listed: 08-May-1990*

*Statutory Address: MINSHULL HOUSE, 47, CHORLTON STREET*

*SJ8497NW CHORLTON STREET 698-1/32/66 (North East side) 08/05/90 No.47 Minshull House*

*GV II*

*Canal warehouse, in use as a Polytechnic library at the time of listing. Early to mid C19, probably enlarged in later C19, and subsequently altered. Red brick in English garden wall bond (the front rendered), with sandstone dressings, corrugated sheet cladding to jettied upper floors at rear (roof concealed), internal cast-iron and wrought-iron frame. L-plan formed by main range on east-west axis between Chorlton Street at front and former canal basin at rear, with a wing at the south-east corner.*

*Three storeys over a basement, 5x13 bays; symmetrical west front 1:3:1 bays, now covered with scored render; the centre breaks forwards slightly and has rusticated quoins and a very wide elliptical-arched former wagon entrance with rusticated long-and-short surround and raised keystone (now blocked with C20 glazed screen containing doorway), and segmental-headed windows on both floors above, all with raised sills and altered glazing; the outer bays have tall round-headed openings with C20 glazing, and upper windows like those in the centre.*

*The 13-window left return wall has (inter alia) a 3-window portion towards the rear which matches the centre portion of the front and has a similar wagon archway (now blocked, with windows on 2 levels), and to the right of this a narrow loading slot with a pitched canopy breaking the eaves. The rear is distinguished by a full-width cantilevered jetty from the 1st floor upwards overhanging the side of the former basin, and the wall below this has a mooring ring and the remains of a wooden wall-crane. Interior: retains intact framework of cast-iron columns (those at ground floor very thick, with entasis, and vertical fins), a system of struts and tie-rods to the cantilevered upper floors, and timber king-post roof trusses with raked struts.*

*Listing NGR: SJ8447997885*