



17th March 2022

Heritage Statement for the interior design scheme to Unit G4.1.1 of the Grade II listed Minshull House, Chorlton Street, Manchester for the Great North Pie Company.

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 G4.1.1 of the Grade II listed Minshull House (the Site), in order to facilitate a new F&B use the Great North Pie Company following the completion of the wider Kampus redevelopment (Figures 1 & 2). Please refer to drawings and D&A statement by Up North Architects for details.



Figure 1: Map showing the location of Minshull House outlined red, and the approximate demise of Unit G4.1.1 shaded red (the Site).

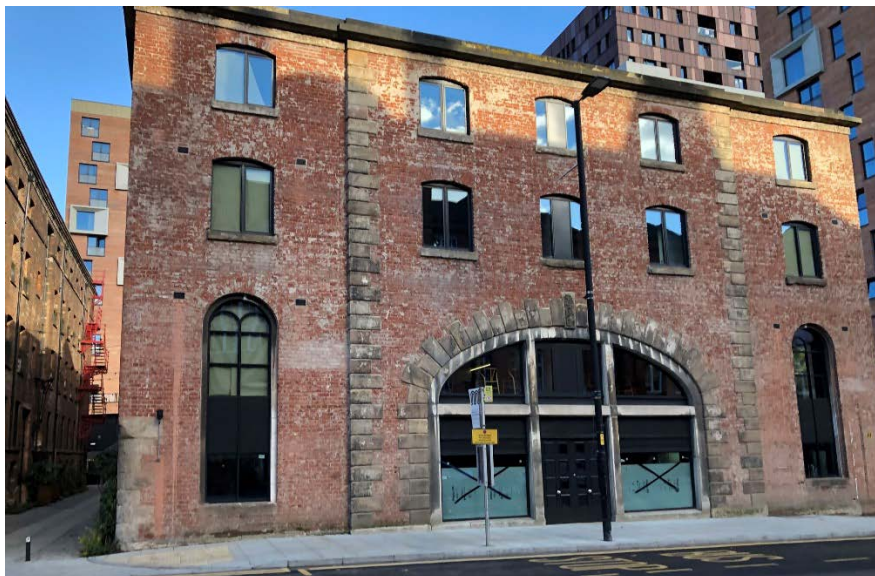


Figure 2: The completed principal elevation of Minshull House as seen from Chorlton Street in 2021

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 24th 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 8th 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.

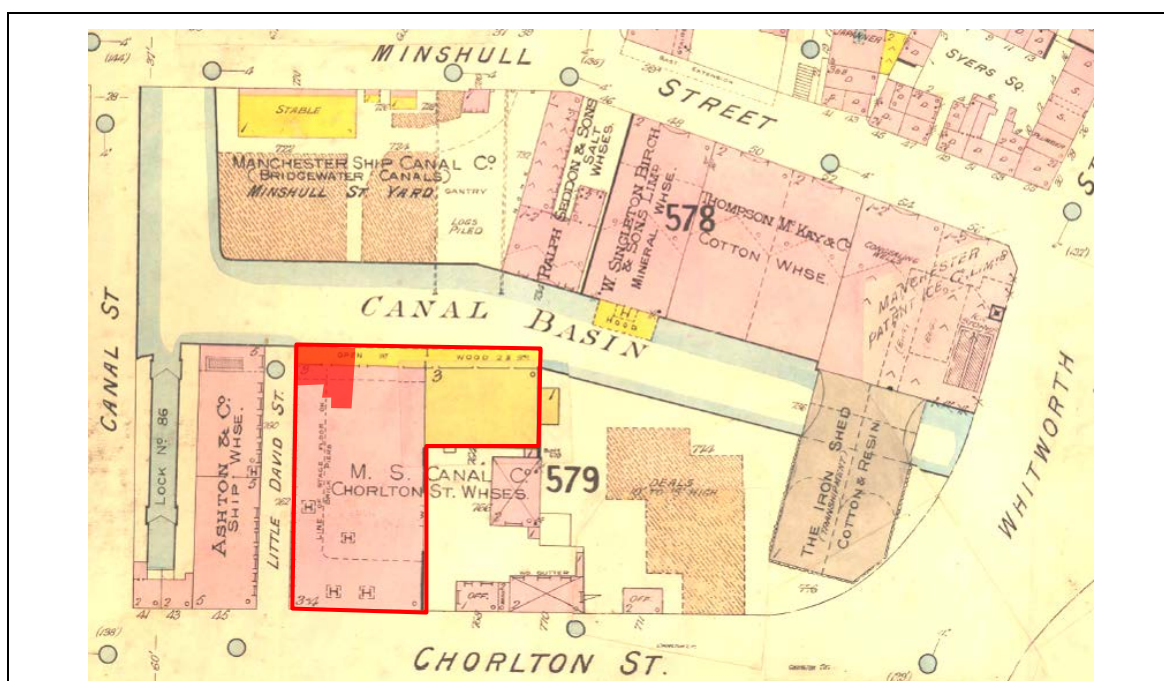


Figure 3: 1893 Goads Fire Insurance Plan – This plan shows Minshull House as being divided into two district warehouses under the combined ownership of Manchester Ship Canal Company and known as Chorlton Street Warehouses. The larger part to the left (containing Unit G4.1.1) was of brick construction, 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 6th 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 G4.1.1 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 become 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.

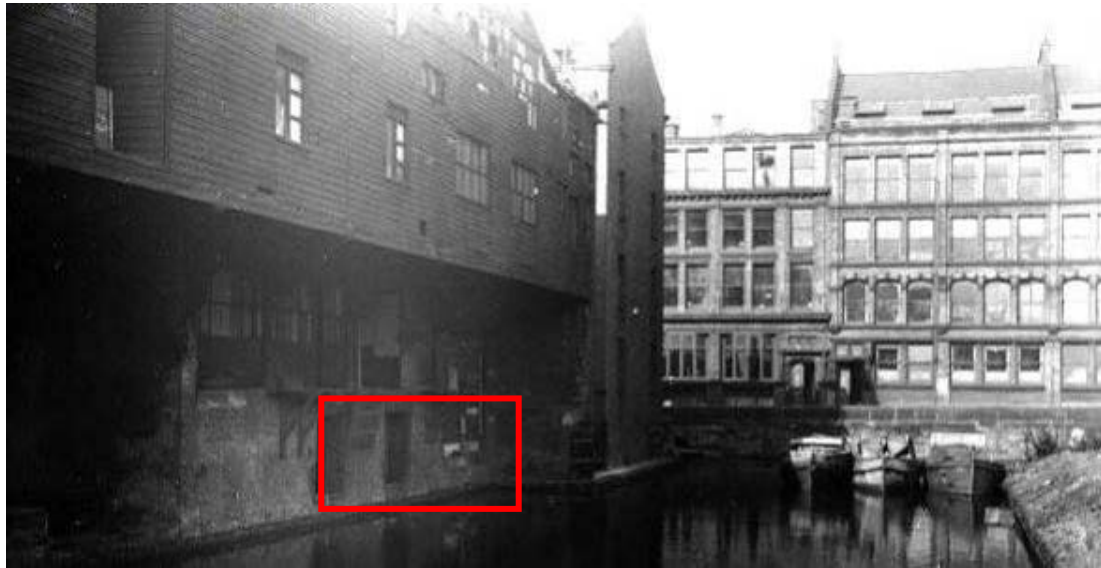


Figure 5: A view looking north-west along the north-east elevation of Minshull House in 1944, showing its original relationship to the now filled-in stretch of the branch canal arm. The approximate location of the north-east external elevation/entrance to Unit G4.1.1 is shown outlined.



Figure 6: The same view as seen in 2017, showing the approximate location of the north-east external elevation/entrance to Unit G4.1.1 is shown outlined.



Figure 7: A current view looking in the opposite direction (south-east) along the completed external elevation of Unit G4.1.1 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 G4.1.1.

Elements of **high significance** within Unit G4.1.1 include: external, and partly internal brick walls (now exposed), and a single original cast iron column.

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



Figure 8: A view looking south-east across the unit (foreground) showing the adjacent unit to the background. The red shaded area denotes the approximate location of the proposed 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: Looking north-west into Unit G4.1.1 from the adjacent unit, showing the approximate location of the proposed party wall (denoted by red lines).

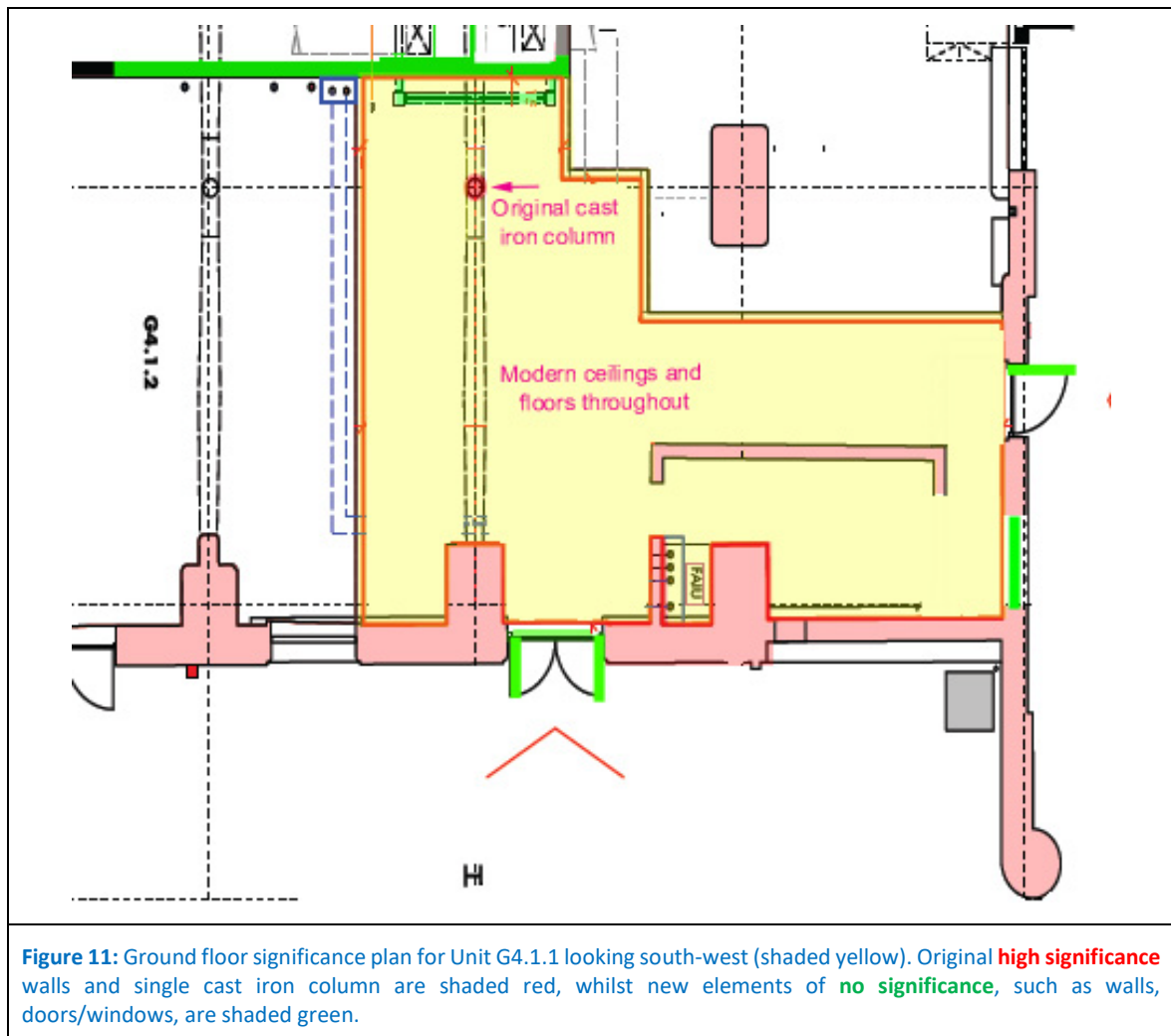


Figure 11: Ground floor significance plan for Unit G4.1.1 looking south-west (shaded yellow). Original **high significance** walls and single cast iron column are shaded red, whilst new elements of **no significance**, such as walls, doors/windows, are shaded green.

Proposals

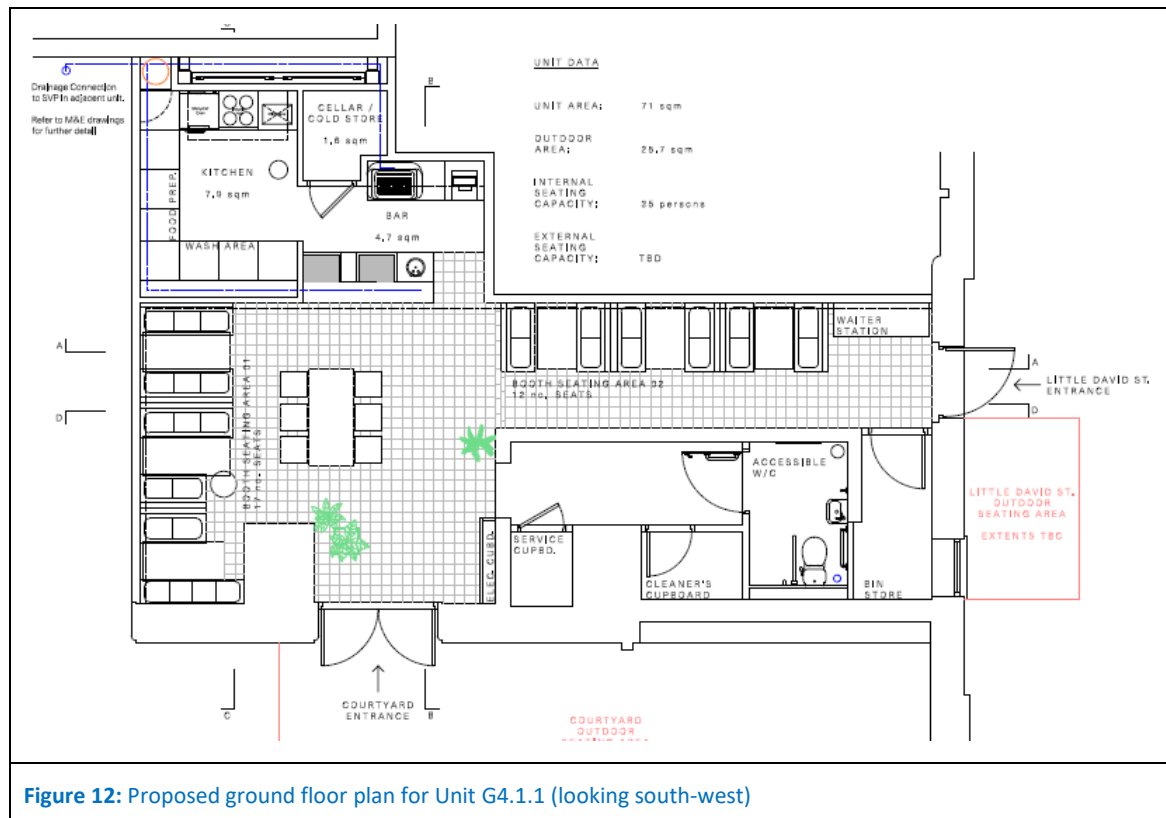
The scheme (Refer to Figure 12 below) proposes to convert the larger current unit into a smaller F&B offering, which will include a small commercial kitchen, with an area for dining to accommodate circa 35 covers. The main entrance, which faces the garden courtyard via double doors, will form the main public entrance. A second entrance from Little David Street will also be used as a public entrance.

The current light touch proposals comprise: A new bar will be located opposite the main entrance, with a small back of house (kitchen, cold room, storage etc) area directly behind it. A new accessible WC and refuse room will be located within the former staircase area to the northern corner of the unit.

The light touch interior design scheme will retain all existing brick walls as exposed, with any proposed new studwork walls to form the new demise for Unit G4.1.1, and to form the proposed WC, kitchen/back of house space and refuse area, will be primarily fixed into the modern ceilings and floors, with minimal fixings into mortar joints of original brick walls only were absolutely necessary.

The new studwork walls will be decorated with tiling and plain mirrors in order to increase the perception of space in this small unit. Seating booths will be provided and will not be fixed to any historic fabric.

External proposals focus on introducing subtle signage and menu boards to the agreed signage zones to the entrances, and the replacement of a modern glass panel to the bottom half of the modern window adjacent to the Little David Street entrance with a louver, matching the existing louver to the top half of the window in order to facilitate adequate airflow within the proposed refuse store room immediately behind.



Heritage Impact

The proposed light touch interior fit-out of the small Unit G4.1.1 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 F&B 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 and decorative schemes such as fixed seating booths, tiling, mirrors etc on new fabric of no heritage significance, such as new studwork walls, concrete floors and plasterboard ceilings, with only minimal fixings required where absolutely necessary.

Areas of minor alteration focus on the subdivision of the space to create a separate unit (with other adjacent units due to come forward at a later date). The introduction of new party walls of studwork will not visually impact on the currently open-plan character of the wider space, as until 2017 this space contained a number of small rooms, which were removed as part of the 2017 consented scheme. The studwork walls aim to be entirely, or largely fixed to modern surfaces, with only minimal fixings required where absolutely necessary.

To the main entrances, high quality, and discreet signage/menu boards will be minimally fixed to the mortar joints of the existing brickwork, in the consented signage zones. Whilst the existing modern window immediately adjacent to the Little David Street entrance will receive a new louver panel to the lower half of the window. The new louver will replace a modern glass panel in order to create adequate airflow to the proposed refuge store behind, and will match the design and colouring of the existing louver (to the top half of the window).

The light touch proposals to Unit G4.1.1 will be understood as new additions to the listed building, and are required to facilitate the introduction of a new F&B 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