Paul Butler Associates
Planning, Development & Heritage Consultants

Beech Holdings

Proposed Residential Development at Mindel House, 10 Minshull Street and 11 Bloom Street, Manchester City Centre

Heritage Statement for Mindel House

13 March 2018

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Beech Holdings. The statement has been provided in support of a proposal scheme for the change of use, conversion and extension of Mindel House and 11 Bloom Street, Manchester City Centre into residential apartments. Mindel House dates from the mid – late 19th Century and was constructed as a warehouse. The building is grade II listed. The main purpose of this statement is to consider the heritage significance of Mindel House and to appraise the impact of the proposed scheme on this significance. The potential impact of the scheme upon the setting of nearby listed buildings is also appraised.

1.2 This statement has been prepared in accordance with national and local planning policy guidance; and, following a visual and photographic survey of the site (undertaken in December 2014, July 2017 and November 2017), together with examination, analysis and assessment of available historic records and cartographic sources held at Manchester Central Library and Greater Manchester Archaeological Advisory Service. This Historic Environment Record has been consulted and is attached at appendix 1.

1.3 This statement includes:

- A description of the application site and surrounding area;
- An overview of the proposed scheme;
- A review of relevant heritage national and local planning policy guidance;
- A summary of the site's archaeological and historical background;
- A physical description of Mindel House;
- An assessment of the heritage significance of Mindel House;
- An appraisal of the proposed scheme against this significance;
- An assessment of the potential impact of the scheme on nearby listed buildings; and,
- A conclusion.

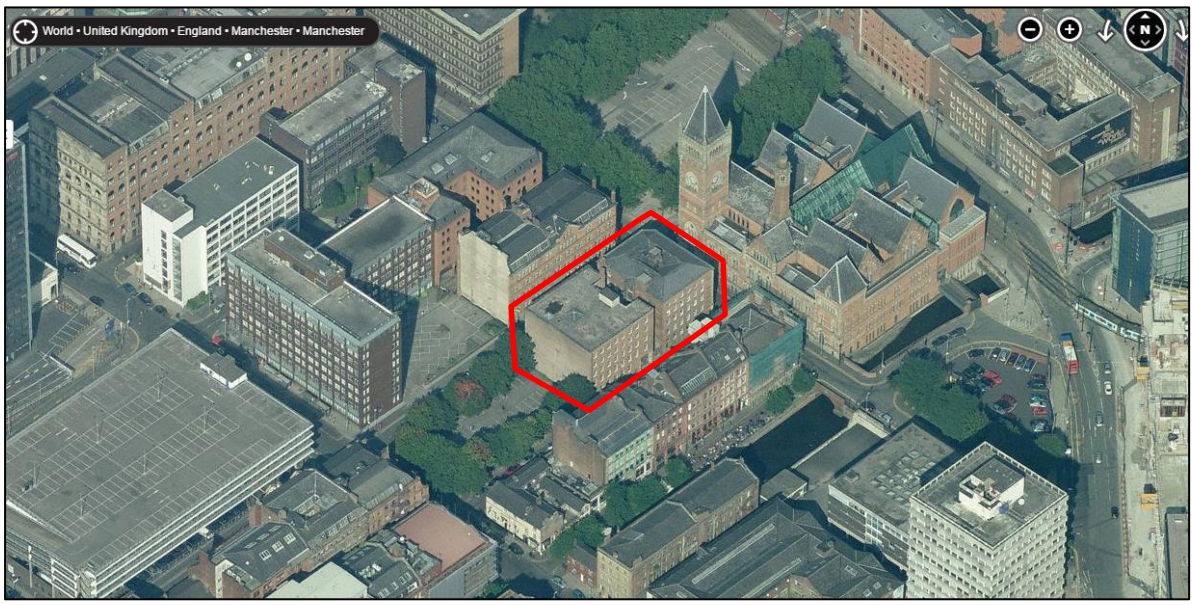
1.4 The proposed scheme is supported by a series of drawings prepared by Beech Design & Build and has been developed in response to the comments raised by Manchester City

Council's planning and conservation officers during a site meeting on 29 May 2015. The proposals were further developed following detailed comments received from the Urban Design and Conservation team on 21 September 2016 and 30 November 2017, and following meetings with Manchester City Council's planning and conservation officers on 23 September 2016 and 10 November 2017. Pre-application consultation has also been undertaken with Historic England, local ward Councillors, and local residents/businesses prior to the submission of the application.

2. The Application Site and Surrounding Area

Application Site

2.1 The application site includes two separate buildings: Mindel House, 10 Minshull Street and 11 Bloom Street, Manchester City Centre. The application site is bounded by Minshull Street to the north, Richmond Street to the east, a public car park to the south and Bloom Street to the west. A service yard exists between the buildings and is accessed from Bloom Street and Richmond Street.



Aerial view of the application site.

2.2 The application site is approximately 0.13 hectares in size and largely occupied by Mindel House and 11 Bloom Street, both of which are Grade II listed. Both buildings are substantial former warehouses comprising 5 storeys set above a basement, and are constructed from redbrick and sandstone dressing. The buildings are set at back of pavement and are of a square plan form. Together with 8 Minshull Street/42 Bloom Street, they form a group of buildings that reflects the character of this this part of the City Centre.


11 Bloom Street.



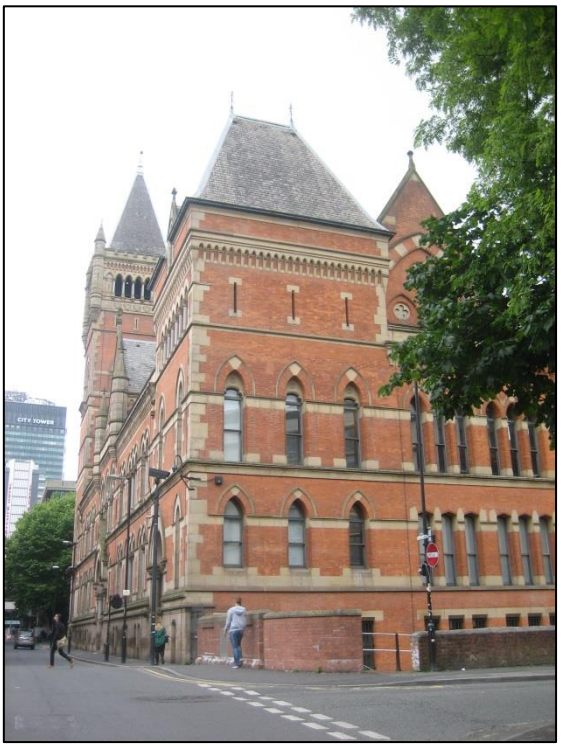
Mindel House.

2.3 Apart from a nightclub which until recently operated in the basement of Mindel House, both buildings have been vacant and have been underused for a number of years. Although recent works have been carried out to 11 Bloom Street to ensure that it is weather tight, both buildings have suffered from water ingress, which is particularly noticeable on the upper floors. With regards to Mindel House, there is greater evidence of neglect, including blocked up windows, rotten window frames, damage to external fabric, rainwater goods and the roof. The longer these buildings remain vacant the further they will fall into disrepair.

2.4 The application site is not located within a conservation area, and there are no trees or public rights of way located within the site. The site isn't located in a flood risk area.

Surrounding Area

2.5 The application site falls within 'The Village' sub area of the City Centre and is located in close proximity to a number of other listed buildings, including the City Police Courts (Grade II* listed) on the opposite side of Minshull Street, which were designed by Thomas Worthington in an Italian Gothic style and built between 1868 – 1871; and, 8 Minshull Street/42 Bloom Street (Grade II listed) located on the opposite corner of Bloom Street and Minshull Street, which dates between mid to later 19th century and is built in the Palazzo style.



City Police Courts.



8 Minshull Street/42 Bloom Street.

2.6 The area is home to a diverse mix of uses including hotels, office accommodation, educational institutes and evening time uses. The Village – which is centred on Canal Street – provides a significant contribution to the City Centre's night-time economy, through the provision of numerous bars and restaurants, and the resultant attraction for people wanting to live in the area.

2.7 Whilst the area occupies a central location and is in close proximity to important traffic routes, including Portland Street and Princess Street, there are numerous vacant buildings. In more recent years there has been significant investment in vacant buildings, with many former warehouse buildings being converted into offices and apartments. However, there are further opportunities for vacant buildings to be given a new lease of life and for this part of the City Centre to be further utilised by local people and visitors to Manchester.

3. The Proposed Scheme

3.1 The proposed scheme involves the change of use and internal/external works to buildings to accommodate 80 apartments (use class C3) including single storey roof top extension to 11 Bloom Street with residents' amenity space above.

3.2 The development proposes the following residential mix:

Floor	1 bed	2 bed	3 bed	Total
Mindel House, 10 Minshull Street				
Lower Ground Floor	0	5	0	5
Upper Ground Floor	0	5	0	5
First Floor	1	5	0	6
Second Floor	1	4	1	6
Third Floor	1	4	1	6
Fourth Floor and Roof Level	1	4	1	6
Building Total:	4	27	3	34
11 Bloom Street				
Lower Ground Floor	5	0	0	5
Upper Ground Floor	1	4	0	5
First Floor	5	3	0	8
Second Floor	5	3	0	8
Third Floor	3	2	2	7
Fourth Floor	3	2	2	7
Fifth Floor	1	5	0	6
Building Total:	23	19	4	46
OVERALL SCHEME TOTAL:	**27**	**46**	**7**	**80**

3.3 The scheme proposes to retain the original main entrances to the buildings located on the Minshull Street/Bloom Street corner of Mindel House, and in the eastern corner of the Bloom Street elevation of 11 Bloom Street. Additional entrances to each building will also be provided from the yard area located between the buildings via steps leading up to the upper ground floor level. A platform lift will be installed adjacent to each of these sets of steps to ensure that each building is accessible for future residents and any visitors who use a wheelchair. The entrance area to 11 Bloom Street will be covered with a glazed roof structure to allow this space to function as a share communal space for residents.

3.4 The main entrance to Mindel House provides access to the main staircase which is to be refurbished and reused. The 1960s lift will be retained and provide access between all the floors of the building.

3.5 The entrance to 11 Bloom Street leads to the main staircase and through to the new lift. The staircase provides access up to the third floor, with a smaller staircase then providing access to the fourth floor. This smaller staircase will be extended to provide access to the roof extension and communal amenity space above. A new lift will be installed to provide access to all levels of the building including the roof top amenity space.

3.6 The scheme will provide a variety of amenity spaces for future residents including within the yard area between the buildings (which will be partly covered by a glazed roof structure), and terrace on the roof of 11 Bloom Street. The yard area between the buildings will be secured by metal gates with fob activated entrances. The scheme will accommodate spaces for 88 bikes which exceeds 100% provision. The storage areas are located at lower ground floor level of 11 Bloom Street and within the covered yard area of 11 Bloom Street.

3.7 A communal bin store for both buildings is provided within 11 Bloom Street. This will accommodate bins at the lower ground floor level with a lift allowing for the transport of bins to the ground floor.

4. The Heritage Planning Policy Context

4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.

4.3 In this instance the development plan currently comprises the Manchester Core Strategy Development Plan, saved policies of the Unitary Development Plan for Manchester and The Guide to Development in Manchester Supplementary Planning Document. The provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.4 11 Bloom Street was listed Grade II on 6 June 1994. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works or alteration which may affect its special interest.

4.5 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.6 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

4.7 The proposed scheme will directly affect 11 Bloom Street and Mindel House. It also has the potential to impact upon the setting of nearby listed buildings including Minshull Street Crown Court (Grade II* listed) and 8 Minshull Street (Grade II listed) due to its proximity to these designated heritage assets.

National Planning Policy Framework (NPPF)

4.8 Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was published on 27 March 2012 and sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.

4.9 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 7 advises that sustainable development has three dimensions: '*economic, social and environmental*', all of which are of relevance to the determination of the application. The conversion of 11 Bloom Street will provide economic benefits through job creation and the provision of new homes; social benefits through the provision of a mix of apartments to meet a local need; and, environmental benefits through the redevelopment of a brownfield site and conversion of an existing building.

4.10 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through planning decision making. Unless material considerations indicate otherwise, local planning authorities are urged to *'approve development proposals that accord with the*

development plan without delay'. The NPPF (paragraph 186) is clear that *'local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development'*.

4.11 Section 12 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 128 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*. 'Significance' is defined by Annex 2: 'Glossary of NPPF' as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*. 'Setting of a heritage asset' is also defined by Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

4.12 Paragraph 129 of the NPPF advises that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'*.

4.13 Paragraph 130 of the NPPF advises that *'Where there is evidence of neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken in account in any decision'*.

4.14 Paragraph 131 of the NPPF advises that *'In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to*

sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'.

4.15 Paragraph 132 of the NPPF advises that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building should be exceptional'*.

4.16 Paragraph 133 advises that '*Where a proposed development will lead to substantial harm to the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss*'. With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 017 Reference ID: 18a-017-20140306).

4.17 Paragraph 134 advises that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'*.

4.18 Paragraph 19 of NPPF advises that *'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'*. Paragraph 173 advises

that development which accords with development plans *'should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened'.*

Historic England Guidance

4.19 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Advice Note 2: Making Changes to Heritage Assets

4.20 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

4.21 Originally published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

Historic England 'Seeing the History in the View'

4.22 Published in May 2011, this document provides guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. The guidance explains Historic England's own approach to views assessment and is intended to be of use to local planning authorities, professionals and developers as well as the interested public.

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

4.23 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage residential development on sustainably located brownfield sites. The proposed development is therefore supported in principle by these strategic development plan policies.

4.24 Specific heritage policies of the core strategy of relevance to the proposed scheme include:

- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.

- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.25 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings

of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

4.26 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

5. Archaeological and Historical Background

5.1 This section is to be read alongside the historical plans of the application site and surrounding area contained in appendix 2.

5.2 The current understanding of any activity in Manchester during the prehistoric period is very poor, with evidence for Greater Manchester being sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. It is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age/Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.

5.3 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of cl.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant et al 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of

occupation commencing during the late 1" century and continuing into the 3rd century. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005).

5.4 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site, although it lies c. 0.6km from the site of the fort.

5.5 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did however build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).

5.6 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map, it shows that the surrounding area was agricultural land. The site was originally part of the Chorlton Hall Estate, owned by the

Minshull's of Piccadilly. Major Roger Aytoun was a local wealthy military man of the late 18th century (Hartwell 2001). The area surrounding Mindel House was split into developable blocks by Roger Aytoun in the 1770s. This formed the present streets within the area with a block pattern form.

5.7 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s. 25 Landowners perceived two potential uses for canalside land: as factory sites and as coal, stone, and timber wharfs (Maw et.al 2011, 5). The site lies to the east of Portland Street which was a major thoroughfare as Manchester developed (Waddington 2011).

5.8 Greens map of 1794 shows that the area surrounding the application site was developed in the block grid pattern, as mentioned above. The block on which Mindel House would later be constructed was at this time however, a garden or allotment plot. The west side of Bloom Street was developed with terrace housing whereas on the other side of the site, along Richmond Street, the site was undeveloped.

5.9 Swire's map of 1824 shows that the surrounding area had continued to develop slowly over the turn of the century, although the block on which Mindel House would stand was no longer a garden, and shown as land, ready for development. By this time Manchester was the largest textile centre in the world and the need for warehouses grew. The Whitworth Street area saw a great number of warehouses built at this time and the distinctive architecture was both functional and expressive of the wealth of the owners (GMAAS 2014).

5.10 Every 19th Century town of any size had warehouses where perishable goods and foods were stored before being distributed within the town. The earliest warehouses were connected to the road and canal networks, with later buildings being connected to the railway system

(Waddington 2011). The canal system was close to Bloom Street, lying to the northeast. The area in the vicinity of the site was developed around the canal infrastructure. Mindel House was a commercial warehouse. Commercial warehousing developed from merchants storing wares such as cotton materials in their houses, but as the industry grew the need for larger warehouses specifically designed for the purpose developed. The important time for warehouse developments of this type was after 1840 when the economic character of Manchester was changing from one of cotton manufacture to a centre of commerce and merchants (Waddington 2011).

5.11 A building on the site is first shown on Adshead's map of 1849, which depicts it as a simple square with a servicing alley to the rear. The 1850 town plan shows a similar situation, although a small notch is shown on the rear elevation within the servicing alley, possibly a taking in area. To the south, 11 Bloom Street is noted as a stone yard and a cotton mill and iron works have been built to the south of this. At this time, 10 Minshull street is listed in Slater's directory, with John Taylor operating there as a pawnbroker. The building shown is unlikely to be a warehouse but represents an earlier building. By 1869 10 Minshull Street is absent from the trade directories, appearing again in 1876. Here it is listed as "Harrison, E and Co. Manufacturers" as well as "Birch W.S. and Sons, China clay etc, Merchants". This suggests that Mindel House was built around 1876. Waddington (2011) notes that it was built for the company E. Harrison & Co. and the type of materials they produced were sateen, jeans, drills, royal ribs & jeanettes. They produced these products in 2 factories: 9 Palace Street and 9 Palace Square – Oldham and Todmorden. The only reference to E. Harrison & Co. Todmorden appears at Crow Carr Ings Mill, Whiteplatts Street, Todmorden, where it appears that Enoch Harrison & Co. had 139 looms in 1869. They employed 70 hands and produced 104 tonnes of goods. By 1878, they had 469 looms working full time. They were manufacturers of satins and fancy goods for printing and dying. Birch W.S. and Sons likely rented a floor, as was common at the time.

5.12 Harrison, E and Co. continued to occupy the building, with Birch W.S. and Sons moving out by the early 1880's. The area around Whitworth Street quickly grew into a warehouse district, with 36 Princess Street being built in 1880-2 (Taylor 2000), around the same time as 38 Whitworth Street (Taylor 2001). By the time of the 1896 OS map, the angled corner at the

junction of Bloom Street and Minshull Street is shown. 11 Bloom Street had been erected by this time and the servicing alley was partially covered over on the southern side. A further small outbuilding was erected to the west side of the servicing alley. Opposite the building, on the other side of Minshull Street, the Police Courts are shown.

5.13 Harrison, E and Co. continued to occupy the premises through the turn of the century, still listed as operating there in 1907. The 1908 OS map shows that little had changed on the site over this time and the surrounding buildings were also unaltered. By 1909, Harrison, E and Co had moved out, with the premises taken over by Rose Hewitt and Co., Merchants.

5.14 The 1922 OS map shows that once again little change occurred over this time, although a further small outbuilding was erected at the eastern end of the servicing alley. By the time of the 1932 mapping, again little had changed, although both rear outbuildings were not shown and the whole servicing alley was shown to be covered over. Rose Hewitt and Co. had moved out by 1936, with Ogdens and Madeleys Ltd, Manufacturers taking over for the early 20th century. By 1954, once again little had changed on the site, although further alterations were made to the servicing alley.

6. Physical Description of Mindel House

6.1 The Listed building description describes it as follows:

> *MANCHESTER SJ8497NW MINSHULL STREET 698-1/32/233 (South West side) No.10 Minshull House GV II Grey warehouse, now offices. Mid to later C19; altered. Sandstone ashlar at ground floor (painted), red brick in Flemish bond with sandstone dressings, slate roof. Rectangular plan on corner site, with splayed corner, loading bay at rear. Simplified palazzo style. Five storeys and basement, 8 windows plus the corner; with banded basement and left corner, band over ground floor, moulded cornice. Segmental-headed arches to basement and ground floor, the basement openings now blocked, and segmental-headed windows at ground floor with altered glazing; sashed windows without glazing bars to all upper floors, those at 1st floor with stone lintels and the others all with flat-arched heads and raised sills; tie-plates at 2nd and 3rd floors. Corner entrance with segmental-headed doorway in moulded architrave with keystone, pilasters to left and right with worn lettering "MANUFACTURERS AND PRINTERS"; segmental-headed window above, with saw-tooth arch-band, stone cornice over 3rd floor. Right-hand return to Bloom Street, 6 bays, similar to principal facade. Left return (to Richmond Street), plain and regular, has sashed windows with flat-arched heads (those to front bay blind). Rear has (inter alia) a full-height loading slot in the centre, with a hoist canopy. Interior not inspected. Forms group with No.11 Bloom Street* to rear, No.8 Minshull Street to right, and City Police Courts opposite.

General Description

6.2 Mindel House was originally a warehouse and was built alongside numerous other warehouse buildings as part of Manchester's burgeoning textile manufacturing industry. The building's approximate date, design and use suggest that it was a commercial warehouse, built for E. Harrison & Co. to display the goods they produced. Such

warehouses were evident in all parts of the commercial area of the City, but there were significant clusters on Princess Street and Whitworth Street.

6.3 With regards to the general layout of warehouses, *'each floor was divided into departments that specialised in certain types of goods and were overseen by a foreman, under whom worked assistants and salesmen. The upper floors were used for the least heavy goods and for those that required the best light for inspection; heavier goods were to be found of the lower floors. Buyers moved between departments to sample and inspect the goods and to place orders. Purchased items were sent by hoist down to a packing room where they were given a final check, invoiced and packed prior to being dispatched'* (English Heritage – Manchester: The Warehouse Legacy).

6.4 Mindel House would not only have contained storage space, but also offices, rooms for entertaining clients, making up areas, inspection and packing facilities, and showrooms. Areas of original office space exist on part of the first floor adjacent to the Bloom Street elevation, and it is possible that offices also existed in a similar location on the ground floor. The working part of the warehouse (storing and preparing cloth) would have been situated to the rear of the building and overlooking Richmond Street. The arrangement of the offices and working part of the warehouse is also evident on the external elevations, with a greater degree of architectural embellishment on the Bloom Street and Minshull Street elevations.

6.5 As set out in the listed building description, Mindel House is of a palazzo style (although of a simplified form), which refers to the palazzo (palaces) that were built by wealthy families of the Italian Renaissance. The term refers to the general shape, proportion and cluster of characteristics rather than a specific design. The basement and ground floor is generally differentiated in the treatment of its masonry; and, there are several storeys with regular rows of windows which are generally differentiated between levels. The façade is symmetrical and usually has some emphasis around the portal.

6.6 The following sections provide a description of the exterior/interior of Mindel House and should be read alongside the photographic plates in appendix 3.

External Description (Plates 1-18)

6.7 The main frontage faces Minshull Street and is 8 bays wide. A ground floor window, boarded up but with a depressed arch lintel lies in each of the bays. All except bay 1 have blocked cellar lights beneath them. These windows are separated by a stone cill, which forms both the lintel of the lower and cill of the upper windows. The ground floor windows are raised as the internal floor height is c.1.4m above street level. The whole of the ground floor and basement façade is of sandstone ashlar construction. Details within the sandstone façade include a series of cast iron ventilators: 4 at low level and 2 at high level to the ground floor, as well as a sprinkler intake valve and sprinkler valve information plate. While the spaces between the ground floor windows are blank, those between the cellar lights are banded. Above the ground floor windows is a moulded frieze detail, raising it to a continual band course which incorporates the sill detail of the first floor windows. The first floor windows, as with the ones above, are all set within a brick construction in Flemish bond. These are all timber framed sash windows with nibs and have dressed sandstone lintels. Those at second and third floors are similar, although not as tall and have splayed brick lintels. At the top (fourth) floor the windows are smaller still, with splayed brick lintels and timber framed casements. The eastern corner with Richmond Street has sandstone quoins rising up the corner of the building. Between the 6th and 7th bays at first floor level is the fire alarm, whilst there are also a series of plain circular tie bar end plates: 4 at high level on the second floor and 4 at high level on the third floor.

6.8 At the corner with Bloom Street, the face is angled and at ground floor level is a street level entrance. There are steps up to the front entrance door, with further steps in the porch area up to the ground floor level. The front entrance has a moulded stone surround and banding to the jambs, with a detailed keystone. Between first and second floors is a simple sandstone string course and between third and fourth floors is a more elaborate moulded stone string course. To the first floor is a flat headed window with a moulded stone head featuring a triangular arch detail and brick recess to the window jambs, with its window cill formed from the below stone string course. The second floor window has a segmental arch head with saw tooth detail, elongated projected sandstone cill and brick recess to head and jambs. The third and fourth floor windows feature flat arch heads with brick recess to heads and

jambs. The third floor window cill is projected moulded sandstone on stone brackets, and the window cill to the fourth floor window is formed by the moulded stone string course. The Bloom Street elevation is near identical to the Minshull Street elevation, although only 6 bays wide. Each bay contains cellar lights; however, the third bay light has been converted to a loading door. Sandstone quoins, as seen on the corner of Minshull Street and Richmond Street, are once again present at the southern end of the elevation, although only rising to first floor level.

6.9 The Richmond Street elevation is much plainer, being constructed entirely of brick in English bond. As with Bloom Street, this is 6 bays wide and due to the raised internal floor height, blocked cellar lights are visible with ground floor lights above them. The ground floor windows in bays 5 and 6 have been blocked with brick; and, within bay 1 is a door that is likely to have been the service entry into the building, which would have led to the workers' staircase providing access to the above floors. Above are the windows of the upper floors, which once again reduce in size towards the top of the building and all have splayed brick lintels. The majority of the frames are timber sashes, with the top floor being casements. Finally, all of the windows in bay 6 are blind.

6.10 The rear of the property lies within the loading alley between Mindel House and 11 Bloom Street. This elevation is likewise all brick in a matching bond. A central loading slot runs up the face of the elevation with a timber hoist and canopy over. Three bays of timber framed sash windows lie to either side of this with splayed brick lintels. Several of the windows have been modified and the first bay at ground floor level is a blocked doorway. A chimney stack is positioned on the left hand side of the rear elevation, rising from the basement to above the roof. There are 4 cast iron tie bars with circular end plates to this elevation: 2 at high level on the second floor and 2 at high level on the third floor.

Interior Description

Basement (Plates 68-70)

6.11 The basement of Mindel House is accessed via a doorway within an altered window bay on the Bloom Street elevation of the building. A modern inserted timber staircase leads down from street level to a small lobby area. The walls, floor and ceiling within this area are all modern. The lobby provides access to a large open space which is fitted out as a nightclub. Cast iron columns are present although the capitals are hidden by a modern suspended ceiling. The basement level also accommodates male and female toilets, a kitchen area and office. These rooms all have a modern fit-out and no historic features were observed.

Ground floor (Plates 19 – 32)

6.12 The main entrance from the corner of Bloom Street and Minshull Street leads to a small porch with staircase rising up to the ground floor level. The porch area has been modified, with modern plasterboard walls and carpet inserted. The porch leads into a small entrance lobby, once again modernised with a staircase rising up to the first floor. The staircase is original, although the balusters have been boxed in and the newel post truncated. The walls are modernised with tiles and a carpet and false tiled ceiling has been inserted. This was common throughout the floor, which is divided into modern offices. The location of some of the cast iron columns is visible, but they are boxed in. Whilst most of the original windows remain intact, the majority of the surrounds have been replaced and modernised. Several of the rooms did retain the moulded timber dado rail however. A passenger lift has been inserted into the lobby area dating from the late 20th century, and a further goods lift lies at the southern end of the building, likely to be late 19th century although the lift itself is later. In the southeast corner of the building (at the corner of Richmond Street and the rear loading alley) is a service staircase. This is constructed in concrete, although the original stone steps are evident in places. These lead down to the east, where a loading doorway leads out to the southern end of the Richmond Street elevation. The stairs then turn down to the west. At the foot of the stairs, in the south wall, is a doorway leading into a boiler room below the loading alley at the rear of the building. This contained a brick arch vaulted ceiling, and

although most of the original machinery had been removed, a large iron vat sitting on a brick plinth was still present.

First Floor (Plates 33 – 47)

6.13 This was accessed via the main staircase at the front of the building. The boxed in balusters at ground floor are removed at this level, and they are shown to be plain square spindles. The handrail is likewise simple, although each tread has a moulded timber surround. The placement of the staircase means that it cuts across the Bloom Street windows. As with the ground floor, the majority of the space is given over to inserted modern offices, although they surround a central open area. Within this area is the blocked in original hoist shaft. Where some of this blocking has been removed the original cast iron gate is still visible. The inserted goods lift is likewise found at this level, although the passenger lift is boxed in. Although most of the offices are modern inserted, in the northwest corner is an original office. The cast iron columns are visible as is a timber panelled partition wall with glazed panels, an open transom window above the door and moulded skirting. Part of the sprinkler system is visible on the wall, as are the valves which are in the same position as the external bells. A further original office is located in the southwest corner. This has moulded cornice and picture rails, as well as original doorways and timber panelling to dado level containing concealed cupboards. Some of the original cast iron heating system is found throughout the floor, including various types of radiators and ventilation boxes which connect to the external vents.

Second Floor (Plates 48 – 56)

6.14 As with the other floors, the second floor is mainly given over to modern partitioned offices. The cast iron columns and original lift shaft are once again blocked off, and an inserted tile ceiling exists throughout the floor. Some of the windows do, however, retain some of their original surrounds and a few of the rooms had a moulded timber picture rail. The main staircase remains the same, with the moulded timber skirting, simple handrail and spindles shown.

Third Floor (Plates 57 – 59)

6.15 This was similar to the second floor, with few original features. Along the Minshull Street side, however, a dado rail runs throughout the room, forming the cill of the windows along this face. Areas of the floor are damaged by damp, although the panelled sash windows are visible at this level, where they previously had been blocked off. Once again the original hoist shaft is boxed in and the passenger lift and inserted goods lift are visible.

Fourth Floor (Plates 60 – 67) and Roof

6.16 This is the top floor and at this level the staircase reveals the original timber panelled walls, which had previously been covered. There are existing openings with timber sills still visible in these walls that have been plaster boarded over. Unlike the other floors, the fourth floor is an open space with the cast iron columns visible along with the timber joists above. There are less columns on this floor and they have a different bracket system to the top of the columns to take the beam loadings associated with the king post trusses. The windows are shown to be casement replacements and the surrounds likewise altered. The inserted goods lift is clearly visible at this level and the passenger lift and original hoist shaft are boxed in together. Toilets have been inserted in the location of the hoist taking in doorway. The roof is constructed of a series of heavy timber king post trusses supporting purlins and spars. It comprises a double ridged roof, with an internal gutter which has been penetrated by the lift shaft. Rainwater from the gutter is removed by pipes dropping below the top storey ceiling and directing the rainwater to a pipe at the rear of the building.

7. Heritage Significance of Mindel House

7.1 The English Heritage Publication 'Conservation Principles: Polices and Guidance' (EH 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment Criteria include:

- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.

- Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.

- Communal Value which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values communal values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

7.2 Having regard to the values noted above the value attributed to Mindel House are:

Exterior

Evidential Value

7.3 The evidential value is high. Mindel House provides evidence of past human activity in terms of the construction and use of warehouses in the area, although it has undergone some alteration.

Historical Value

7.4 The historical value is high as Mindel House was constructed as a part of the growing warehouse district which came to define the area.

Aesthetic Value

7.5 The aesthetic value is high. Mindel House retains much of its original form and fabric and is a good example of warehouse style from this period.

Communal Value

7.6 The communal value is high. Mindel House forms part of the group of warehouses in the area built within a short time of one another in the mid to late 19th century.

Interior

Evidential Value

7.7 The evidential value is medium. While the majority of internal walls have been removed and replaced, several features remain including the windows and surrounds, staircases, cast iron columns, timber beams and floorboards, first floor offices (with timber panelling, cornicing and skirting, picture rails and doors), original lift hoist shaft and cast iron heating system.

Historical Value

7.8 The historical value is medium. Mindel House was constructed as a part of the growing warehouse district and retains several features relating to this. Other features have been destroyed in the intervening years.

Aesthetic Value

7.9 The aesthetic value is low to medium. Some of the windows retain their original frames and surrounds, whilst the two first floor offices are in good original condition. The cast iron columns and timber beams/floorboards are still present, as are the original lift shaft and cast iron heating system. However, the interior generally has been altered and modernised.

Communal Value

7.10 The communal value is low to medium. Although the building has been altered it still retains its communal value with other warehouses in the area.

7.11 It is known that the criteria set out in Annex 1 of 'Scheduled Monuments' (DCMS 2010) for assessing the national importance of an ancient monument have been drawn upon by Archaeological Curators when considering the significance of non-designated heritage assets. These are also useful here for considering the site as a whole.

Period

7.12 The building was erected circa 1876 as a part of the growing warehouse district, and reflects this period of history. The significance is therefore high.

Rarity

7.13 Several buildings were erected during this period and several still stand today within the area. The significance is therefore medium.

Documentation

7.14 The warehouse district has been well documented and the building appears in trade directories of the time. The significance is therefore medium.

Group value

7.15 The building is located in an area with buildings of a similar age, style and function, with which it forms a group. The group significance is therefore high.

Survival/Condition

7.16 The building has survived well although it is visually in a poor condition. This is partly due to the period the building has been vacant as well as series of inappropriate alterations undertaken by previous owners of the building. Also, despite several internal modifications it still retains some original features although many have been hidden by more recent alterations. The significance is therefore high.

Fragility/Vulnerability

7.17 From a structural point of view it is understood that the building is in a reasonable condition and in no danger of collapsing, although there is evidence of water damage on the upper floors and some signs of movement in the building. The building has been secured and is therefore not considered to be immediately vulnerable to vandalism or detrimental conditions. However, the longer the building remains vacant the quicker it will deteriorate.

Site	Heritage Interest	Significance
Exterior	Historical, Evidential, Aesthetic, Communal	*High* The building was constructed as a part of the growing warehouse district and retains much of its original frontage and rear elevation.
Basement	Historical, Evidential	*Low -Medium* The basement is fitted out as a nightclub with modern walls, ceilings and floors. Original features such as cast iron columns, cellar lights and timber beams/floorboards exist. The vaulted boiler room was also found which could hold evidence of original workings.
Ground Floor	Historical, Evidential	*Low-Medium* Although the majority of the floor has been modernised and altered it still retains evidence of its original use through features including windows, cast iron columns, timber beams/floorboards and staircases.
First Floor	Historical, Evidential	*Medium* Although the majority of the floor has been modernised and altered it still retains evidence of its original use through features including windows, cast iron columns, timber beams/floorboards, staircases, two original offices that have undergone slight modification, the original hoist shaft and cast iron heating system.
Second Floor	Historical, Evidential	*Low-Medium* Although the majority of the floor has been modernised and altered it still retains evidence of its original use through features including windows, cast iron columns, timber beams/floorboards, staircases

		and the original hoist shaft. The staircase also shows original features, including the moulded skirting.
Third Floor	Historical, Evidential	*Low-Medium* Although the majority of the floor has been modernised and altered it still retains evidence of its original use through features including windows, cast iron columns, timber beams/floorboards, staircases and the original hoist shaft. The staircase also shows original features, including the moulded skirting.
Fourth Floor	Historical, Evidential	*Low - Medium* Although the majority of the floor has been modernised and altered it still retains evidence of its original use through features including windows, cast iron columns, timber beams/floorboards, staircases and the original hoist shaft. The staircase also shows original features, including the moulded skirting and the timber panelling.

Statement of Significance

7.18 The building was constructed as a warehouse c. 1876 and is typical of this period. Prior to this, a building of a similar size was located on the site, where it was used as a pawnbrokers. The building was constructed for Harrison, E and Co who occupied the property until c.1908.

7.19 As a warehouse, the building would have been built with offices at the ground and first floors, with the upper floors open. Two of the original offices are still present at first floor level. It is difficult to identify the existing features on the ground floor as the cladding and suspended ceilings hide the details. The loading bay was much as it is now, located between Mindel House and 11 Bloom Street and had a brick vaulted boiler room below. This was a common practice in the Manchester warehouses, as the brick arches of the roadway made a ready-made fireproof chamber (EH 2002). The chimney stack rising from the southwest corner on the exterior is likely a part of this. The service entrance is at the rear of the building on

Richmond Street. The hoist canopy is still present and shows the location of the taking in doors.

7.20 Mindel House was a manufacturer's warehouse of a typical plan, being almost square and each floor was generally divided into specialist departments. The upper floors were generally used for the least heavy goods and those that required the best light for inspection. Buyers would move between floors to inspect different goods and place orders. Purchased items would be lowered to the packing room by hoist, where they were given a final check and packed prior to being dispatched (English Heritage – Manchester: The Warehouse Legacy).

Internal Walls

7.21 Beech Holdings have an aspiration to deliver the most energy efficient accommodation possible. Their business model is focussed on acquiring derelict and rundown buildings and converting them to high quality designed, energy efficient accommodation. The business has won awards for delivering energy efficient properties and is committed to ensuring their buildings are as sustainable as possible.

7.22 During the development of the proposed scheme consideration has been given to the use of a range of measures to improve the energy efficiency of the building. Amongst other things, this has included the application of internal wall linings. In order to assist with the assessment of the potential impact of internal wall linings on the heritage significance of the building, this section considers the respective heritage significance of existing internal wall treatments. This is based on evidence collected by Historic Building's Archaeologist Steven Price BA MA MPhil CIfA during a site visit undertaken on 30.01.2018. Internal wall treatments were observed and recorded where this was apparent. Where there were plaster walls a small and discrete sample was taken and inspected to ascertain whether this was original/early or modern plaster. Plans are provided at Appendix 6 which identify the different treatments observed.

7.23 Within the building, four different types of existing wall treatments were identified:

1) Bare brick (original);
2) Bare brick (removed original/historic plaster);
3) Original/historic plaster; and
4) Modern plaster replacing original/historic plaster.

7.24 The respective heritage significance of the internal wall treatments are established below:

Bare brick (original)

7.25 Original bare brick walls were observed at lower ground floor level; within the rear staircase (on all levels); and at fourth floor level. The original bare brick walls identify areas which would have originally been associated with the warehouse/storage function of the building. These areas were utilitarian in appearance compared to other parts of the building. The exposed brick to the rear service staircase provides a clear contrast to the main staircase which is more decorative. The bare brick walls are of historical value and provide an understanding of the uses of different spaces within the building and are of moderate heritage significance.

Bare brick (removed original/historic plaster)

7.26 There is a small area of bare brick from where original/historic plaster has been removed located on fourth floor above the main corner entrance. This is an area where original fabric has been lost and therefore is of lower heritage significance.

Original/historic plaster

7.27 There is original/historic plaster located on the majority of the first, second and third floors. This includes warehouse spaces as well as office and entrance areas. It is not possible to know whether this plaster is original or whether it was an early alteration and was installed to previously exposed brickwork. The age of the plaster means that it is of moderate heritage significance. The large area of the building which comprises original/historic plasterwork means it is difficult to distinguish from the internal wall treatment alone whether areas would

have been warehouse spaces or office/entrance areas, compared to say if the warehouse spaces were exposed brick as in 11 Bloom Street.

Modern plaster replacing original/historic plaster

7.28 On the upper ground, first floor and second floor, modern plaster has been installed replacing original/earlier plasterwork. Despite being non-original the plaster appears to be in original/historic locations, as suggested from the presence of original/historic plaster on the third floor. The modern plaster is judged to be of low heritage significance.

Summary

7.29 As a whole the building holds a great deal of communal, historic and evidential value forming a part of a group of warehouses built at the same style and in the same location. Also, as it retains much of the external façade from its original construction, it also has a high degree of aesthetic value, mainly relating to the Bloom Street and Minshull Street frontages. The interior has survived less well, but still retains several original features, and so does not detract from the overall heritage value.

7.30 Internally the main features of interest are the original first floor offices. The rest of the building also has features of interest, including the windows and surrounds, staircases, cast iron columns, timber beams/floorboards, original hoist shaft and cast iron heating system. The construction of the building, with timber beams, cast iron columns and its central hoist and taking in doors to each floor are symbolic of the warehouse's previous use.

7.31 No. 10 Minshull Street was developed when the cotton trade gave central Manchester a distinctive physical appearance. The building is within the grouping of the City Police Courts, no. 8 Minshull Street and No. 11 Bloom Street which make up a group of similar buildings in the commercial area. The architectural style was that of the Palazzo of Renaissance Italy but exploiting the latest construction methods and materials. Manchester warehouses are one of the glories of its architectural heritage and are major contributors to the experience of the wider cityscape.

8. Impact of Scheme on the Heritage Significance of Mindel House and Nearby Heritage Assets

8.1 This section appraises the proposed scheme against the heritage significance of Mindel House and upon the setting of nearby heritage assets including the City Police Courts (Grade II* listed) and 8 Minshull Street. An assessment of the impact of the scheme on the internal heritage significance and external heritage significance of 11 Bloom Street is provided within the separate Heritage Statement prepared for the building by Paul Butler Associates.

Impact on Mindel House

8.2 As set out earlier within this report, the interior of Mindel House is of less significance than its exterior and is considered to be of medium-low to medium significance in comparison to the high significance of the exterior. That said there remain various original features that add to the heritage value of the building. An assessment of the proposal upon the key features which contribute to the internal heritage significance and external heritage significance of Mindel House is provided under the headings below.

Mindel House's Internal Heritage Significance

8.3 It should be highlighted that from the outset of developing the proposed scheme, the design team have looked to retain as many of the internal original features and as much of the original fabric as possible which will add value to the development; and, to ensure that new elements (i.e. walls and services etc) can be removed at any time in the future without impacting on the integrity of the building. The internal alterations proposed as part of the scheme and their impact on the heritage significance of the building are discussed below.

Removal of Existing Partition Walls and Subdivision to Facilitate Apartment Layout

8.4 The scheme will remove existing non-structural office subdivisions. Apart from those to the original offices on the first floor, none of these are of heritage significance warranting protection. New non-structural partition walls are proposed to create living accommodation and circulation space. Although new partition walls will reduce the level of openness associated with the original warehouse use, this is similar to the situation that currently exists with the office partitioning. It is proposed that the new dividing walls will be of lightweight timber or metal frame, with plasterboard and skim finish, and with required acoustic properties depending on location. Their construction will minimise additional loading on the internal structure, whilst ensuring that they can be safely removed in the future with minimal disruption to the building structure and fabric. Lastly, and as far as practical/feasible, the dividing walls have been positioned so as not to impede the columns and ceiling beams; and, to line up with existing masonry, thereby ensuring that views of the building from outside will not be affected. The proposed subdivision is necessary to achieve conversion to residential use and would likely be required if the building was to be converted to other alternative uses. Having regard to the existing level of subdivision within the building, the proposed subdivision, which will be undertaken more sensitively, is considered to have a minor positive heritage benefit.

Ceilings

Lower Ground – Thirds Floors

8.5 Existing ceiling plans have been prepared as part of the application. These confirm that there are suspended ceilings throughout much of the lower ground – third floors of the building. The suspended ceilings comprise ceiling tiles in a grid system which are likely to have been installed in the last c.50 years. Above the suspended ceiling there are the original timbers (beams and floorboards) which have been lined with ply or paper (painted black). The current suspended ceilings do not satisfy building/fire regulations and conceal original fabric including beams and floorboards which form the structure of the floor above, as well as the heads of columns.

8.6 Textile warehouses like Mindel House, would typically have accommodated office space which would have lath and plaster ceilings with decorative cornicing. Onsite inspection has indicated that there were likely offices occupying part of the building at lower ground, upper ground and first floors. The presence of these spaces is established by looking at characteristic features, including remnants of ceiling fabric, cornicing, wall scars, original skirtings etc. Within the former office spaces new lath and plaster ceilings will be reinstated with cornicing installed where this was likely to have originally existed. Existing cornicing will be retained wherever possible. The cornicing, decorative plasterwork and lath and plaster ceilings will be painted with intumescent paint to achieve the necessary fire protection. It is anticipated that a methodology for the specialist repair/reinstatement of the cornicing and painting will be agreed in discharge of a pre-commencement condition. The lobby, main stairwell and office areas are of high significance. The sensitive restoration and reinstatement of ceilings, decorative plasterwork and their incorporation into the scheme will have a major positive heritage impact. With the exception of the use of intumescent paint, all ceilings will remain unaffected by the need to achieve fire protection. Fire protection will be installed within raised floors provided on the floors above (this approach is discussed later in this report).

8.7 Within the former warehouse spaces the underside of floorboards and beams would have originally been visible, although these are now covered with suspended ceilings. The proposal will remove existing suspended ceilings which will allow the underside of floorboards, beams, and columns to be features on-display within apartments. This approach will have a major positive heritage impact allowing an appreciation of the original fabric and function of the building. Duty cable trays will be utilised for services and proposed ventilation ducts left exposed. In addition to retaining the visibility of the underside of floorboards, beams, plaster ceiling and cornicing, this approach will also provide an industrial aesthetic to the scheme, in keeping with the character of the building.

8.8 Suspended ceilings are proposed within bathrooms, storage rooms and above the entrances to apartments. The suspended ceilings will ensure that ventilation and drainage running between floors will be concealed and neatly hidden. Having these on display is considered undesirable within the development from an aesthetic perspective and will help minimise noise associated with these services. Lower structures are also considered

undesirable for hygiene and practical reasons as they would be likely to collect dust, dirt and grease which will be a future maintenance/cleaning issue. Furthermore, the layout means that the majority of bathrooms will be accessed from corridor areas (in order to comply with fire regulations), therefore the use of a lower structure/pod for bathrooms and storage areas - which would partially allow some of the floor structure on the floor above to remain visible - is not considered desirable or necessary. Additionally the proposed areas of suspended ceilings only represent a small area on each of the floor levels. The proposed installation of limited areas of suspended ceilings will be minimal and will have a minor negative heritage impact. On balance and for the reasons discussed above, this minimal level of harm is considered acceptable.

Fourth Floor

8.9 The fourth floor has the original lath and plaster ceiling. This is however in an extremely poor condition. It is significantly deflected (by 50-70mm) which has been caused by undersized ceiling joists, whilst there are holes in various positions caused by water ingress over a number of years and before the applicant took ownership of the building. These issues have been temporarily rectified by the current owners. The retention of the deflected ceiling with patch repairs would be unacceptable in the high quality apartments which Beech provide and it will be necessary for the existing ceiling to be taken down and replaced with a new lath a plaster ceiling. It is unreasonable to suggest that the deflected condition of the existing ceiling in some way contributes to its significance.

8.10 The existing lath and plaster ceiling is in very poor condition and is at risk of further deterioration and collapse the longer the building remains vacant. The replacement of the ceiling on a like-for-like with lath and plaster is an appropriate approach although will result in the loss of historic fabric. On balance, the treatment of the fourth floor ceiling is considered to have a neutral heritage impact, whilst significantly improving the condition and appearance of the building for future residents.

8.11 Not only is removal and replacement of the ceiling necessary for the reasons discussed above, but removal will also allow a comprehensive investigation of the existing condition of the roof structure of the building to be undertaken to identify any repairs that are

necessary. Limited investigation has taken place so far, however full investigation cannot safely take place without removing the ceiling.

Cast Iron Columns

8.12 The proposed layout of the apartments has been designed with regard to the existing position of columns and ceiling beams where practicable. The proposed layout will ensure columns are incorporated into the proposed apartments, avoiding boxing in or conflict with partition walls. The columns will be stripped of existing paint finishes and repainted with intumescent coating providing 60 minutes fire resistance. It is anticipated that a methodology of this work and details of the coating including colour would be agreed in discharge of a condition. The exposure of columns, the large majority of which are currently fully boxed in (a contemporary and harmful intervention taking place within thelast c.20 years), will have a major positive heritage impact. A detail showing the relationship of the proposed ceiling panels with cast iron columns has been submitted and demonstrates that they will remain clearly visible. A number of columns will be located within bathrooms, where suspended ceilings are proposed. A detailed drawing has been prepared showing how the suspended ceilings will 'step-away' from the head of the column to ensure that it is visible.

Floors

8.13 To ensure acceptable levels of acoustic and fire insulation between apartments a raised floor will be installed. This will comprise insulation, ply, acoustic fleece, underfloor heating, screed board and the decorative flooring (refer to submitted detail). Where existing skirtings remain these will either be retained in their original position, or carefully removed and relocated to a methodology agreed with Manchester City Council. The installation of raised floors is necessary in order to achieve appropriate acoustic insulation between apartments and accommodate services. This installation of raised floors will be reversible at a future date if required without lasting impact on listed fabric. Overall the installation of raised floors is considered to have a moderate adverse impact on the heritage significance

of the building but is necessary and preferable to installation of suspended ceilings which would conceal the underside of the floor structure and the tops of columns.

Timber Skirtings

8.14 As noted above, existing historic skirtings are to be retained insitu or carefully removed and relocated using a methodology agree with Manchester City Council. Where there is evidence that skirtings would have originally existed, but they have been removed, new skirtings will be installed to match the originals. Where new skirtings are proposed to be installed these will respond to the originals in terms of their size and broad design but will not replicate them to ensure old and new can be distinguished in the future. Reinstating skirting where they would have originally existed will have a minor positive impact in heritage terms enabling appreciation of the former office spaces.

Windows

Repair, Restoration and Reinstatement of Timber Windows

8.15 Numerous window openings on the building have been blocked particularly at lower ground floor level and to the Richmond Street and Yard elevations. Blocked windows will be opened up with timber windows installed to match the existing (in terms of timber type, glass type, window furniture, frame profile, method of opening, siting within the reveal etc). Similarly a number of unsympathetically altered windows will be replaced within with new units to match existing. The original/historic existing timber windows will be retained, refurbished and repaired where necessary. The treatment of existing windows and reinstatement of missing windows will have a major positive heritage benefit. A methodology for the repair of windows will be provided at condition discharge stage which will include details of the restoration and reinstatement of any window furniture.

Secondary Glazing

8.16 As a result of noise sources surrounding the site, and to ensure the scheme achieves an appropriate level of thermal efficiency, the installation of secondary glazing is required. The

secondary glazing units will comprise slim-profiled aluminium frames and will be located on the internal side of the existing windows. In order to minimise their visibility externally they will be finished dark grey. The subdivision of the secondary glazing will replicate that of the windows themselves. Glazing will be clear/non-reflective. The gap between the existing glazing and the secondary glazing will be determined by the recommendations of the acoustic report. The secondary glazing will be installed based on the worst case scenario to ensure consistency across the building. It is envisaged that final details of the secondary glazing will be agreed at condition discharge stage.

Window Surrounds and Reveals

8.17 The majority of window reveal and moulded surrounds are not believed to be original, although some appear to be of some age. There are four original surrounds and reveals at upper ground floor level of the Richmond Street elevation which are in various states of repair. The scheme will retain all existing reveals and surrounds and repair where necessary. Due to the potential impact of installing secondary glazing to the original reveals, it is proposed that new acoustic glazing is installed to the windows. The glazing will be a heritage specification product and details will be provided in discharge of a pre-commencement condition. The above approach will ensure that the heritage significance of the building is respected.

Staircases

Main Staircase

8.18 The main staircase will be retained, repaired and treated accordingly. The boxed in timber spindles will be exposed, and where there has been movement in the staircase, repairs will be undertaken on a like for like basis. The original timber boarded walls to the staircase on the top floor will also be retained and refurbished. Existing stair coverings will be replaced with more sympathetic fittings that respect the overall refurbishment. These changes will be reversible with no lasting impact on the building.

Rear Service Staircase

8.19 The service staircase will also be retained, repaired and treated accordingly. The existing original walls will be retained and unaffected by the proposal. The existing double doors to the staircase (contemporary insertions) will also be retained. Access to the staircase will not be possible from first, second, third and fourth floor levels, due to the provision of accommodation on these levels. Stud walls will be provided behind the retained doors enabling an understanding of the function of the staircase to be maintained.

Treatment of Office Partition Walls and Screening at First Floor

8.20 As noted above, there are original offices located on the first floor. These are of high heritage significance, providing an understanding of the original function of the building. The original walls to this office space will be retained and treated accordingly. The existing glazing will also be retained, with new safety glazing installed in front of the existing glazing, to enable building regulations to be satisfied (detail to be provided at condition discharge stage). The modern entrance doors into the offices will be replaced with a more sympathetic panelled door, whilst there will be general redecoration. The retention of the existing offices walls / glazing and their incorporation into the scheme will have a major positive impact.

Sprinkler System and Pipework

8.21 It is unlikely that the sprinkler system (by Mather & Platt) is still operable; however, it is proposed that the valves on the first floor are retained. The original sprinkler system pipework will also be retained as a feature. It will be cut at party walls as required in order to meet fire and building regulations, whilst fire seals will be provided at other internal walls. The retention and incorporation of the sprinkler system and pipework will have a moderate positive heritage benefit. There is a contemporary sprinkler in parts of the building which would be removed. Removal will have no heritage impact.

Radiators

8.22 Historic radiators and ventilation boxes will be retained and will provide points of interest within the apartments. Modern radiators will be removed. The radiators to be retained and removed are shown on the submitted application drawings and a schedule of the radiators has been provided. The incorporation of historic radiators will have a moderate positive heritage impact.

Hoists/Lifts

8.23 The original hoist shaft (including steel doors and brick walls) is to be retained and exposed, allowing it to be visible from the communal corridors. The area is currently encased with contemporary fabric and a full assessment of the space will be undertaken following removal of this fabric. A detail drawing will be provided of the treatment of this space prior to the commencement of works to this area. The commitment to incorporate this feature into the scheme will have a major positive heritage benefit, subject to details of the final proposal.

8.24 The concertina doors to the goods lift, which is located adjacent to the service staircase, will be retained. This feature is likely to be late 19th century although the lift itself is later. Timber flooring will be incorporated into the shaft at each level to match existing, with the space being utilised by the apartments. Inspection of the lift overrun has not been possible, however during works should any features or equipment be identified then consultation will take place with MCC Conservation Officers about incorporating this into the scheme.

Doors

8.25 Existing external doors are to be retained and refurbished. The majority of doors internally are modern, without heritage significance. Where new doors are to be installed it is envisaged these will be agreed through discharge of a condition.

Dry risers

8.26 Dry risers are necessary to achieve fire protection. One will be located adjacent to the main staircase with another adjacent to the central lift/hoist. The installation of the risers will necessitate the removal of small areas of the timber floor boards on each level, however the size of the risers has been kept as small as possible to minimise the amount of fabric lost. The dry risers will not affect the spatial qualities of the staircase or corridor area and will just appear as a louvred panel which will not be visually prominent (refer to submitted detail). The installation of the dryrisers will have a minor negative heritage impact, however such impact has been minimised as far as possible.

Postroom

8.27 The small room located next to the lobby staircase will be used as postroom. This use of space is appropriate and enables its retention.

Safe Room and Safe Room Door

8.28 There is an existing safe room located on lower ground floor level. The walls to this space appear to be of some age, however do not appear to be original due to them abutting blocked window openings. To facilitate an appropriate residential layout and open up blocked windows the walls to the safe room need to be removed. The safe room door will be retained and relocated within the building. It will be displayed on view with an information plaque advising of the relocation.

Building Services

8.29 Plant will be located at roof level within the internal roof valley. Further discussion of the implications of this approach is provided below.

8.30 Ventilation will take place using a mechanical heat recovery system. Units will be installed within the central lift on each floor of the building, with risers ascending to roof level.

Exposed supply and extract ductwork will pass through internal corridor spaces and into each apartment. The use of exposed ductwork will reinforce the industrial aesthetic of the building.

8.31 As noted previously, minimal cable trays are proposed for electrical services which avoid the need to channel out existing plasterwork for cable runs and to minimise service mounted services. The ceiling trays will be connected to the building with minimal fixings and will be capable of removal at a future date without having any material permanent impact on the listed building.

8.32 With regards to wall mounted switches and sockets, as far as possible the scheme design has sought to locate these on new partition walls to avoid impact on original walls. In some instances to facilitate an appropriate layout it has been necessary to locate some switches and sockets on original walls. In these occasions surface mounted fixtures will be used in order to avoid the need to 'channel out' existing plasterwork or masonry. Switches and sockets will be sensitively attached to the building with minimal fixings being used. The approach minimises damage/harm being caused to the listed building and ensures that, if required, the fixtures can be removed at a future date without a material impact on the building. Further details on these aspects will be provided in discharge of a pre-commencement condition.

Mindel House's External Heritage Significance

8.33 The exterior of Mindel House is considered to be of high significance due to the majority of it being original. Due to the lack of active use and previous alterations to the building, the exterior of the building is in poor visual condition, although it is understood that the structural condition is generally good. Overall, the proposed scheme will have no adverse impact on Mindel House's external appearance, which owes much to the sensitive design of the internal accommodation. As well as making use of existing openings and ensuring inserted internal walls take account of existing windows, the layout of the accommodation ensures that there is minimal intervention in the historic fabric. With regard to the physical alterations proposed to the building, their potential impact on the building's heritage significance is considered below.

Cleaning, Restoration and Repair of Brickwork and Stone

8.34 All external elevations will be cleaned using high temperature steam (DOFF system). This system uses superheated water to remove moss, algae and other biological matter and avoids the need to use chemicals or other methods such as sandblasting which could damage the building's elevations (refer to submitted methodology for details). Brickwork will be repaired and made good with reclaimed brick to match existing. Mortar to be used will match existing. The programme of sensitive cleaning, restoration and repair will dramatically improve the external appearance of the building and will have a major positive heritage impact.

Works to Roof

8.35 The roof of Mindel House is described within the submitted Structural Report prepared by 'Capstone Consulting Engineers Ltd'. The report acknowledges that there has been ongoing water ingress into the building and extensive past repairs have previously been undertaken suggesting a major overhaul took place in the latter part of the twentieth century. A Timber Report has also been submitted as part of the application and considers the condition of roof timbers. Decay and damage was identified to a number of timbers whilst water staining was also evident. The likely cause of decay is due to the rainwater collection system including blocked/failed gutters. The report identifies issues with the central valley gutter which has little room for the effective collection and discharge of water, causing blockages. The report notes that it is essential that the rainwater collection and discharge system are redesigned in order to protect the system from blockage and allowing access for maintenance, something which is not readily possible at present. Further work on this aspect of the scheme is taking place and details of the drainage system will be provided in discharge of a pre-commencement condition.

8.36 Due to poor condition of the roof and the issues noted with the drainage system, the removal and rebuilding of the roof structure was initially proposed. However due to the adverse impact that this would have on listed fabric this approach has been reconsidered. As has been noted previously, a comprehensive survey of all roof timbers has not been possible, due to the unsafe condition of the structure and the fourth floor ceiling. Subject to

removal of the fourth floor ceiling (discussed previously) being acceptable, this will allow for a full survey to take place to identify an extensive programme of repair/treatment to damaged timbers to be identified (to be prepared in discharge of a pre-commencement condition). The repair of the roof will seek to retain as much original and historic fabric as possible.

8.37 The refurbishment of the roof will involve the existing slates being removed to allow for inspection of underlying timbers and installation of a breathable membrane. Prior to their removal the existing pattern of the slates will be recorded. Slates will then be inspected for damage with any damaged slates being discarded. Slates in good condition will then be re-laid to replicate the existing pattern. If new slates are required, the specification of these will be agreed with MCC to ensure a good match to the existing. It is envisaged that a detailed methodology for the repair of the roof will be agreed as part of discharging a pre-commencement planning condition.

8.38 Overall, the proposed works to the roof are considered to have a major positive impact on the heritage significance of the listed building and will help address many of the issues which have contributed to the poor condition the building.

Works to Yard Area and Installation of Glazed Canopy

8.39 With regards to the servicing yard area, a glazed canopy is to be installed. This will reference the historic outbuildings that previously existed in this location, and in later years the covering of the area in its entirety (see 1932 historic plan in appendix 2). This intervention will provide significant benefits to the scheme in that it will enable full utilisation of the servicing yard, an area which is currently unused apart from the storage of waste bins. Its use as a landscaped communal amenity area will provide an attractive and useable space, which will encourage interaction between residents and contribute to creating a sense of community. Disabled access to Mindel House (and 11 Bloom Street) will also be provided via this area. Secure cycle parking will also be accommodated under the covered area. As shown on the application plans, entrances to this area will be provided from Bloom and Richmond Street (the treatment of these entrances is discussed below). Existing stone setts will be retained and uncovered/reinstated where missing. Redundant contemporary ductworks

and plant will be removed from the building's elevations, although original cast iron rainwater goods will be retained. The overall approach to the yard is considered to have a moderate positive heritage benefit.

Bloom Street entrance to Yard area

8.40 The existing metal gates are currently in poor condition with bent metal work and many of the decorative finials missing. The gates are proposed to be retained, refurbished and adapted to provide a pedestrian and wheelchair entrance into the yard area. The gates currently have a bi-fold arrangement (roughly one third opening and two thirds fixed), however they are very difficult to open and would not provide an appropriate access to the building. The gates will be adapted to provide a conventional inward opening. The existing subdivision will be retained. The repair and reuse of the existing historic gates will have a major positive heritage impact. Whilst the loss of the bi-fold arrangement is regrettable, the need to provide appropriate access to the yard area, particularly for disabled people, clearly warrants the adaption.

Richmond Street entrance to Yard Area

8.41 The Richmond Street entrance has a pair of gates which are likely to date from the second half of the 20th Century. Although later additions, it is likely that there were originally/historically gates installed in this location. New gates are proposed to be installed in this location which will reflect the refurbished gates at the Bloom Street entrance to the yard area described above. The installation of sympathetically designed gates will have a major positive heritage impact.

Removal of Paint to Base

8.42 The paint to the lower and upper ground floor of Mindel House will be removed to expose the building's sandstone plinth. Removal of paint will increase the detail/prominence of lettering/engravings on the building's elevations. Repairs to the sandstone plinth will be

undertaken as required. The removal of the paintwork and repair of the stonework will have a minor positive heritage impact.

Rainwater Goods

8.43 All original rainwater guttering and pipes will be retained even if they are not to be incorporated into the development. Any new goods required will be cast iron. The proposed approach is appropriate in heritage terms and will avoid 'over-sanitisation' of the building.

Reopening blocked windows/doors

8.44 Numerous former window and door openings, particularly at lower ground floor level and to the Richmond Street and Yard elevations have been blocked with brickwork. As shown on the application plans, the scheme will reinstate these openings with sympathetic doors and timber framed single glazed windows installed to match existing. Reinstatement of these windows/doors will have a major positive heritage impact. Details of the reinstated windows will be agreed at the condition discharge stage.

Balconies

8.45 The existing doors to the hoist loading areas on the first to fourth floors of the building are proposed to be removed to allow the creation of Juliet balconies. The existing doors are of no aesthetic value and it is not desirable for them to be incorporated within the scheme. New timber doors will be installed to the openings and will be set within the reveal at the same depth as the existing doors. A frameless glazed panel will form the balcony with a new black handrail above. The glazed panel and handrail will be fixed into mortar avoiding damage to brickwork and ensuring reversibility. The creation of Juliet balconies within the former hoist area is considered an appropriate intervention and will enable an understanding of the function of this area/the building to be maintained. The heritage impact is considered to be minor positive.

Iron Railings to Lower Ground Floor Windows

8.46 The majority of the railings to the lower ground floor windows have been removed with only one railing remaining. The existing railing will be retained and refurbished whilst new railings will be installed to match the existing. The repair and reinstatement of railings is considered to have a major positive heritage impact.

External Bells

8.47 The bells located on the first floor of the Minshull Street elevation of the building which formed part of the warehouse's sprinkler system are to be retained.

Ventilation louvres

8.48 A louvre is to be inserted into a currently blocked window opening on the Bloom Street elevation, as part of the fire strategy. This will fill the opening. A smaller louvre is not possible due the requirements of the fire strategy. Relocation is also not possible as the louvre needs to be located close to the main staircase of the building. The installation of the louvre will not result in the loss of any original fabric. It will however affect the external appearance of the building and is considered to have a minor negative impact.

Plant on Internal Roof Valley

8.49 Mechanical plant will be installed within the internal roof valley of Mindel House. The existing hoist structure overrun will be utilised, whilst a mechanical heat recovery unit will also be installed. The unit will be mounted on a new metal deck which will allow access to take place for maintenance. The unit has been kept as small and as low down on the roof as possible although it will be slightly above the ridge height of the roof. Whilst this is regrettable it is considered to be the least harmful option in heritage terms. The unit will be finished the same colour as the roof slates to ensure that it is not prominent, whilst the location in the centre of the building will ensure that it is not visible from street level.

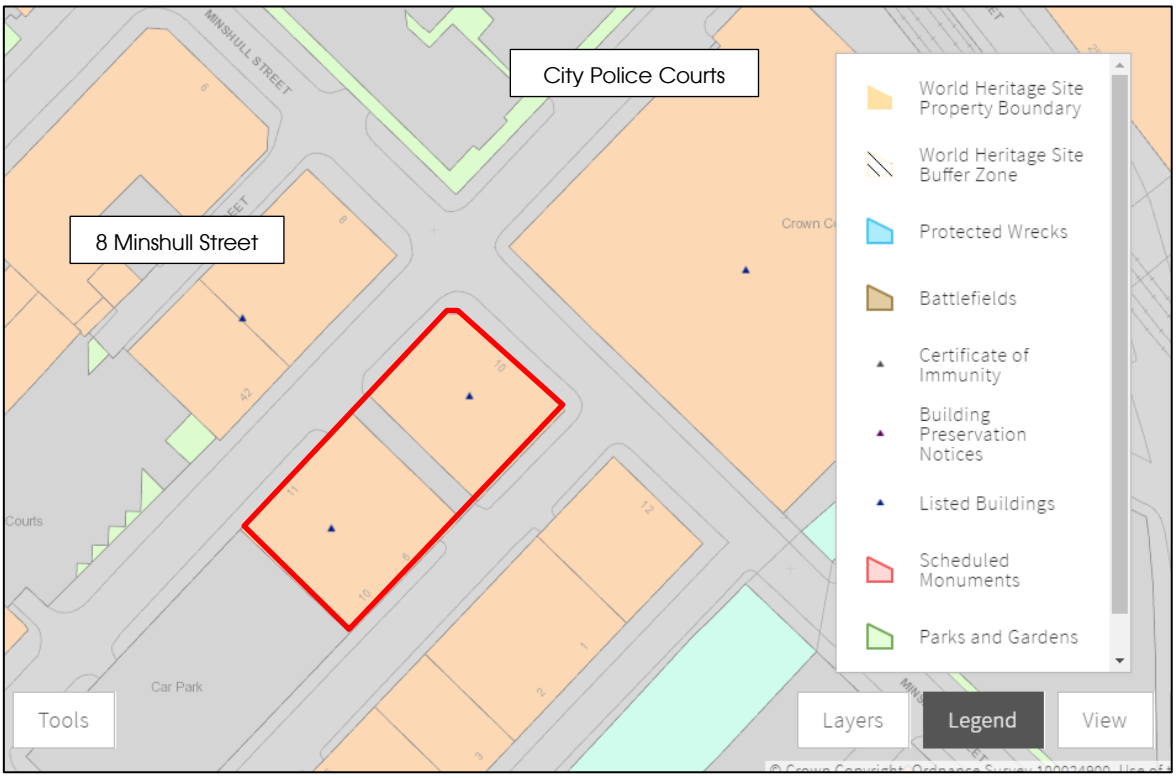
8.50 Consideration was given to the installation of plant within the rear staircase of the building. However this approach would require more extensive alterations to be undertaken. Separate rooms would need to be provided at each floor of the stairwell area to achieve appropriate fire protection. This would require the removal of the staircase and the insertion of new half-landings. This would be a difficult construction detail and would also have a negative impact on the appearance of the building externally. In order for the air source heat pump to operate correctly, it is necessary to create an outdoor environment within the plant roof. This would therefore involve opening up the existing blocked window openings at each floor and inserting a louvre. These blocked openings are original and the impact of this change would have a negative heritage impact in terms of the loss or original fabric and adverse impact on the building's appearance. Distribution of the supply and extract ductwork would also become more difficult with longer runs likely to be required. Other locations for the installation of the mechanical heat recovery unit were also considered, however no other locations were deemed appropriate. The installation within the roof valley is considered to be the least harmful location for the installation of plant and will have only a minor adverse heritage impact.

Summary of the Impact of Proposed Works on the Heritage Significance of Mindel House

8.51 The proposed scheme has sought to retain and incorporate as many original and historic features as possible which are recognised by Beech as adding value to the development. The majority of the works proposed by the scheme will have a beneficial impact on listed fabric and the appearance of the building. In order to facilitate conversion of the building to high quality residential accommodation, which will allow the continued upkeep and maintenance of the designated heritage asset, there is inevitably some adverse heritage impact. These impacts have been minimised as far as possible and, having regard to paragraph 134 of the NPPF can be regarded as amounting to 'less than substantial' harm to the significance of the building.

Impact on Nearby Designated Heritage Assets

8.52 In accordance with National and Local Planning Policy, in addition to assessing the direct impact of the proposals on the listed building it is also necessary to appraise the potential indirect impact of the scheme upon the setting of any nearby designated heritage assets. Historic England's online map of heritage assets has been consulted (below) and identifies that the scheme has the potential to impact upon the setting of the City Police Courts (Grade II* listed) and 8 Minshull Street (Grade II listed) (listed buildings are identified by the blue triangle on the Historic England plan).

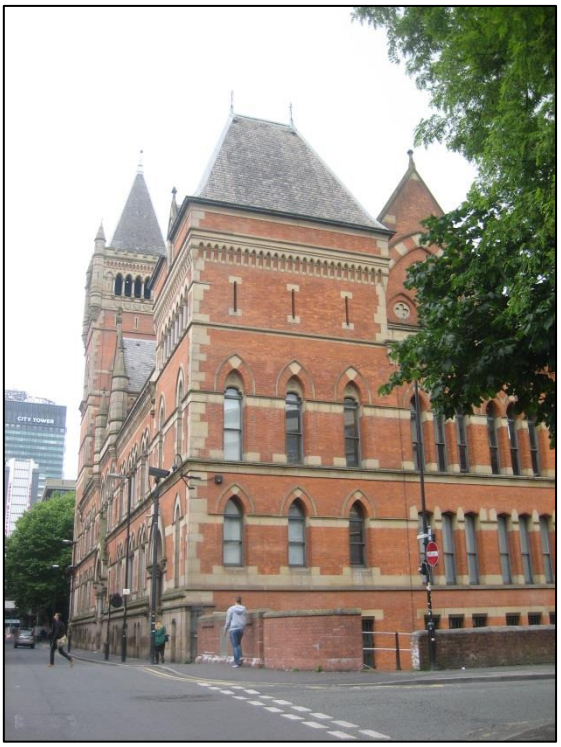


Extract of Historic England's Map of Heritage Assets identifying the application site and nearby listed buildings.

Potential Impact on Setting of City Police Courts (Grade II* listed)

Significance and Setting of the City Police Courts

8.53 The City Police Courts was built 1868-71 and designed by Thomas Worthington. Worthington was a prominent architect in Manchester at the time and designed numerous buildings/structures in Manchester including, amongst others, the Albert Memorial, The Memorial Hall and Estate Exchange within the City Centre. The City Police Courts is designed in Italian Gothic style and is constructed from red brick and sandstone dressings with steeply-pitched slate roofs. A clock tower and campanile chimney rise above the building in the east and north corners of the building respectively. An extension to the Aytoun Street side of the building was constructed in 1993-96 and respects Worthington's original design but with a simplified form.



City Police Courts.

8.54 The City Police Courts were Grade II* listed on 3 October 1974. Only 5.5% of listed buildings are Grade II* and the designation is a recognition of the building's high degree of heritage significance which is of more than special interest at a national level.

Impact on Setting

8.55 The proposed scheme will not have a direct impact on the high degree of significance of the City Police Courts; however the proximity of this building to the application site means there is potential for the scheme to impact on its setting. As discussed previously, the scheme will dramatically improve the external appearance of Mindel House and will involve cleaning, repair and restoration of brickwork and stone; reopening blocked windows and doorways; refurbishment of existing timber windows; refurbishment and reinstatement of iron railings. These works will also improve the general setting of the City Police Courts.

Potential Impact on Setting of 8 Minshull Street (Grade II listed)

Significance and Setting of 8 Minshull Street (Grade II listed)

8.56 The listing for 8 Minshull Street also includes no. 42 Bloom Street. The building was Grade II listed on 6 June 1994 and forms a group with Mindel House, 11 Bloom Street and the City Police Courts. The building is similar to the application buildings and was also constructed in the late 19th Century as a shipping warehouse. The building is constructed from red brick and sandstone dressings and designed in the Palazzo style, an architecture which draws its influences from the palaces ('palazzi') of wealthy families of the Italian Renaissance. The building possesses a high degree of heritage significance.



8 Minshull Street/42 Bloom Street.

Impact on Setting

8.57 As with the City Police Courts, the proposed scheme will not directly impact on the heritage significance of 8 Minshull Street, however its proximity to the application site means that there is potential for the proposals to impact on the building's setting. As discussed previously the programme of repair and refurbishment, together with sympathetic alterations, will dramatically improve the appearance of Mindel House which will improve the Bloom Street streetscene and the townscape setting of 8 Minshull Street.

Conclusion of Impact on Setting

8.58 In conclusion the scheme will have a positive influence on the setting of the City Police Courts and 8 Minshull Street by bringing two long-term vacant buildings back into active use together with the associated refurbishment works that are proposed. For these reasons the scheme accords with National and Local planning policy and will have a positive impact on the setting of these designated heritage assets.

Summary of Overall Heritage Impact

8.59 Mindel House been vacant for a number of years and as a result has a negative impact on the local area. Problems have been caused to the physical fabric of the building as a result of the design of the rainwater drainage system leading to water ingress and damage to roof timbers. The longer the building remains vacant the greater the risk of the building falling further into decline, whilst it is also susceptible to break-in's, crime and vandalism. The neighbouring building (11 Bloom Street) has recently been occupied unlawfully by squatters, as have a number of other important listed buildings within Manchester City Centre. Providing the building with an active use is imperative to ensuring its long-term future. The current application proposal represents a significant opportunity to address a prominent problem building in Manchester City Council. Beech have a track record of delivery and have gained significant experience of converting listed buildings to high quality, energy efficient residential accommodation.

8.60 There are numerous examples of other former textile warehouse building being converted to residential accommodation in Manchester City Centre. Out of all possible uses, a residential use will secure the long-term future of the building and is considered to represent the most appropriate viable use. The conversion of the building will allow for its continued upkeep and maintenance and ensure that it is retained for future generations.

8.61 The scheme has been developed sensitively and having regard to the heritage significance of the listed building. Whilst some of the works proposed will have a minor adverse heritage impact, by enlarge the works will have a positive impact on listed fabric, for instance: the repair, restoration and reinstatement of windows; cleaning of brickwork and stone; removal of suspended ceilings; repair/reinstatement of gates to either end of the yard; restoration of the loading slot; and, repair and reinstatement of railings. Other external works to the building's elevations will also be beneficial including the removal of paraphernalia associated with existing/ previous uses such as the removal of alarm boxes, redundant extraction flues and pipework, whilst existing lighting will be replaced with more sensitive fittings.

8.62 Having regard to paragraph 134 of the NPPF, the proposed works can be considered as amounting to no greater than 'less than substantial harm' to the heritage significance of the building, due to the fact that the special architectural interest of the grade II listed building will not be fundamentally compromised. In accordance with paragraph 134, the level of harm caused should be weighed against the public benefits of the proposal including securing its optimum viable use. In this regard there are a number of significant benefits associated with the proposal which are considered to clearly and demonstrably outweigh any harm, including:

- The sympathetic restoration of two grade II listed buildings with residential use, which will secure their long-term future, ensure the retention of historic/architectural features and minimise impact on the buildings' fabric.

- The development of a scheme that will have a positive impact on the Bloom Street, Richmond Street and Minshull Street streetscenes.

- The provision of a use that will have a positive impact on the regeneration of this part of the City Centre. The mix of housing will meet an identified need for accommodation in Manchester City Centre and contribute to the creation of a sustainable community.

- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents.

- The encouragement of further investment into the City Centre and the provision of a use that will encourage natural surveillance to help reduce crime and the fear of crime.

8.63 On this basis it is concluded that the proposed scheme complies with relevant heritage policies of the NPPF and Core Strategy Policies CC 1, EN 1 and EN3 and Saved UDP Policy DC19.

9. Conclusion

9.1 This Heritage Statement provides detailed analysis of the heritage significance of the interior/exterior of Mindel House.

9.2 The identified heritage significance of Mindel House has helped inform the design of the proposed residential scheme, which has resulted in a series of amendments to the initial proposals. The proposals were further developed following detailed comments received from the Urban Design and Conservation team on 21 September 2016 and 30 November 2017, and meetings with Manchester City Council's planning and conservation officers on 23 September 2016 and 10 November 2017.

9.3 The latest scheme allows for a greater appreciation of the heritage significance of Mindel House and ensures that there will be minimal intervention to the external elevations. The scheme proposes to remove unsympathetic additions, expose original features and fabric through a sensitive design, and enable restoration and repair works. Whilst some alterations will have a negative impact resulting in 'less than significant harm', this level of harm will be clearly and demonstrably outweighed by the public benefits of the scheme.

9.3 The proposed residential scheme will have a positive impact on the streetscene and upon the setting of neighbouring listed buildings. The scheme will help return the building to its former glory, whilst the proposed residential use will secure the long-term future of the building, thereby ensuring that the character and appearance of the area is enhanced. Furthermore, the residential use will provide a series of positive planning benefits that are considered in further detail within the Planning Statement.

9.4 This Heritage Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to determination.

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1824 Swire's map of Manchester

1849 Adshead's map of Manchester

1850 OS 1:500 town plan

1896 OS map Lancashire sheet CIV.11

1908 OS map Lancashire sheet CIV.11

1922 OS map Lancashire sheet CIV.11

1932 OS map Lancashire sheet CIV.11

1954 OS map Lancashire sheet CIV.11

Appendix 1: Historic Environment Record

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 11749.1.0 **Site Name** 10, Minshull Street

SMR Number	Site Name	Record Type
11749.1.0	10, Minshull Street	Listed Building

Monument Types and Dates

TEXTILE WAREHOUSE (AD 19th Century to Modern - 1800 AD to 2050 AD)

Main Building Material	BRICK
Main Building Material	SANDSTONE

Description and Sources

Description

Grey warehouse, now offices. Mid to later C19; altered. Sandstone ashlar at ground floor (painted), red brick in Flemish bond with sandstone dressings, slate roof. Rectangular plan on corner site, with splayed corner, loading bay at rear. Simplified palazzo style. 5 storeys and basement, 8 windows plus the corner; with banded basement and left corner, band over ground floor, moulded cornice. Segmental-headed arches to basement and ground floor, the basement openings now blocked, and segmental-headed windows at ground floor with altered glazing; sashed windows without glazing bars to all upper floors, those at 1st floor with stone lintels and the others with flat-arched heads and raised sills; tie-plates at 2nd and 3rd floors. Corner entrance with segmental-headed doorway in moulded architrave with keystone, pilasters to left and right with worn lettering "MANUFACTURERS AND PRINTERS"; segmental-headed window above, with saw-tooth arch-band, stone cornice over 3rd floor. Right-hand return to Bloom Street, 6 bays similar to principal façade. Left return (to Richmond Street), plain and regular, has sashed windows with flat-arched heads (those to front bay blind). Rear has (inter alia) a full-height loading slot in the centre, with a hoist canopy. Interior not inspected. Forms with No. 11 Bloom Street to rear (q.v.), No. 8 Minshull Street to right (q.v.), and City Police Courts opposite (q.v.). (1,2).

Sources

(1) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.english-heritage.org.uk/. Accessed 24/03/2014

Location

National Grid Reference

Centred SJ 8446 9799 (10m by 10m) SJ89NW Point

Administrative Areas

District	Manchester, Greater Manchester
Township	Manchester, Manchester, Greater Manchester

Address/Historic Names

10, Minshull Street, Manchester, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 1197926 Minshull House Victoria Mill Active DGM563

Grey warehouse, now offices. Mid to later C19; altered. Sandstone ashlar at ground floor (painted), red brick in Flemish bond with sandstone dressings, slate roof. Rectangular plan on corner site, with splayed corner, loading bay at rear. Simplified palazzo style. Five storeys and basement, 8 windows plus the corner; with banded basement and left corner, band over ground floor, moulded cornice. Segmental-headed arches to basement and ground floor, the basement openings now blocked, and segmental-headed windows at ground floor with altered glazing; sashed windows without glazing bars to all upper floors, those at 1st floor with stone lintels and the others all with flat-arched heads and raised sills; tie-plates at 2nd and 3rd floors. Corner entrance with segmental-headed doorway in moulded architrave with keystone, pilasters to left and right with worn lettering "MANUFACTURERS AND PRINTERS"; segmental-headed window above, with saw-tooth arch-band, stone cornice over 3rd

floor. Right-hand return to Bloom Street, 6 bays, similar to principal facade. Left return (to Richmond Street), plain and regular, has sashed windows with flat-arched heads (those to front bay blind). Rear has (inter alia) a full-height loading slot in the centre, with a hoist canopy. Interior not inspected. Forms group with No.11 Bloom Street to rear (q.v.), No.8 Minshull Street to right (q.v.), and City Police Courts opposite (q.v.).

Other Statuses and Cross-References

Sites & Monuments Record - 11749.1.0 Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM11786 Commercial - Offices (Type Code: COM-COOFF)
Around Bloom Street and Minshull Street, Manchester

Other Land Classes

Landuse	Built over
Landuse	Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Appendix 2: Figures

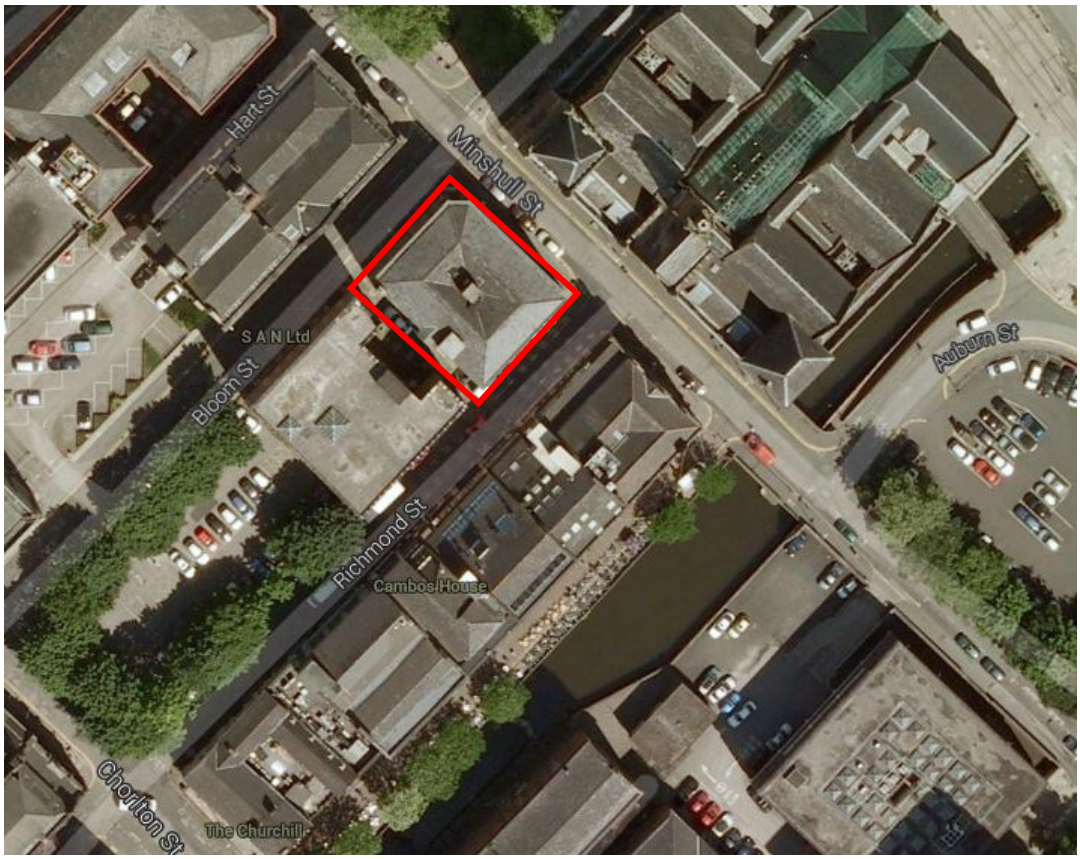


Figure 1: Location plan

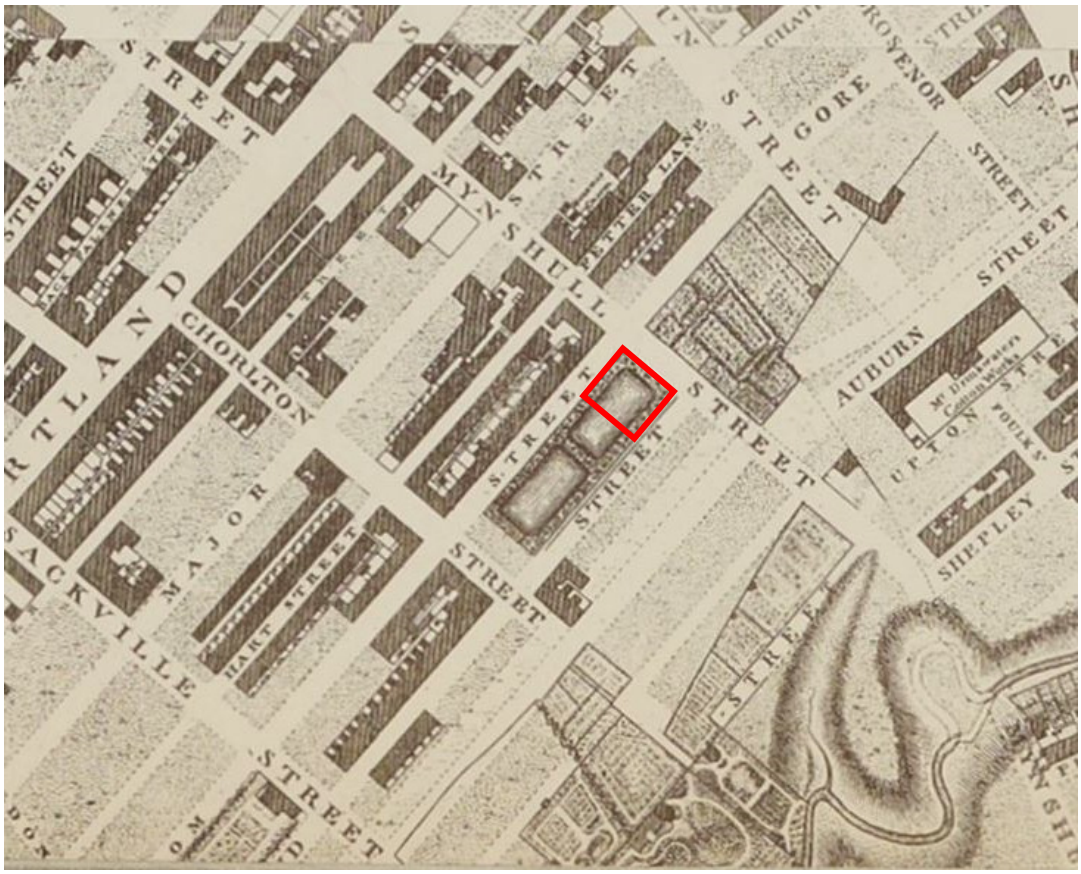


Figure 2: 1794 Green's map of Manchester and Salford

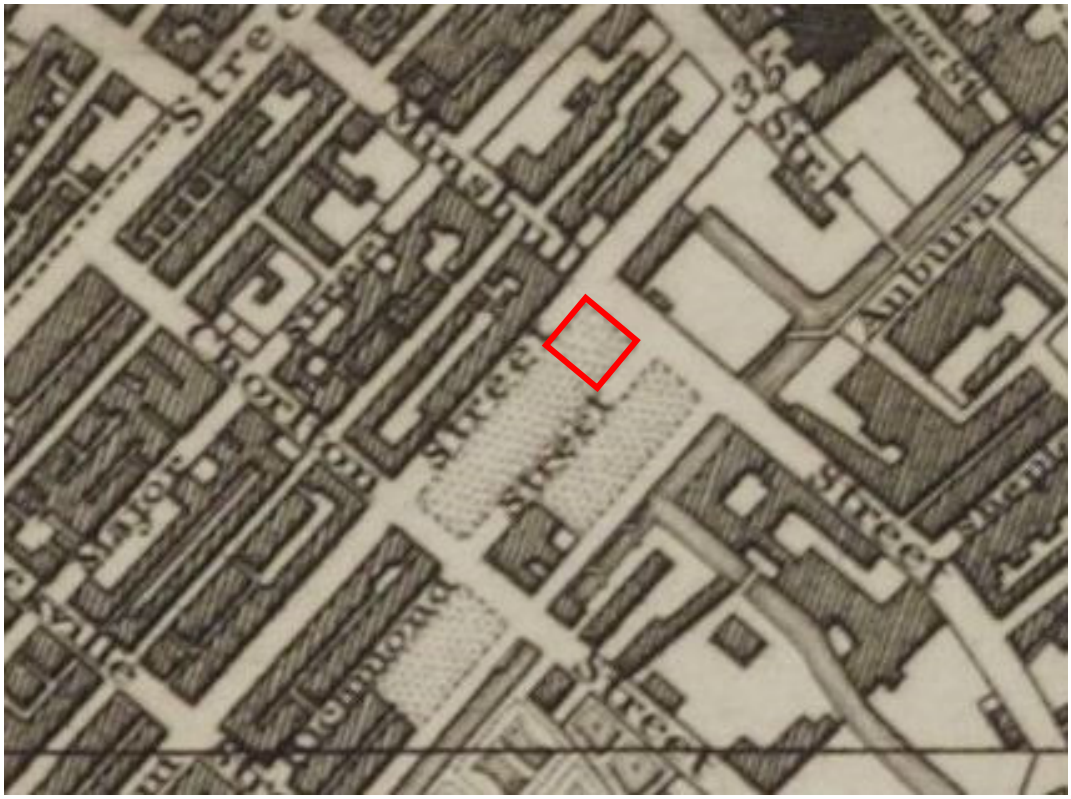


Figure 3: 1824 Swire's map of Manchester

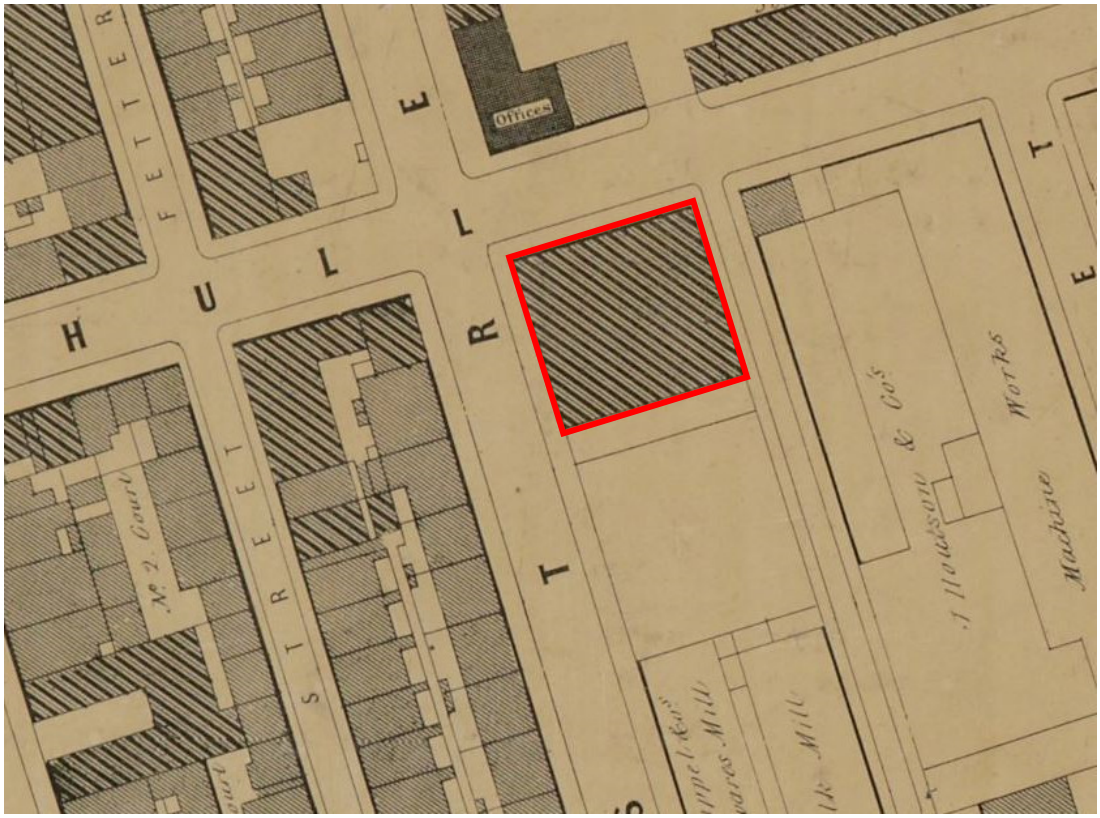


Figure 4: 1849 Adshead's map of Manchester

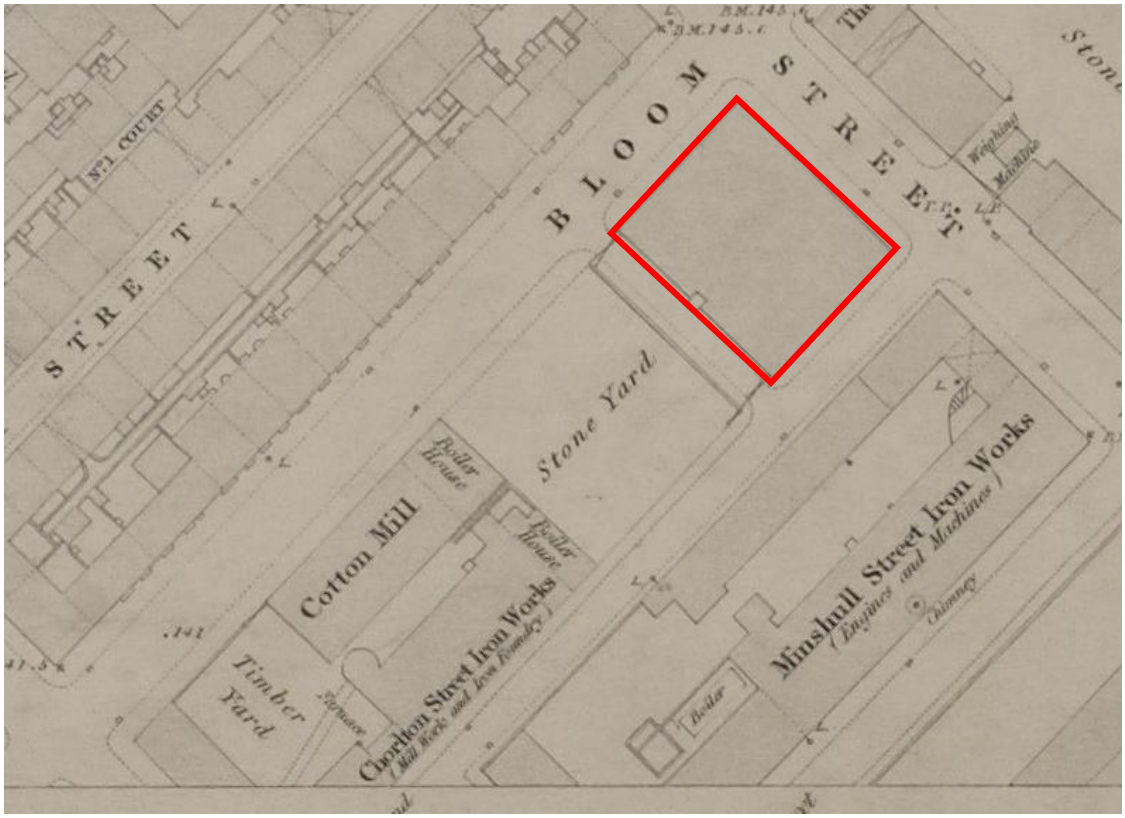


Figure 5: 1850 OS 1:500 town plan



Figure 6: 1896 OS map Lancashire sheet CIV.11



Figure 7: 1908 OS map Lancashire sheet CIV.11



Figure 8: 1922 OS map Lancashire sheet CIV.11



Figure 9: 1932 OS map Lancashire sheet CIV.11



Figure 10: 1954 OS map Lancashire sheet CIV.11 1:1250 scale

Appendix 3: Plates of Existing Building



Plate 1: Mindel House at the corner of Minshull Street and Bloom Street


Plate 2: Minshull Street (right) and Richmond Street (left) elevations



Plate 3: Detail of ground floor windows and blocked cellar lights along Minshull Street


Plate 4: Detail of windows and external bells on Minshull Street



Plate 5: Engraving on Minshull Street reads "Manufacturers & printers"



Plate 6: Main entrance at the corner of Minshull Street and Bloom Street



Plate 7: Bloom Street elevation with 11 Bloom Street to the right


Plate 8: Richmond Street elevation



Plate 9: Richmond Street elevation



Plate 10: Detail of southern inserted loading door on Richmond Street

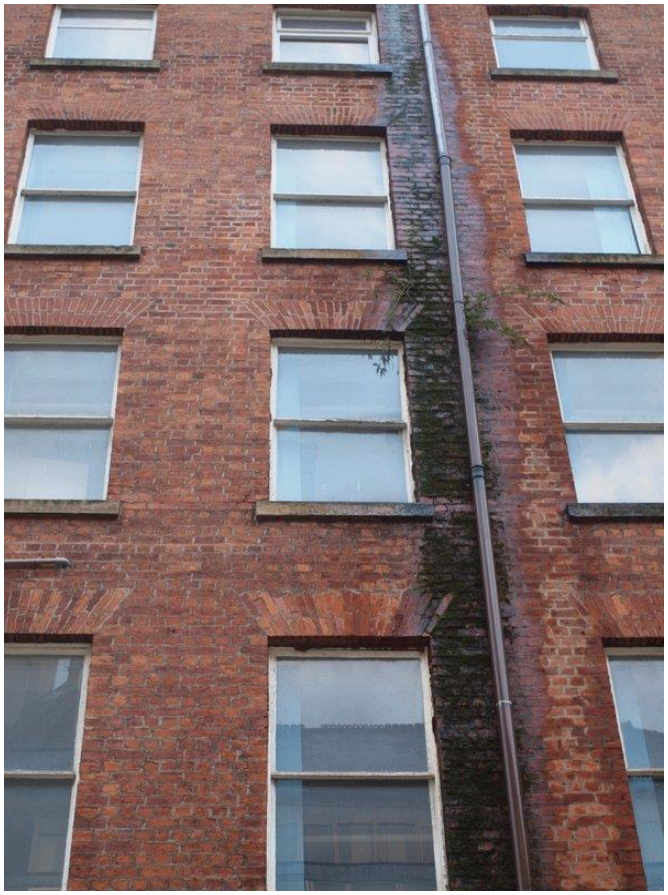


Plate 11: Detail of windows along Richmond Street



Plate 12: Rear elevation as viewed from Bloom Street



Plate 13: Detail of above



Plate 14: Rear elevation as viewed from Richmond Street



Plate 15: Detail of above



Plate 16: Hoist canopy and loading doors



Plate 17: Detail of windows on rear elevation



Plate 18: Detail of hoist canopy



Plate 19: Detail of modernised entrance porch

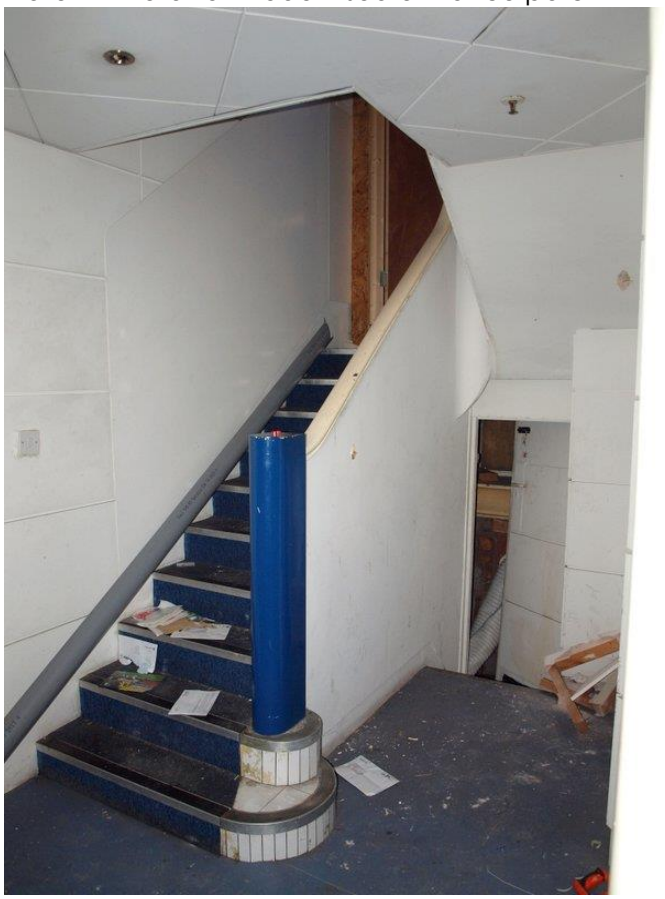


Plate 20: Detail of main staircase

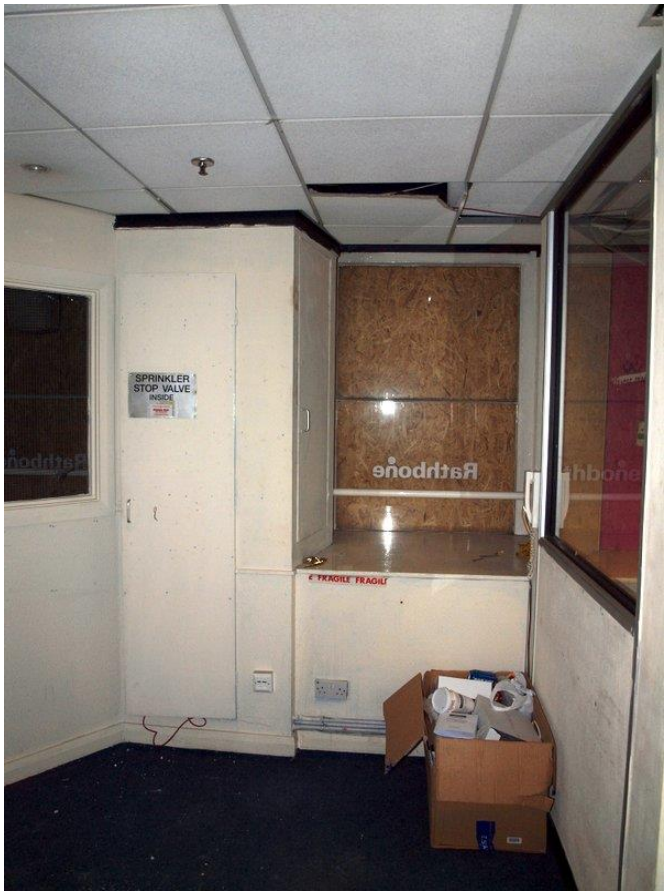


Plate 21: Typical office on the ground floor


Plate 22: Detail of modern partitioning



Plate 23: Office showing dado rail and windows



Plate 24: Inserted kitchen



Plate 25: Detail of stanchion capital



Plate 26: Detail of window



Plate 27: Inserted goods lift



Plate 28: Stone steps and loading door to Richmond Street



Plate 29: Detail of stone steps



Plate 30: Interior of vaulted room below rear loading bay



Plate 31: Vaulted room showing iron tank



Plate 32: Vaulted room showing plumbing

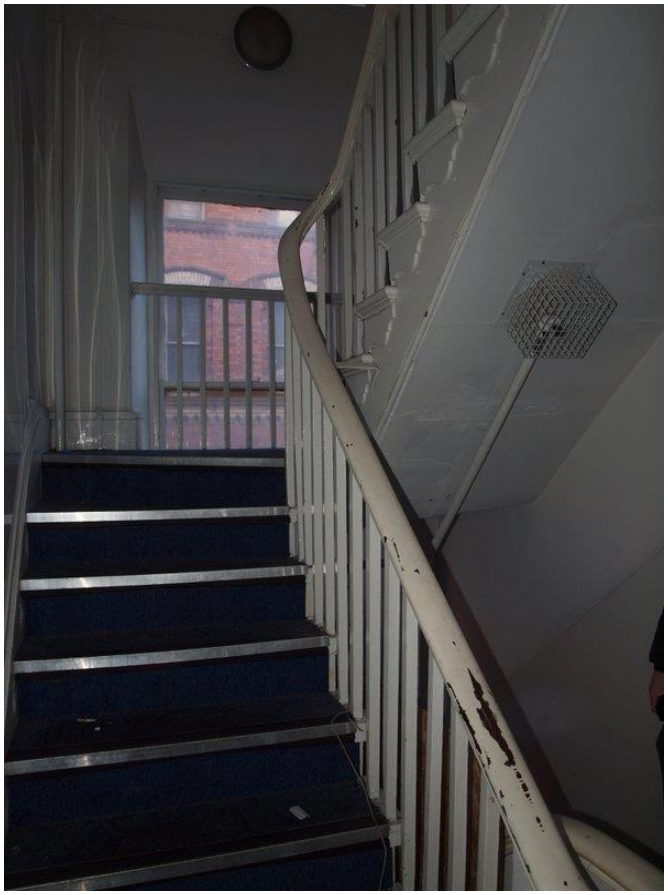


Plate 33: Staircase to first floor with balusters visible



Plate 34: First floor showing stanchion and cast iron foot



Plate 35: Original office with glazed partition



Plate 36: Water valves on first floor



Plate 37: Detail of valves


Plate 38: Southwest original office showing timber panelling and door surround



Plate 39: Detail of panelling with hidden space behind containing cast iron radiator



Plate 40: Detail of ceiling in western office showing cornice and picture rail



Plate 41: Detail of wall in office on west side of staircase showing original wall with partitioning added.



Plate 42: Boxed in original lift shaft



Plate 43: Iron gate on lift



Plate 44: Inserted office



Plate 45: Inserted goods lift



Plate 46: Toilet created across rear window



Plate 47: Detail of skirting



Plate 48: Detail of skirting on staircase to second floor



Plate 50: Original surrounds of second floor windows

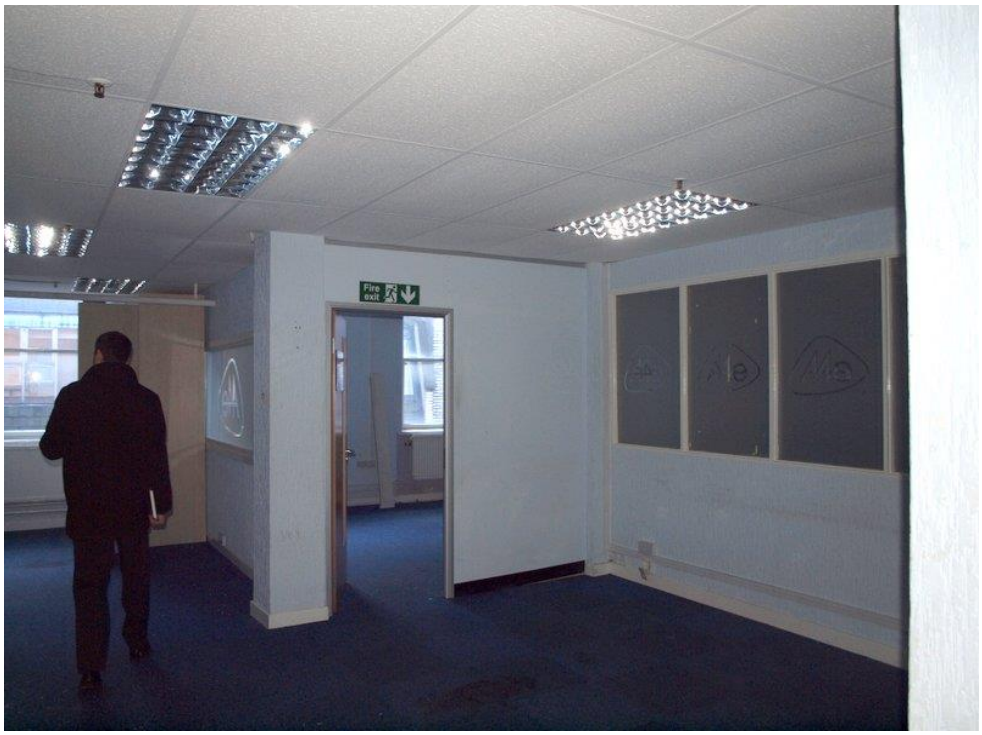


Plate 51: Detail of inserted office



Plate 52: Detail of door surround to service staircase


Plate 53: Area of second floor where the ceiling is open to the timber boards above



Plate 54: Toilet inserted in rear of building with a view to the blocked window behind



Plate 55: Detail of window hidden in plate above, cut by further partition.



Plate 56: Modern personnel lift



Plate 57: Third floor office showing dado rail running at cill level



Plate 58: Third floor office showing dado rail running at cill level



Plate 59: Water damaged room at rear of the building

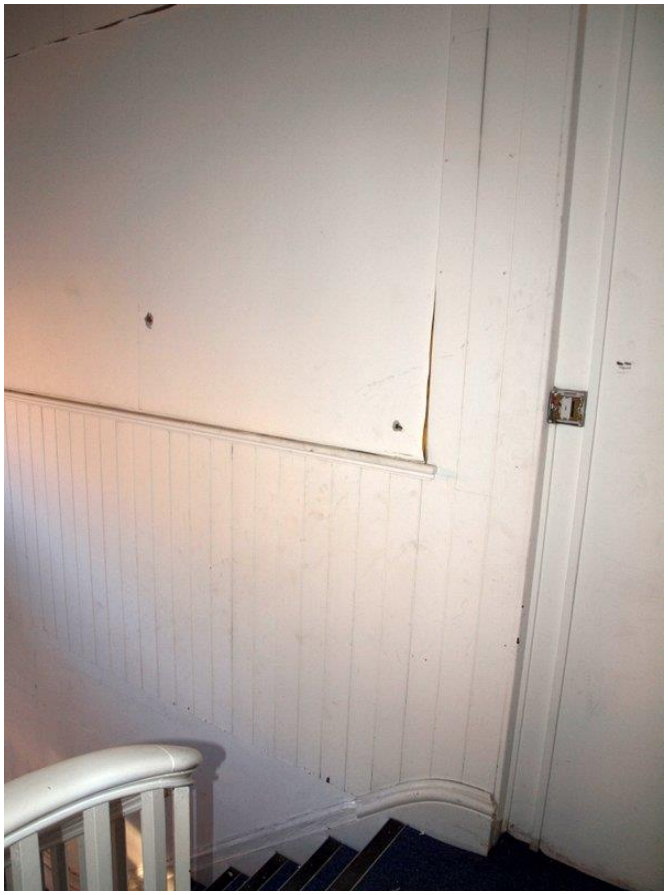


Plate 60: Timber panelling at the top of the staircase on fourth floor



Plate 61: General shot of the fourth floor, showing stanchions



Plate 62: Detail of stanchion capital



Plate 63: General shot of the fourth floor



Plate 64: Detail of casement windows



Plate 65: Detail of doorway to service staircase



Plate 66: Detail of inserted goods lift



Plate 67: Detail of sprinkler system



Plate 68: Inserted timber staircase within basement nightclub.



Plate 69: General shot of basement nightclub.



Plate 70: Nightclub kitchen.

Appendix 4: Street Views

DRAWING NUMBER 061_216



Existing Street View 1



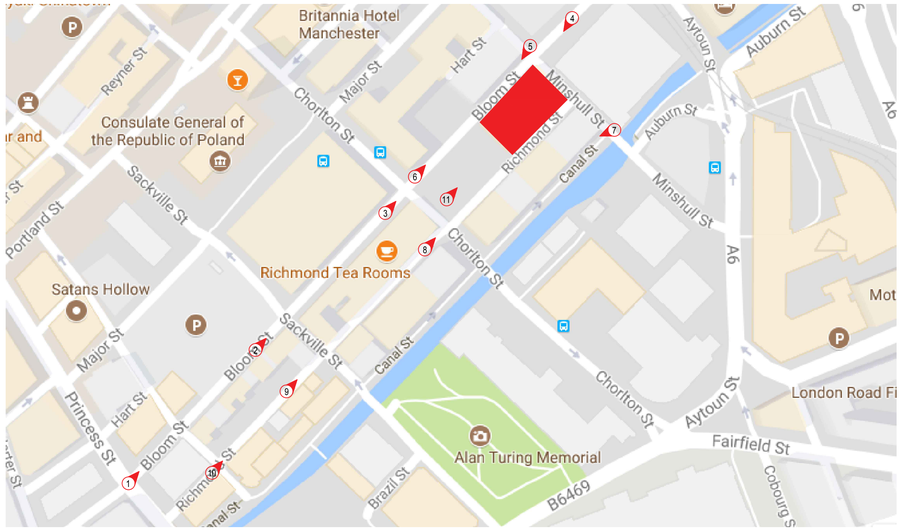
Proposed Street View 1

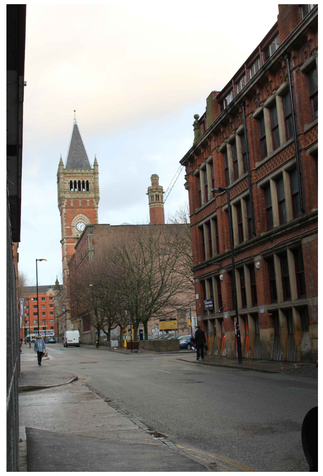


Existing Street View 2

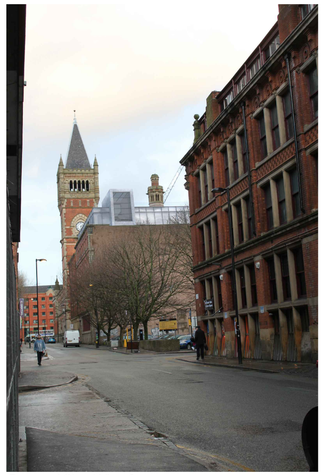


Proposed Street View 2





Existing Street View 3



Proposed Street View 3



Existing Street View 4



Proposed Street View 4



Existing Street View 6



Existing Street View 5



Proposed Street View 5



Proposed Street View 6

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED
3. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWING
4. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS 1991 (INCLUDING AMENDMENTS) AND ALL RELEVANT BRITISH STANDARDS/CODES OF PRACTICE
5. CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE. ALL DIMENSIONS TO BE CHECKED PRIOR TO FABRICATION OF MATERIALS
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS

REFERENCE DRAWINGS

001 - SITE LOCATION PLAN
100 - EXISTING & PROPOSED PLANS
▶ 200 - EXISTING & PROPOSED SECTIONS & ELEVATIONS
300 - CEILING PLANS
400 - M&E PLANS
500 - DETAILS
600 - FIRE PLANS
700 - TYPES OF WALLS PLANS
800 - ACOUSTIC PLANS
900 - STRIP OUT PLANS

REV	DESCRIPTION	DATE	BY	CHCK	APRV
B	Issued for planning	17/01/2018	AM	MSB	IG
A	Bloom extension redesign	26/10/2017	AM	MSB	IG

CLIENT

BEECH DESIGN & BUILD

BLOOM STREET

EXISTING PLANS
STREET VIEWS A

PLANNING

DRAWING STATUS

DRAWN R FERNANDEZ | CHECKED I GRIFFITHS

APPROVED P DAVIDSON | DATE AUG 17

NTS	061_216	B
SCALE	DRAWING NUMBER	REV

A1

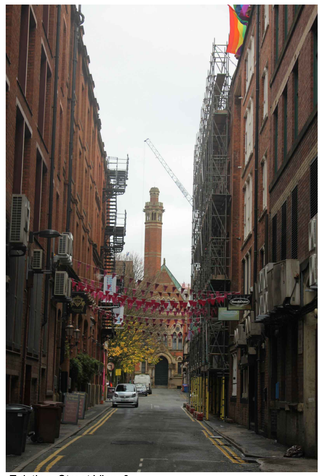
DRAWING NUMBER 061_217



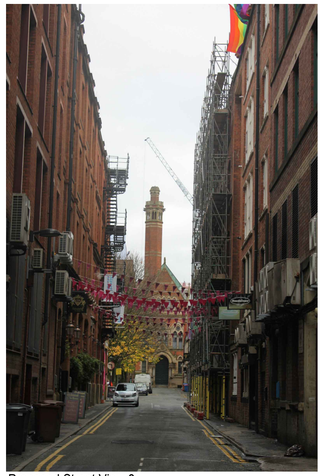
Existing Street View 7



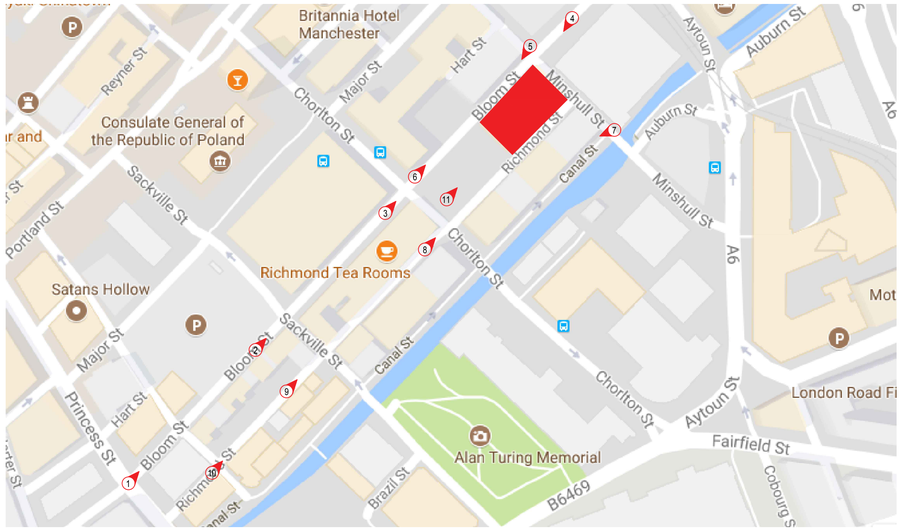
Proposed Street View 7



Existing Street View 8



Proposed Street View 8





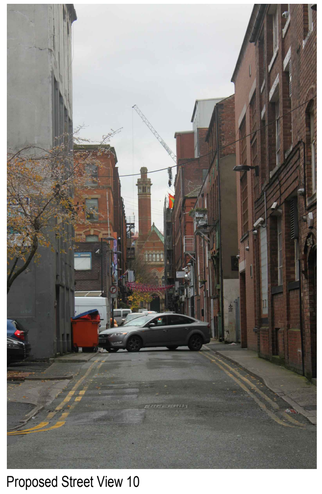
Existing Street View 9



Proposed Street View 9



Existing Street View 10



Proposed Street View 10



Existing Street View 11



Proposed Street View 11

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
2. ALL LEVELS ARE IN METRES UNLESS OTHERWISE STATED
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6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS

REFERENCE DRAWINGS

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- 100 - EXISTING & PROPOSED PLANS
- ▶ 200 - EXISTING & PROPOSED SECTIONS & ELEVATIONS
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- 400 - M&E PLANS
- 500 - DETAILS
- 600 - FIRE PLANS
- 700 - TYPES OF WALLS PLANS
- 800 - ACOUSTIC PLANS
- 900 - STRIP OUT PLANS

REV	DESCRIPTION	DATE	BY	CHCK	APRV
B	Issued for planning	17/01/2018	AM	MSB	IG
A	Bloom extension redesign	26/10/2017	AM	MSB	IG

CLIENT

BLOOM STREET

EXISTING PLANS
STREET VIEWS B

DRAWING STATUS: PLANNING

DRAWN: R FERNANDEZ | CHECKED: I GRIFFITHS

APPROVED: P DAVIDSON | DATE: AUG 17

SCALE: NTS | DRAWING NUMBER: 061_217 | REV: B

A1

Appendix 5: Historic England Pre-Application Consultation Letter

Historic England

NORTH WEST OFFICE

Mr Tom Flanagan
Paul Butler Associates
31 Blackfriars Road
Salford
Manchester
M3 7AQ

Direct Dial: 01612421417

Our ref: PA00399197

17 February 2016

Dear Mr Flanagan

Pre-application Advice

MINSHULL HOUSE & 11 BLOOM STREET, MANCHESTER

Thank you for consulting Historic England further regarding the proposed conversion and extension works proposed at Minsull House and 11 Bloom Street. We are glad to hear that a Heritage Assessment has been produced to positively inform the proposal, and the contents of your correspondence of 04.02.2016 is very informative. The additional views provided (as advised in our letter of 23.10.2015) are also very helpful in understanding the potential impact of the proposal.

Works to bring these two nationally significant heritage assets back into use continues to be welcome in principle. A successful scheme will be one which conserves or enhances the significance (we refer to our letter of 23.10.2015) of the two grade II listed buildings and setting of the grade II* City Police Courts.

The intention to retain all historic features as part of the conversion works is a positive approach, as is the reversibility of proposed subdivisions which will allow the building to meet future needs with minimal damage to historic fabric. While outside of our remit, you may find it helpful to use new corridor spaces to give a sense of the historically open plan by creating long, uninterrupted views with exposed historic features.

While there is no objection in principle to the replacement of the later roof to 11 Bloom Street within the context of a positive conversion scheme, the associated one-and-two-storey extension would inevitably have some harmful impact on the setting of the City Police Courts. We acknowledge the comment made that this is necessary to facilitate the conversion of the listed buildings - this will need to be demonstrated to the local planning authority at application stage in making the case for both the public benefits of the proposal and clear and convincing justification for harm (paragraphs 132 & 134, NPPF). We would encourage any opportunity to be taken to reduce the impact of the

Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All Information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.

proposed extension on the setting of the City Policy Courts, which could be achieved by reducing the height of the proposed extension or by setting it further back from the Bloom Street frontage.

Next Steps

We hope you find this helpful, and would be happy to provide further advice at pre-application stage if necessary. Moving forward we advise that the necessity for the proposed extension is carefully considered, as well as any opportunities for reducing its visual impact in line with our advice above.

Our remit (relating to the demolition aspects of the proposal and impact on the setting of the City Police Courts) is reflected in the scope and emphasis of our comments above. We would recommend that the expertise of the Conservation Officer is engaged to inform the wider heritage impacts of the proposal.

Yours sincerely



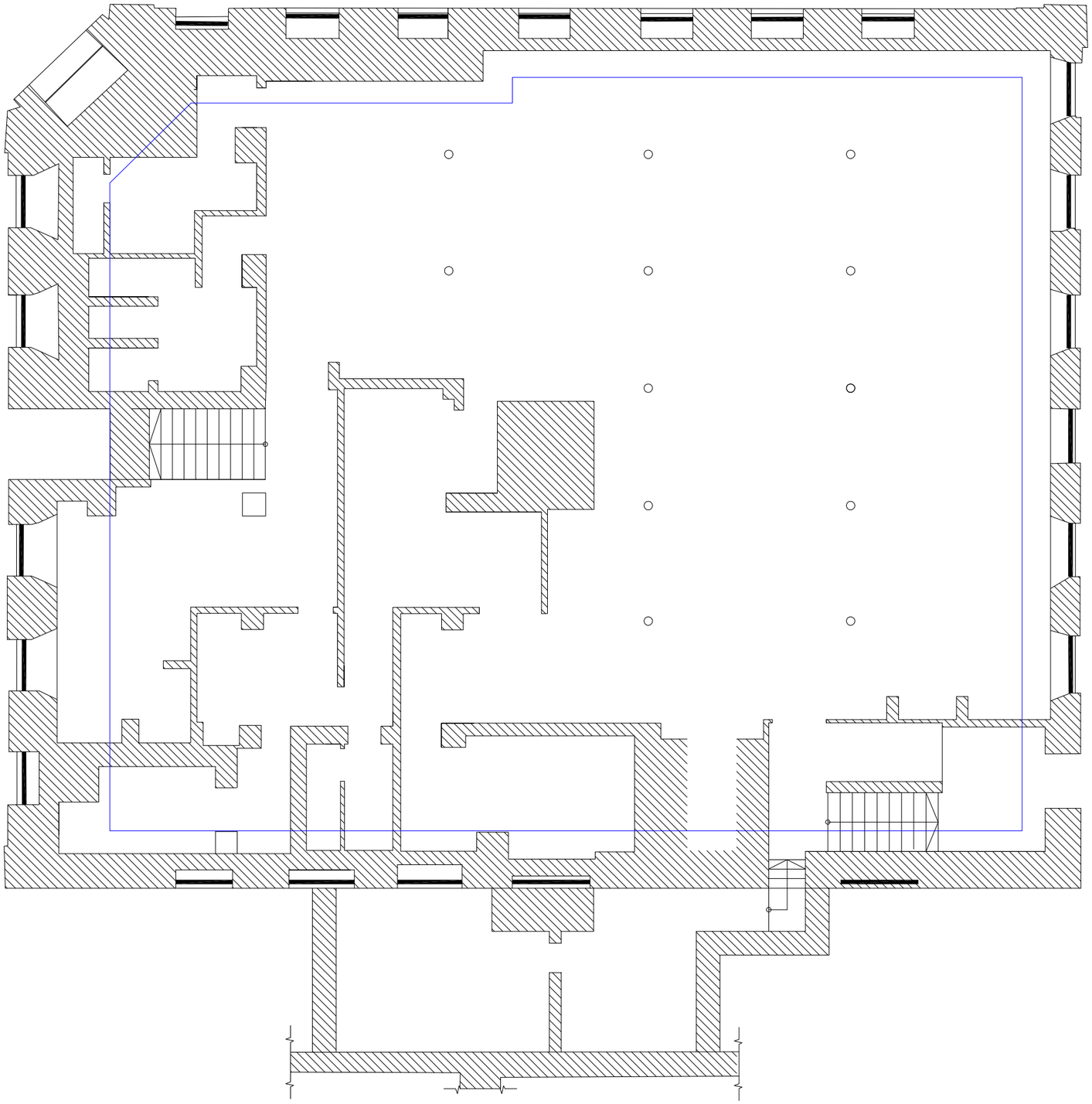
Christina Sinclair
Assistant Inspector of Historic Buildings and Areas
E-mail: christina.sinclair@HistoricEngland.org.uk

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Appendix 6: Plans identifying Existing/Historic Internal Wall Treatments

Lower ground floor plan



north

Paul Butler Associates
Planning, Development & Heritage Consultants

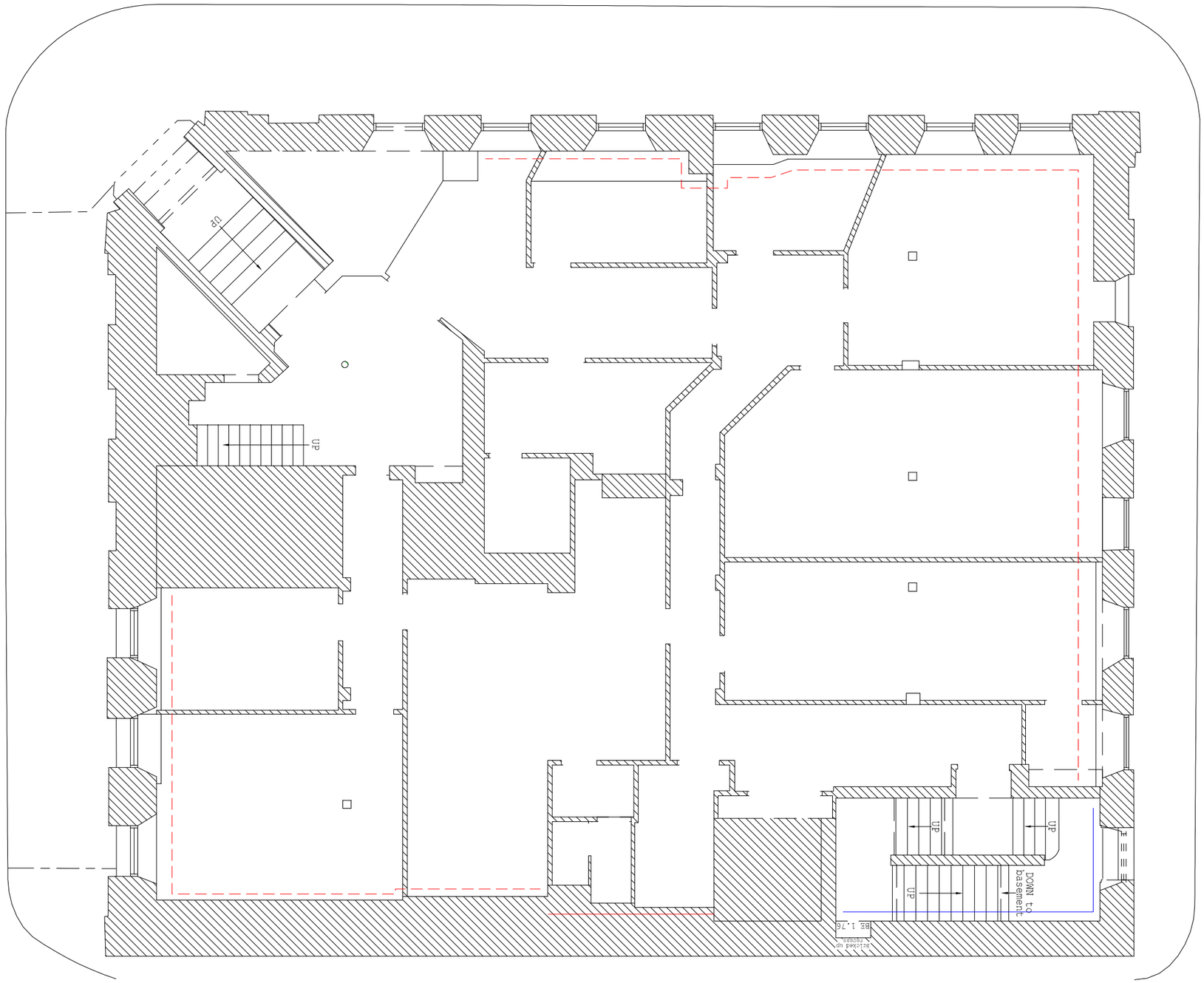
a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- modern plaster replacing original
- original plaster
- bare brick (original)

client:	Beech Properties
job no.:	14.936
fig no.:	1
scale:	1:100
date issued:	January 2018

Upper ground floor plan



Paul Butler Associates
Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

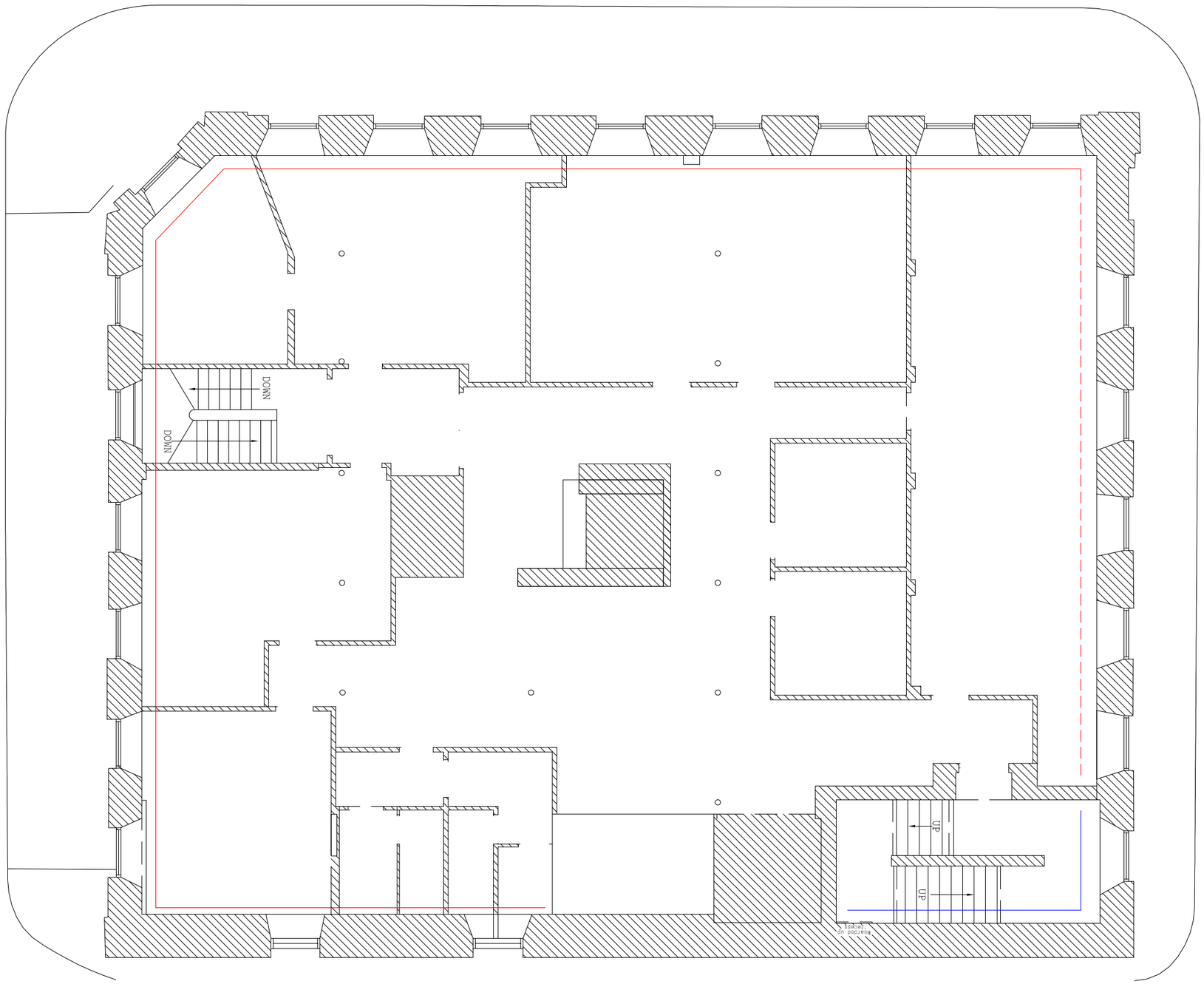
Key

- modern plaster replacing original
- original plaster
- bare brick (original)

north

client:	Beech Properties
job no.:	14.936
fig no.:	2
scale:	1:100
date issued:	January 2018

First floor plan



north

Paul Butler Associates
Planning, Development & Heritage Consultants

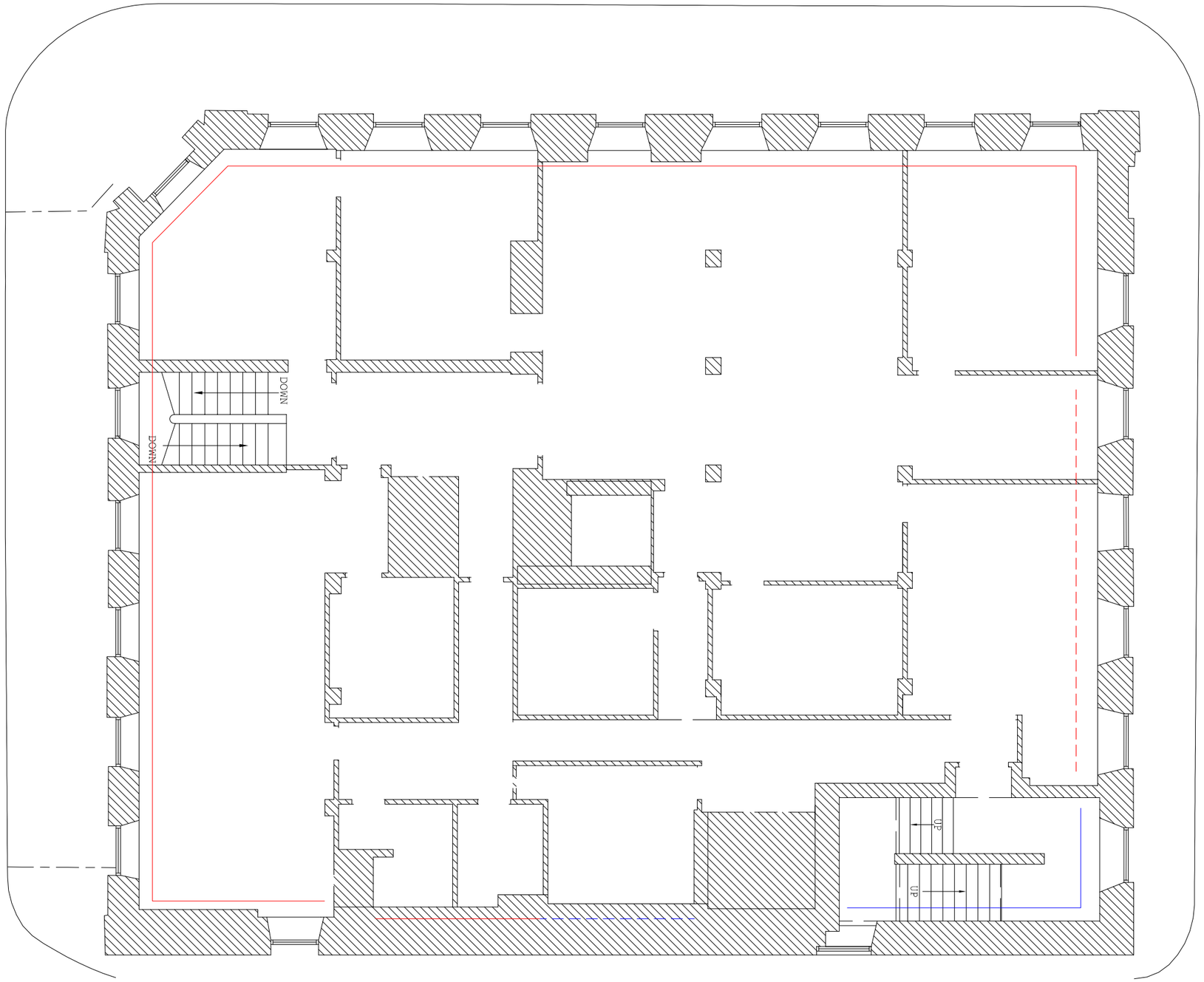
a. 31 Blackfriars Road, Salford Manchester M3 7AQ
t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- modern plaster replacing original
- original plaster
- bare brick (original)

client:	Beech Properties
job no.:	14.936
fig no.:	3
scale:	1:100
date issued:	January 2014

Second floor plan



north

Paul Butler Associates
Planning, Development & Heritage Consultants

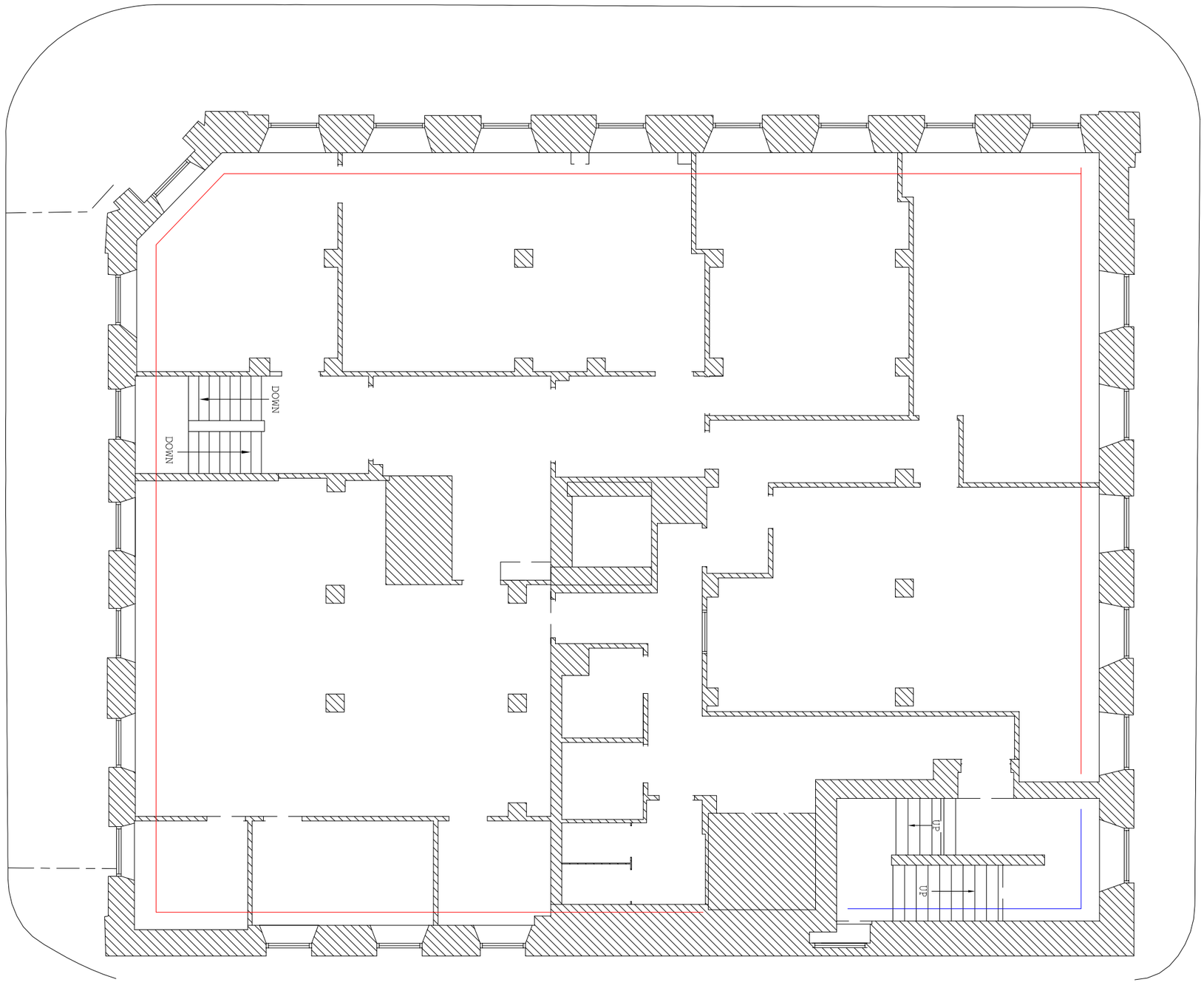
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t. 0161 835 3530
e. pba@paulbutlerassociates.co.uk
f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

- modern plaster replacing original
- original plaster
- bare brick (original)
- bare brick-removed original plaster

client:	Beech Properties
job no.:	14.936
fig no.:	4
scale:	1:100
date issued:	January 2014

Third floor plan



north

Paul Butler Associates
Planning, Development & Heritage Consultants

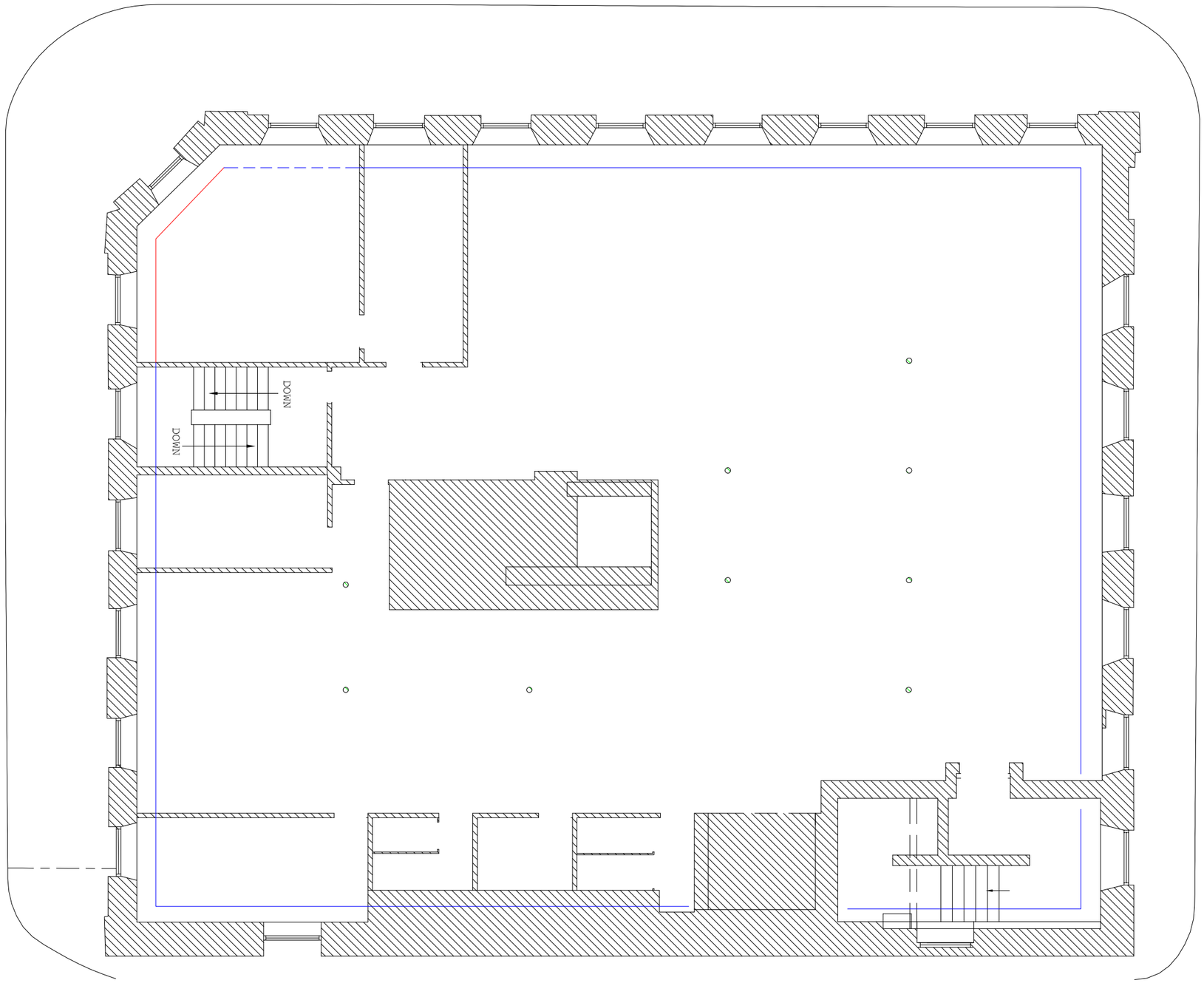
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Key

- modern plaster replacing original
- original plaster
- bare brick (original)

client:	Beech Properties
job no.:	14.936
fig no.:	5
scale:	1:100
date issued:	January 2014

Fourth floor plan



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Key

- modern plaster replacing original
- original plaster
- bare brick (original)
- bare brick-removed original plaster

north

client:	Beech Properties
job no.:	14.936
fig no.:	6
scale:	1:100
date issued:	January 2014