



Paul Butler Associates

Planning, Development & Heritage Consultants

FRP Advisory

Victoria Mill, Miles Platting, Manchester

Heritage Statement

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Professional Planning, Development & Heritage Advisors since 1992.

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of FRP Advisory relating to development at Victoria Mill, Lower Vickers St, Manchester, M40 7LH. Victoria Mill dates from 1869-73 and was constructed as a cotton spinning mill. The building is Grade II* listed but is not located within a Conservation Area.
- 1.2 The statement has been provided in support of a suite of applications relating to the conversion of the upper floors of the building from office to residential use. The development has commenced but has not been completed, and the relevant part of the building remains unoccupied.

Background

- 1.3 Planning Permission (Ref: 119321) and Listed Building Consent (Ref: 119357) were approved on 6 June 2018, with these consents having been partially implemented. The works ceased due to the developer falling into administration. Paul Butler Associates are part of a new project team which has been tasked by the administrator with completing the development, enabling its occupation. The project team have identified a number of discrepancies with regards to the approved scheme which have meant that had it been built out as approved, it would not have been safe, or in accordance with other requirements such as secure by design. Therefore variation applications are necessary to secure minor material amendments to the above consents; and limited-scope fresh applications for planning permission and Listed Building Consent are also submitted to secure approval for works which are not regarded as 'minor material' and are not therefore covered by the variation applications.
- 1.4 Specifically, the following applications are submitted:
- Variation applications to the existing LBC and PP, to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1 – 5; the omission of the waste chute to staircase A, the omission of home working offices adjacent to central staircore, and the use of rooms at floors 1 – 5 as bin stores; and

clarification regarding the previously approved external repair and maintenance works.

- Fresh applications for PP and LBC to include for external lighting; insertion of fire safety partition wall to ground floor lift lobby; new 8 person lift within existing lift shaft; insertion of internal doors to lift lobby at ground floor and corridors at upper floors; creation of smoke shaft adjacent to staircase B with chimney at roof level; creation of ventilation shaft to bin stores at floors 1 – 5 with chimney to roof; steps to staircase C within lobbies at floors 2 and 3; installation of ventilation shaft to existing lift shaft with chimney to roof; and replacement external door at lower ground floor level.

- 1.5 It is accepted that the above applications are inherently connected, and therefore we are seeking their approval on a coordinated basis.

This Statement

- 1.6 A Heritage Statement (dated October 2016) was issued by Archaeological Research Services Ltd in support of the previous applications and is identified as an approved document under Condition 1 of the extant consents. The purpose of this Statement is not to rehearse the content of that Statement, which includes a policy review, assessment of significance, and an assessment of the impact on that significance resulting from the development. This has been undertaken in accordance with national and local policy, which has not significantly changed in the intervening period.
- 1.7 The purpose of this statement is to consider any impact upon the heritage significance of those parts of the Listed Building which may be affected by alterations to the approved scheme, and subsequently the overall impact on the significance of the Listed Building.
- 1.8 This statement includes:
- A description of the application site and surrounding area;
 - An overview of the proposed amendments to the approved scheme, and proposed additional works;

- A review of the heritage significance of the application site; and,
- An appraisal of the application proposals against this significance.

1.9 The proposed scheme is supported by a series of drawings prepared by Allison Pike Architects and has been developed further to consultation with Manchester City Council's (MCC) planning and conservation officers during pre-application discussions between August 2020 and July 2021.

2. The Application Site and Surrounding Area

Application Site

- 2.1 The application site incorporates Victoria Mill along with ancillary car parking, access and amenity landscaping, and is located within the Manchester suburb of Miles Platting. The works which comprise part of the subject applications relate to internal and external works to the northern wing of the former Mill.



Figure 1: Aerial view of the application site.

- 2.2 Victoria Mill is Grade II* listed. It is a substantial former cotton spinning mill comprising six storeys set above a basement and is constructed from red brick with yellow brick dressing, and a modern bitumen flat roof. The building actually comprises two large former mills, connected by a central engine house, thereby following a U-plan. There is a small enclosed courtyard to the rear, with a large car park to the front. The actual site where works are proposed only concerns the northern wing of the building.
- 2.3 The building currently accommodates a mix of uses with residential use occupying the southern wing of the building, whilst the northern wing has in recent times been entirely in

office use. The office use of the upper floors of the northern wing ceased several years ago, albeit the ground floor is currently occupied by the NHS who operate a medical practice and offices there.

- 2.4 Each wing has its own separate primary access, positioned either side of a central spiral staircase turret, which also supports the large mill chimney.

Surrounding Area

- 2.5 The site lies within the suburb of Miles Platting, approximately 1 mile to the east of Manchester City Centre. There are a mix of residential and commercial uses within the immediate area, with the Rochdale Canal aligning the site's southern perimeter, and a public park with children's play facilities located to the immediate west. The site is not located within a Conservation Area and there are no other listed buildings or structures within immediate proximity to the site. Removed from the site is the Grade II Listed former Corpus Christie Basilica which is located approximately 300m to the north.
- 2.6 The site has good accessibility to Manchester City Centre which can be reached on foot via the canal towpath. In addition to the City Centre offer, more localised services including the adjacent aforementioned NHS surgery and local retail and service facilities are within close proximity to the Mill.
- 2.7 The site itself became developed during the industrial expansion of the mid-19th Century, and whilst the southern part of the site had by 1845 been developed as housing, construction of the mill commenced in 1869, with the second western wing being completed in 1873. Although there have always been residential properties in close proximity to the Mill, for many years the site was abutted on its western side by a cotton mill, and on its eastern side, by a chemical works. These adjacent buildings and industrial operations are no longer evident or visible, and aside from a modern light industrial complex to the north of the site, the Victoria Mill, which runs adjacent to the Rochdale Canal remains the only clear evidence of the area's historic industrial past.

3. The Proposed Scheme

- 3.1 The approved and partially implemented scheme involves the conversion of the first to fifth floors of the northern part of the building, to create 85 apartments (Use Class C3). Approval was originally secured on 26 September 2017 for Planning Permission (Ref: 114600) and Listed Building Consent (Ref: 114601) for development described as:

'Proposed change of use of the first to fifth floors of the north side of Victoria Mill from offices (Class B1) to create 80 no. residential apartments (Class C3a) comprising 65 x 2 no. bedroom units and 15 x 1 no. bedroom units and communal home working offices for residents, with associated internal and external alterations to the listed building.'

- 3.2 A number of conditions attached to the above consents were subsequently discharged, and applications (Ref: 119321 and 119357) to vary a number of conditions attached to those consents was approved on 6 June 2018. The description of development was:

'Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114600/FO/2016 to allow the replacement of the existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)'

- 3.3 An appraisal of the conversion scheme is set out within the Planning Statement dated 25 November 2016, which is an approved document within Condition 1.
- 3.4 All pre-development requirements within the conditions attached to the above consents were satisfied, and the works appear to have commenced across the northern wing of the building. The developer of the scheme fell into administration in April 2020, and it is assumed that works on the conversion ceased prior to or at that point.
- 3.5 The administrator has assembled a new project team which includes Allison Pike Architects, and Medlock FRB as main contractor. Further to a review of the approved plans by the project team and an assessment of the partially completed scheme, it has become apparent that there were a number of issues relating to the approved scheme which would have meant that it would not have been compliant with building regulations. As a result, a

number of changes are required to the approved scheme. Paul Butler Associates have provided advice to the team throughout this process, and have engaged with MCC planning and conservation officers.

- 3.6 The ultimate goal is to enable the scheme to be completed so that the multiple public benefits of the proposals can be realised. It is vital that this is achieved in a way that does not result in substantial harm to the significance of the Listed Building, and the project team have been aware of this challenge throughout. This Statement is submitted in support of applications described as follows:

'Application to vary Conditions 1 (specified plans), 8 (cycle parking), and 11 (refuse arrangements) attached to 119321/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1 – 5; the omission of the waste chute to staircase A, the omission of home working offices adjacent to central staircore, and the use of rooms at floors 1 – 5 as bin stores; and clarification regarding the previously approved external repair and maintenance works.'

- 3.7 Applications for Planning Permission and Listed Building Consent are also submitted for works comprising:

'External lighting; insertion of fire safety partition wall to ground floor lift lobby; new 8 person lift within existing lift shaft; insertion of internal doors to lift lobby at ground floor and corridors at upper floors; creation of smoke shaft adjacent to staircase B with chimney at roof level; creation of ventilation shaft to bin stores at floors 1 – 5 with chimney at roof level; steps to staircase C within lobbies at floors 2 and 3; installation of ventilation shaft to existing lift shaft with chimney to roof; and replacement external door at lower ground floor level.'

- 3.8 Further detail, and justification for the proposed works is provided within the Design & Access Statement prepared by Allison Pike Architects.

4. Heritage Significance of Victoria Mill

- 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.
- 4.2 An assessment of the heritage significance of this Grade II* Listed Building is set out within Section 7 of the approved Heritage Statement by Archaeological Research Services (Ref: 2016/156). The assessment of significance is based on the four key aspects of significance as defined in Historic England's guidance document, Conservation principles, policies and guidance for the sustainable management of the historic environment (Historic England 2008). The following is of note from this assessment:
- 4.3 The Listed Building has a 'degree of **evidential value**' resting in the nature of construction and style of the structure, due to the remnants of the building's engine house, and the crane hoist within the courtyard, along with two bearing shafts suggestive of industrial activity. The canal remaining in the same location adjacent to the Mill providing a 'visual aid' as to the transportation of raw materials and the finished product is also identified. The adverse impact upon the evidential value resulting from the substantial modification of the building's interior is noted – including with regards to false ceilings covering the jack arches and the rectangular lining obscuring cast iron columns, and all machinery has been removed or covered over during (the 1989) conversion. (paragraphs 7.2 – 7.4)
- 4.4 The site is identified as being of **historical value** in the sense it guides current understanding of how the cotton industry operated, but notes that this has been compromised due to the alterations to the surrounding land. The assessment states that 'many other mills would have been present in the surrounding area; however, these have been lost during time'. (paragraphs 7.5 – 7.6)
- 4.5 The assessment identifies Victoria Mill as being of **aesthetic value**. This is identified as being due to its Italianate architectural style which was popular in the late 19th century; and its imposing nature and scale which would result in people drawing sensory and intellectual stimulation from it. The loss of 19th century mills from Manchester is also noted, with Victoria Mill being 'the last remaining mill of the many mills that occupied sites along the Rochdale Canal until the mid-20th century'.

4.6 The site is identified as being of **communal value**, due to the large scale of the mill and its iconic chimney, meaning it can be seen from a substantial distance away. It is one of the few remaining mills along the Rochdale Canal and is considered a landmark in the north east of Manchester. The statement confirms that the site holds significant communal value as it contributes to a sense of place in this area, including for those who already live, work, and / or visit the building. (Paragraphs 7.9-7.10)

4.7 A 'Statement of Significance' is provided at paragraph 7.11 – 7.12 and notes:

'Victoria Mill is a Grade II Listed Building (ID: 388305). A Grade II* Listing defines the building as being of outstanding national importance and of 'more than special interest'. (paragraph 7.11)*

'Victoria Mill is significant, having been given a Grade II status in 1988, and thus is considered to be of 'more than special interest'. It is in good condition and provides an example of a late 19th century cotton mill built in the Italianate style. Although the interior machinery is no longer present, it still does retain good examples of jack-arches and cast iron pillars with octagonal capitals. Furthermore, this is one of the last of the 19th century mills still surviving on the Rochdale canal.' (paragraph 7.12)*

4.8 The 'Impact Assessment' within the Heritage Statement (Section 8) considered the impact of the proposed conversion scheme on the significance of the Listed Building. Paragraph 8.2 noted:

'Victoria Mill has already undergone changes when it was converted into offices and apartments in the late 20th century. Thus, the mill no longer retains any fixtures, on the interior, that indicate previous industrial use. The only visible historic fabrics on the floors are the jack-arches and the cast-iron columns with the octagonal capitals. The previous conversion, in the late 20th century, was reversible. False ceilings have simply covered the arches rather than altering them and the rectangular lining has simply shielded the cast-iron pillars from view instead of modifying them. Neither the jack-arches nor cast-iron pillars were removed or damaged during the alterations. If the proposed alterations do not damage or remove these items then the conversion will have moderate to minor impact on the fabric of the building.'

'In summary whilst it must be recognised that any new use will require some change to the historic fabric of the buildings, including the subdivision of space, if the jack arches and cast-iron pillars are not damaged or removed in the process, this proposal does not heavily impact upon the historic integrity of a heritage asset. The proposal represents a positive opportunity to provide a viable future for the building. Thus it could be concluded that the proposed development (Appendix II) would have negligible to minor impact on the mill, when this is balanced against public benefit the proposed development could be acceptable'. (Paragraph 8.6)

- 4.9 Through approval of applications 119321 and 119357, a level of harm has previously been accepted by MCC, outweighed by the significant public benefits (including restoration of parts of the Listed mill) of the scheme. Section 5 below therefore considers what further impacts there may be resulting from variations to the approved scheme, and from the additional works which are included for within the applications for Planning Permission and Listed Building Consent.

5. Impact of Scheme on Heritage Significance of Victoria Mill

- 5.1 This section is to be read alongside the photographs of the application site contained in Appendix 1, the locations of which are identified on plans at Appendix 2.
- 5.2 The submitted applications comprise variation applications to the previous planning permission and Listed Building Consents, along with applications for planning permission and Listed Building Consent for additional internal and external works, not covered by the existing approvals. This section appraises the impact of the proposals contained within these applications upon the heritage significance of Victoria Mill.
- 5.3 As the proposals only relate to parts of the Mill, any impact would likely be to those parts where works are proposed. Notwithstanding this, consideration has also been made of the impact of the works on the significance and setting of the broader Mill.
- 5.4 It should be highlighted that from the outset of developing the proposed scheme, the design team have looked to retain as many of the original features and as much of the original fabric as possible.
- 5.5 The sections below reflect the works proposed (identified as 'key changes'), as set out within the Design & Access Statement prepared by Allison Pike Architects. The images referred to are located within Appendix 1.

Key Change	Summary	Impact
1	Approved scheme locates cycle parking in basement of building. Proposed scheme is for cycle parking for each floor to be located within a store room at each floor level within central core. (Image 101, 102, 203, 204, 303, 304, 404, 405, 503, 504)	The re-use of internal spaces which are otherwise difficult to utilise within heritage assets is positive, particularly as this should assist with ongoing maintenance. The physical impact of installing bike lockers or racks is similar, whether at basement or upper floor levels. With regards to the significance of this Listed Building, this proposed amendment to the scheme will not materially impact upon its significance. Impact: Neutral
2	Closing off of staircase A to residents, and its use restricted to maintenance. Inclusion of additional door to be installed to 'NHS corridor' within ground floor. (Image 009)	This change will not have any impact upon the significance of the Listed Building. The insertion of a modern fire door to the NHS escape corridor would not impact upon any historic or original fabric. Impact: Neutral
3	Insertion of internal fire wall to Staircase C ground floor lobby. (Image 007) Removal of non-historic architrave feature. (Image 008) Insertion of lobby fire door to residential corridor. (Image 010)	Whilst this internal space has been extensively modified since it was in its original industrial use, the broad proportions of an open space beyond these doors remains. This will be impacted due to the insertion of the full height lobby wall, and the insertion of an additional fire door to the residential corridor. It is however noted that this space does not contribute significantly to the significance of this Listed Building, and the proposed works are fully reversible. It is also understood that these works are unavoidable on the basis that they are required if residential and commercial use are to co-exist in the northern part of the building. The removal of a modern architrave feature to enable the implementation of the required

Key Change	Summary	Impact
		internal lobby fire door is regarded as having a neutral impact. The principle of this amendment was agreed with MCC planning and conservation officers by exchange of correspondence on 14/10/20. Impact: Minor Adverse
4	Replacement of existing lift with new 8 person lift. (Image 104, 212, 311, 410, 512)	The existing lift dates from the 1990s conversion of this part of the building to office use, and is not therefore of any heritage interest. The proposed replacement lift will utilise an existing lift shaft. Impact: Neutral
5	Insertion of smoke vents. A smoke shaft is proposed within the central core of the building (adjacent to staircase A) which will result in the removal of a section of ceiling and floor to the upper floor levels. (Image 110, 217, 218, 305, 403, 505)	The proposed requirement for a smoke shaft will result in the loss of a 1.5m² section of original jack arch ceilings to first, second, third, and fourth floor levels. The jack arches are identified as being of historic significance, and along with the columns, are amongst the only remaining visual links to the building's original and historic use. The works will result in the loss of part of this original fabric, and this loss will be irreversible. In mitigation, the proposed smoke shaft (and loss of sections of historic jack arch ceiling) is located within an existing central core, within an area which since the original conversion, has been, and will be in use as a store room / electric meter room (i.e. the location is less sensitive). Other locations for this smoke vent were considered to ensure that the impact on the Listed Building is as limited as possible. Please refer to Section 8 of the Design and Access Statement for further detail. The works will be undertaken sensitively to ensure that impact on surrounding brickwork is minimised, and the area of the shaft has been limited to the least required.

Key Change	Summary	Impact
		Whilst the originally approved scheme did not include these works, this would have meant that the building could not have operated safely, and therefore the multiple planning and heritage benefits of the scheme could not have been realised. Impact: Adverse
	A further shaft is to be located within an existing lift shaft following the removal of an existing lift. Erection of smoke shaft chimneys at roof level. (Image 104, 212, 311, 410, 512)	The smoke shaft will be located within an existing shaft, and therefore the physical impact upon the Listed Building will be very limited. The use of an existing lift shaft for one of the smoke shafts is likely to reduce the impact on the historic fabric compared to an alternative location within the building. Both smoke shafts will also result in the requirement for chimneys to be located at roof level. The height of these has been limited as far as possible, and these will not be visible at ground level, therefore the building's setting will be unaffected. Impact: Neutral
6	Removal of home working spaces. These spaces will now be used to accommodate bike stores, bin stores, and a proposed smoke vent (see key change 5). (Image 101, 102, 203, 204, 303, 304, 404, 405, 503, 504)	Whilst the approved applications identified the use of these spaces as 'home working offices' it is understood that the use of these spaces would not have complied with building regulations. The alternative use of these spaces, for uses which do not conflict with building regulations, and which will ensure they are properly maintained, is regarded as resulting in a minor positive impact on the Listed Building. Impact: Minor Positive
7	Refuse stores to be located at floors 1 – 5, and the removal of the proposed refuse chute from the scheme.	As noted with regards to Key Change 5, the use of these spaces, which are otherwise difficult to utilise due to the absence of natural light, is regarded as having a minor positive impact on the Listed Building. The removal of the proposed

Key Change	Summary	Impact
	(Image 200, 210, 308, 309, 411, 412, 509, 510)	refuse chute from staircase A of the scheme is regarded as having a neutral impact. Impact: Minor Positive
8	Internal steps to be located within the Staircase C lobby at second and third floor levels, and insertion of ramp within corridor at second floor level. (Image 213, 214, 312)	The proposed steps and ramp works will be fully reversible, and are within spaces which have already been significantly modified since the building was within its historic industrial use. When considering the significance of the building as set out within Section 4, the works are not therefore regarded as materially impacting upon the significance of the Listed Building. Impact: Neutral
9	Cross corridor doors. This key change resolves further fire safety issues relating to the approved scheme. (Image 103, 105-109, 201, 203, 205-209, 211, 300-302, 306, 307, 310, 313, 401, 402, 406-409, 501, 502, 506-508, 511)	The proposed doors within corridors will be attached to existing or proposed modern partition walls. The works will not result in any physical impact upon significant Listed Building fabric, and the doors are primarily to be located within corridors which themselves will result from the conversion of the building. The installation of these doors is therefore regarded as having a neutral impact on the significance of the Listed Building. Impact: Neutral
10	Additional door to corridor to staircase B. (Image 010)	This door is required to ensure the security of future residents within the building. The door will attach to non-historic partition walls, and therefore this intervention will not affect any historic fabric. Impact: Neutral
11	External works comprising works to building elevations, external lighting, and replacement of external door at lower ground floor level.	The proposed elevation plans clarify the works which are to take place to repair and maintain the facades of the northern part of the Mill, based on an up-to-date assessment of existing condition. Whilst external façade works have previously been approved, approval of the applications will enable the works to proceed.

Key Change	Summary	Impact
	(Image 001 – 006)	Impact: Positive Some external lighting is required to achieve secure by design accreditation. Whilst this is regarded as having a minor negative impact, the impact has been mitigated via ensuring that the minimum number and size of units necessary will be installed, with fixings minimised and installed to the mortar where possible, and the units will be in a black colour to minimise visual impact during the day. Impact: Minor Adverse It is proposed to replace a non-historic external door at lower ground floor level. This door appears to have been installed at the time of the original conversion of the building in 1990. It is solid apart from a glazed arched feature reflecting the design on other external doors and windows. It is proposed to replace this with a solid timber door (no window) with arched timber mouldings to carry through this design feature. Impact: Neutral

Summary of Impact

- 5.6 The proposed amendments to the approved scheme and the proposed additional works which are the subject of the submitted applications will result in a number of impacts. The majority of the application proposals will result in a neutral impact upon the significance of the Listed Building, either due to their limited scope, or due to them affecting parts of the building which are not identified as being of high significance.
- 5.7 The most significant adverse impact upon the Listed Building relates to the proposed insertion of a smoke shaft adjacent to Staircase A, resulting in the loss of areas of original jack arch ceiling, which are identified as being of significance. This impact is mitigated due

to the discrete location of the proposed smoke shaft, the limited area of the shaft (limiting the loss of original fabric), and the sensitive undertaking of works. Along with the insertion of a lobby wall at ground floor level - assessed as having a minor adverse impact, these and other works are necessary to ensure the scheme is in accordance with fire safety and building regulations standards. These works are ultimately necessary to enable the completion of the conversion of this part of the building to residential use. Whilst the proposed works will result in some harm to the Listed Building, this is regarded as less than substantial, and outweighed by the multiple public benefits of the scheme.

- 5.8 As is set out within Section 4, the Listed Building is identified as being of outstanding national importance and of more than special interest. Its historic interest is primarily within its external appearance, as a 19th century cotton mill built in a specific architectural style popular during the period. It is one of the last 19th Century Mills which survive on the Rochdale Canal and its relationship with the canal can still clearly be read and understood.
- 5.9 The building's evidential, historical, aesthetic, and communal value is summarised within section 4. The works set out within this application submission will not significantly impact upon these values. Whilst the applications will result in a degree of harm, this is not regarded as materially impacting upon the significance identified above, and the proposals will not materially impact upon the building's setting.

6. Conclusion

- 6.1 This Heritage Statement has been prepared as an addendum to the Heritage Statement prepared by Archaeological Research Services (Ref: 2016/156) and approved as part of applications 119321 and 119357. This Statement considers what additional impact will result from the amendments to the scheme and additional works proposed.
- 6.2 Approval of the submitted applications will be an important step in enabling the completion of the conversion of the building to residential use. Extending the existing residential use of the building will have a positive impact on the character of the local area and will help to secure the long-term future of the building. Furthermore, residential use will also provide a series of positive planning benefits that were identified at the time of the original approval of the conversion scheme, which has now been partially implemented.
- 6.3 The heritage significance of the building has informed the various design interventions, and impact upon sensitive parts of the building has been minimised as far as possible. The majority of amendments and proposed works will have a neutral impact upon the significance of the Listed Building. Where works are proposed which will result in a degree of harm, this harm is regarded as less than substantial, and outweighed by the public benefits of the scheme.
- 6.4 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.

Appendix 1: Photographs



Image 001: North (main) elevation



Image 002: East elevation



Image 003: North wing south elevation



Image 004: Courtyard elevations



Image 005: Main entrance to north wing

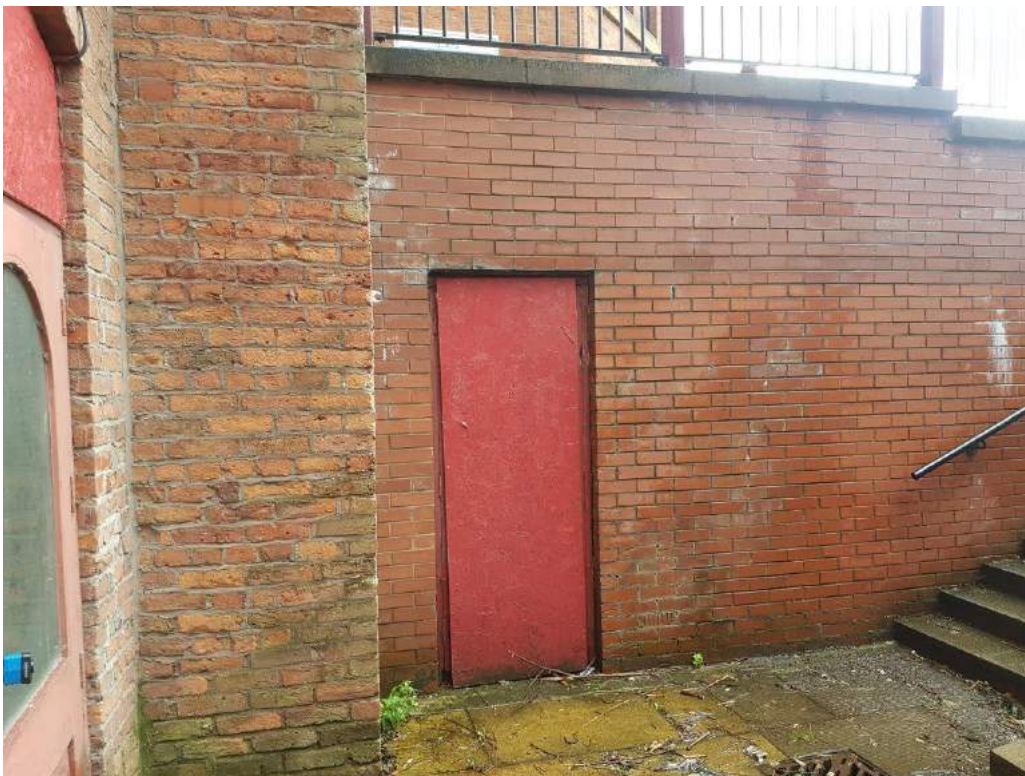


Image 006: External door at lower ground floor level to be replaced



Image 007: Reception area to be subdivided



Image 008: Modern architrave to be removed.



Image 009:



Image 010:



Image 101:



Image 102:



Image 103:



Image 104:



Image 105:



Image 106:



Image 107:

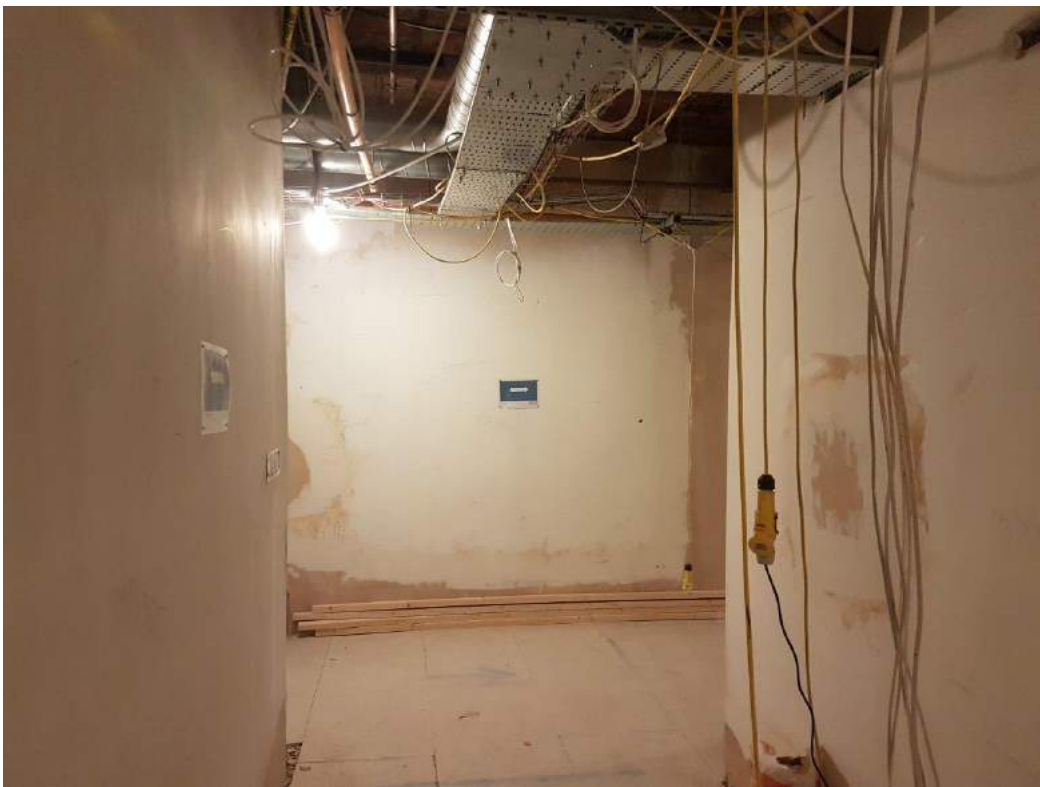


Image 108:



Image 109:

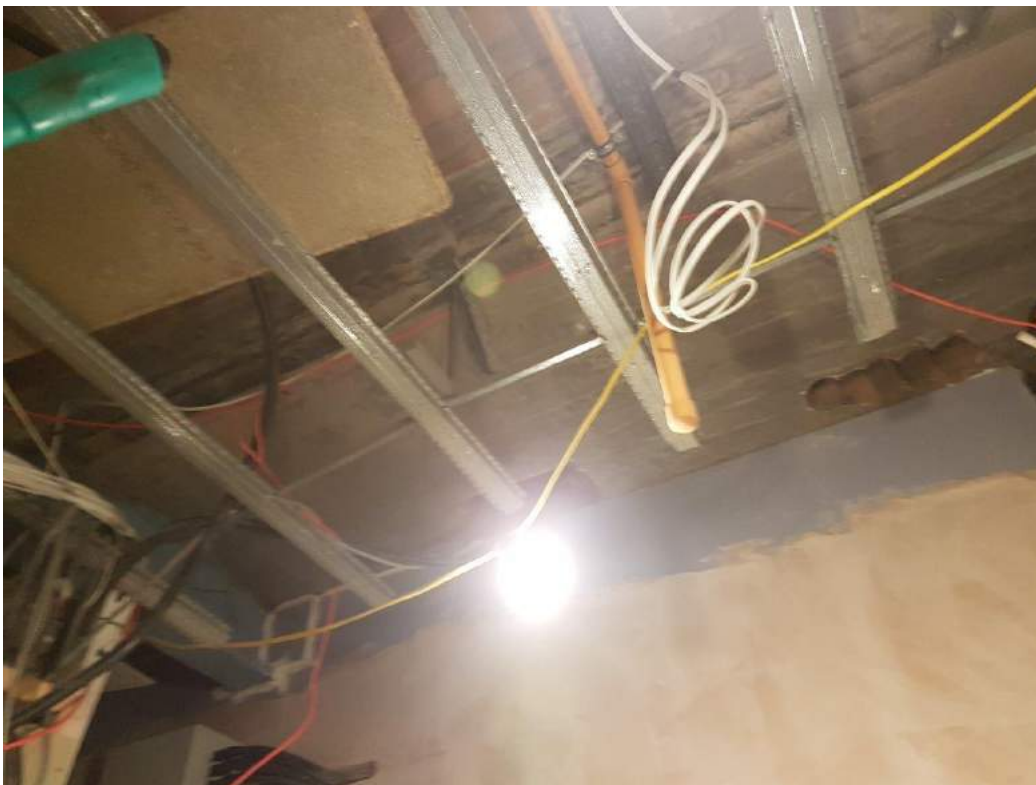


Image 110:



Image 200:



Image 201:



Image 202:



Image 203:



Image 204:

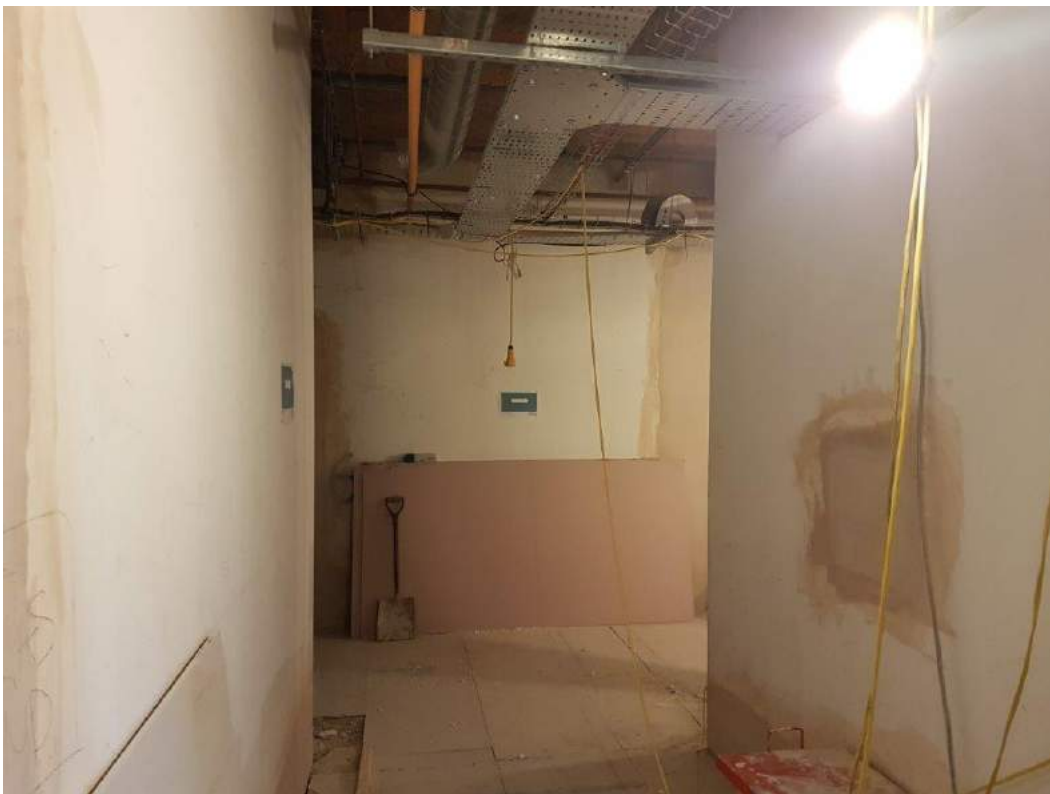


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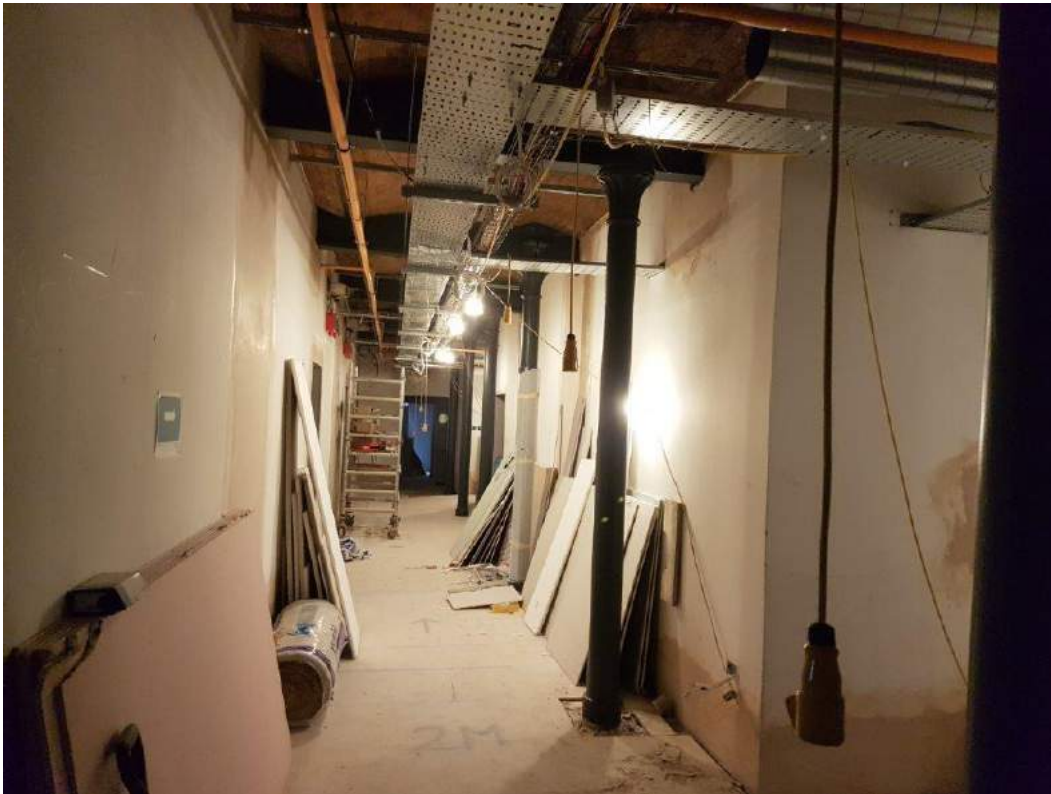


Image 206:



Image 207:



Image 208:



Image 209:



Image 210:



Image 211:



Image 212:



Image 213:



Image 214:



Image 215:



Image 216:



Image 217:



Image 218:



Image 300:

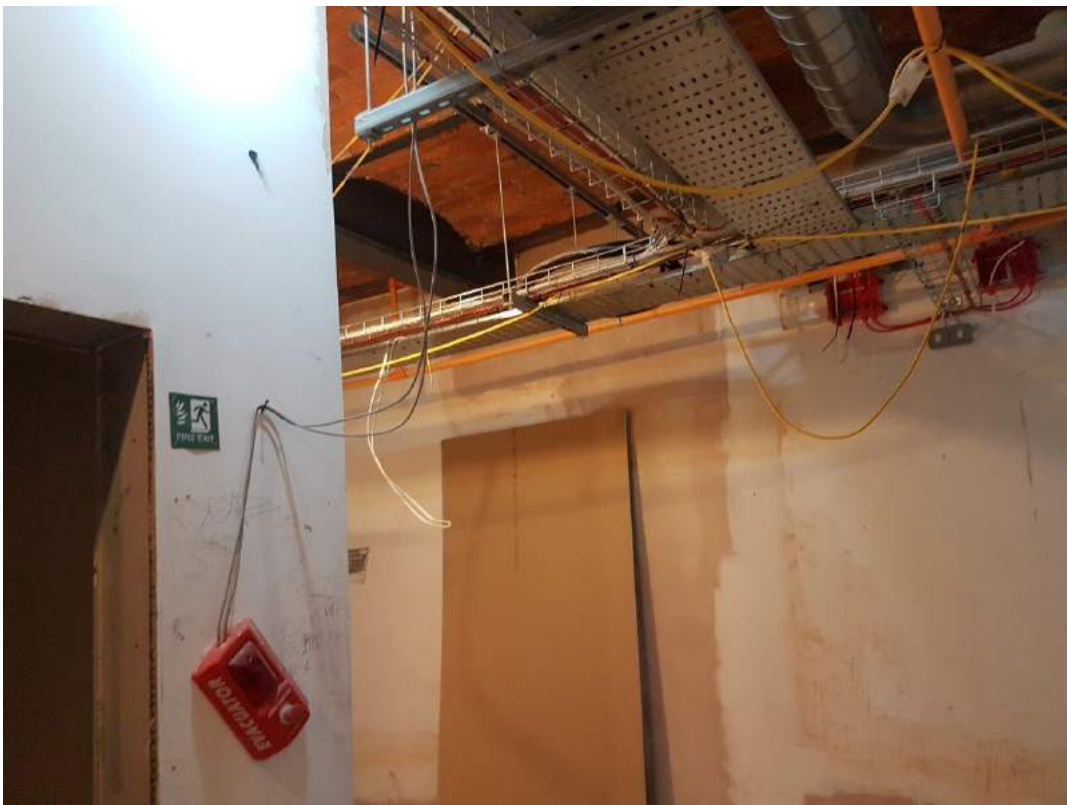


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Image 302:



Image 303:



Image 304:

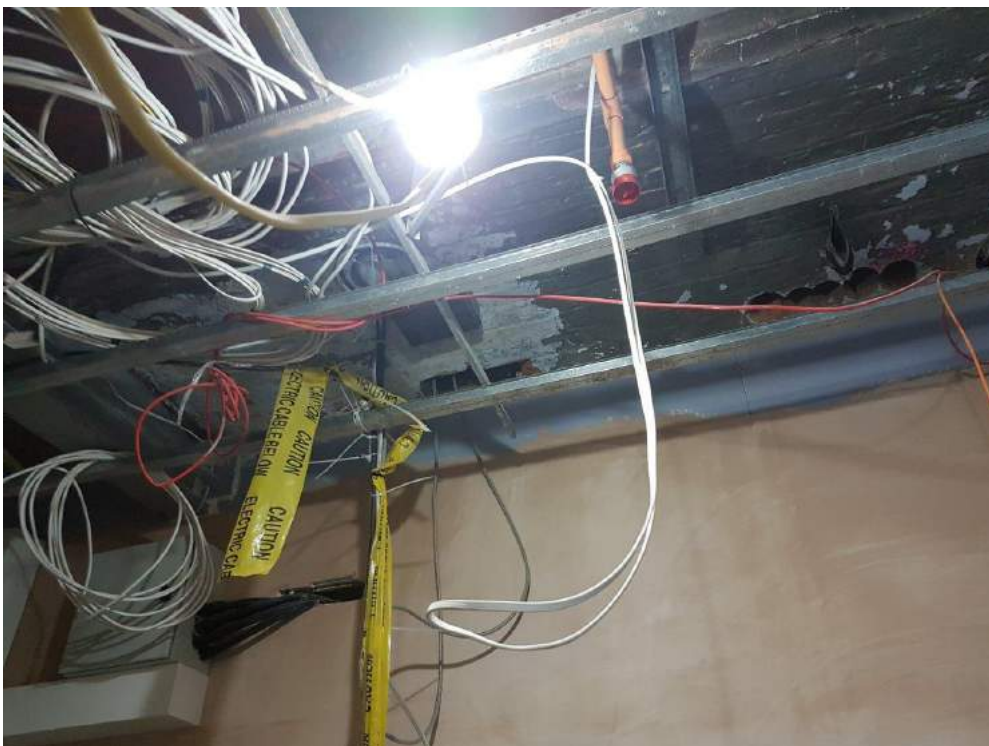


Image 305:



Image 306:



Image 307:



Image 308:



Image 309:



Image 310:



Image 311:



Image 312:



Image 313:



Image 401:



Image 402:



Image 403:



Image 404:



Image 405:

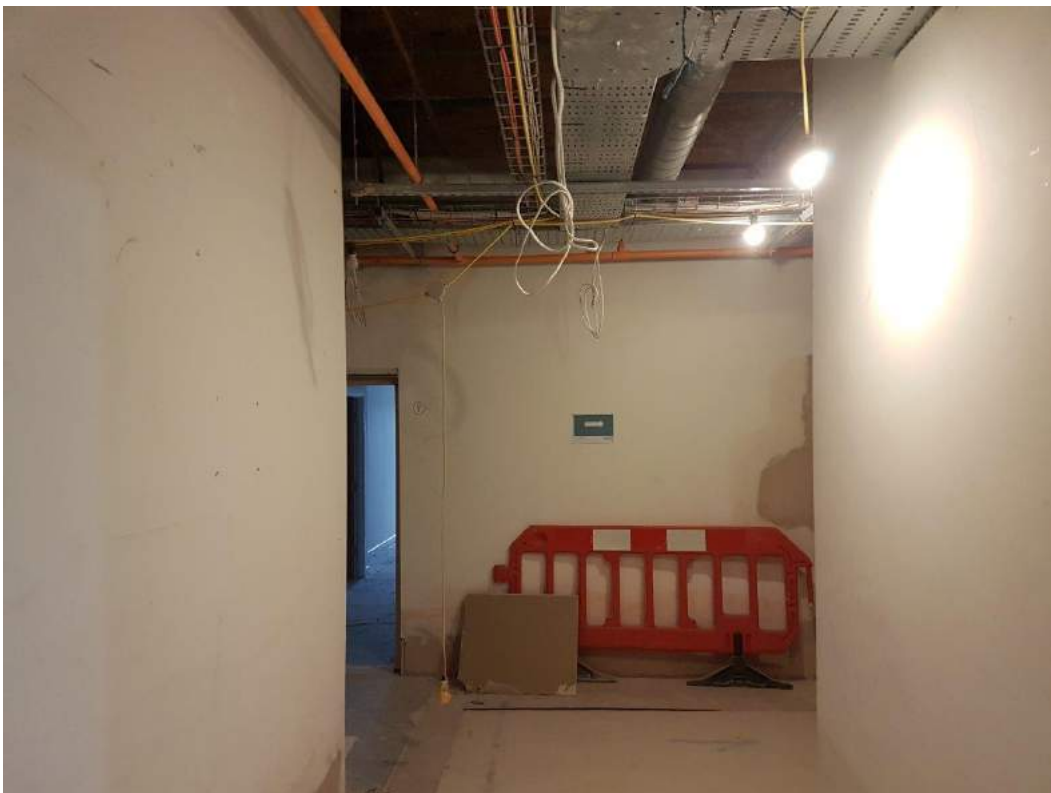


Image 406:



Image 407:



Image 408:



Image 409:



Image 410:



Image 411:



Image 412:



Image 501:



Image 502:



Image 503:



Image 504:



Image 505:



Image 506:



Image 507:

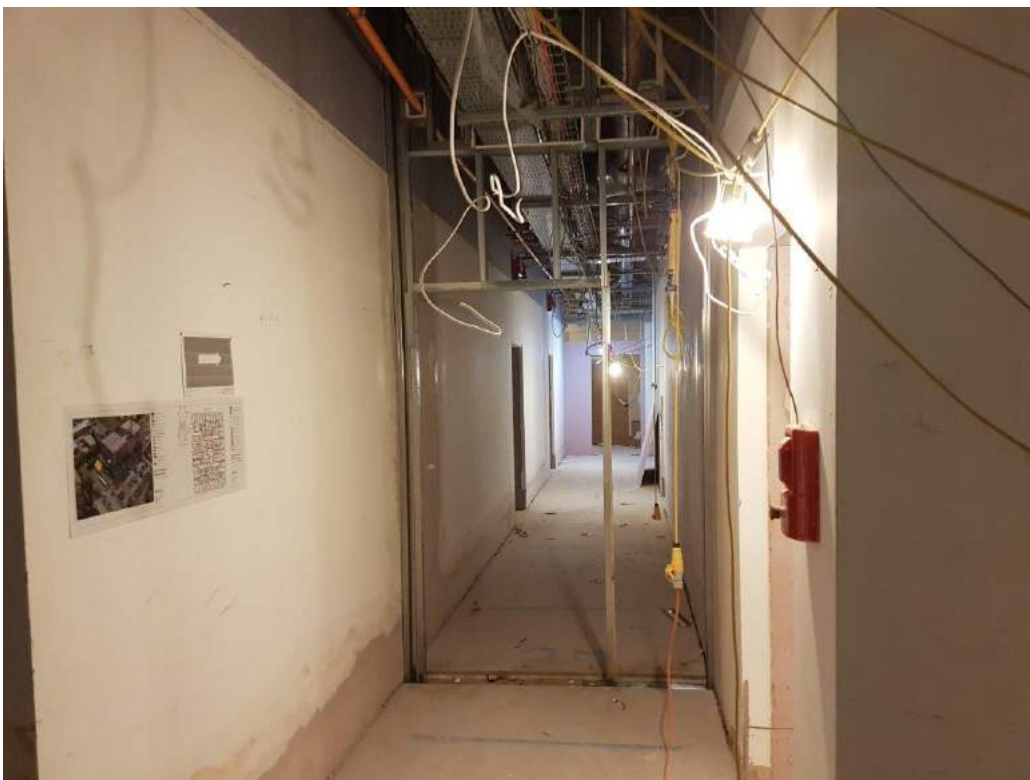


Image 508:



Image 509:



Image 510:

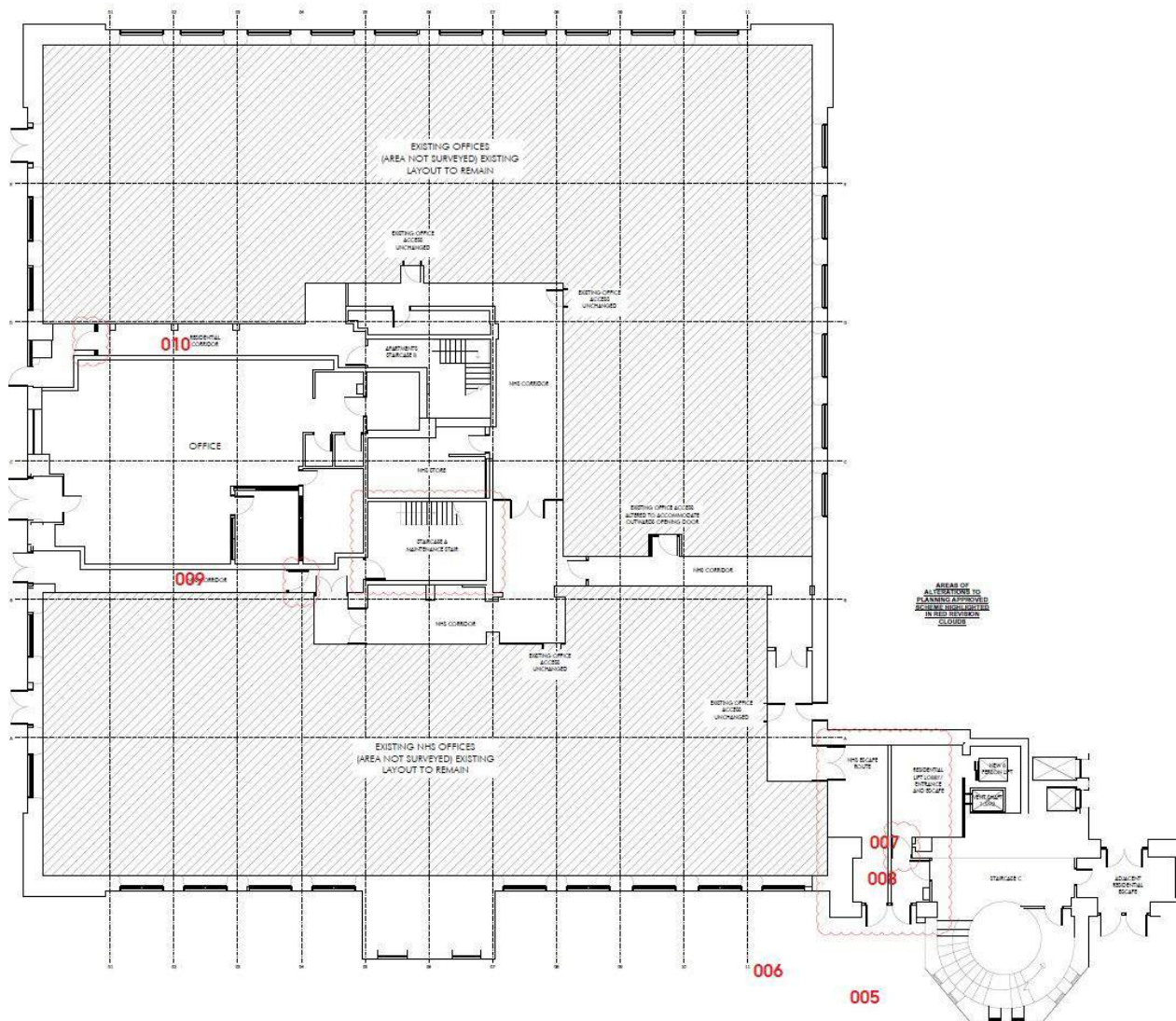


Image 511:

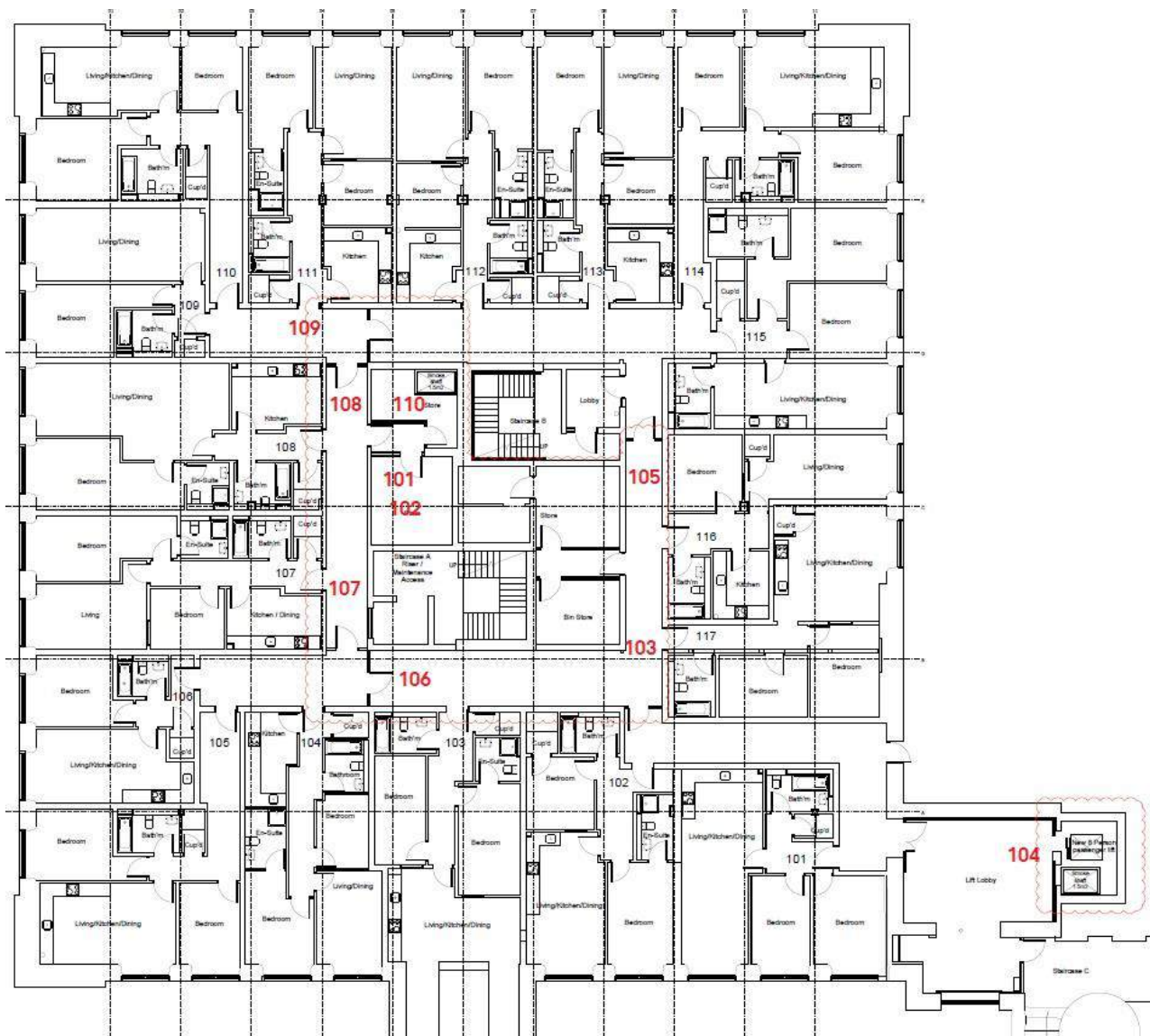


Image 512:

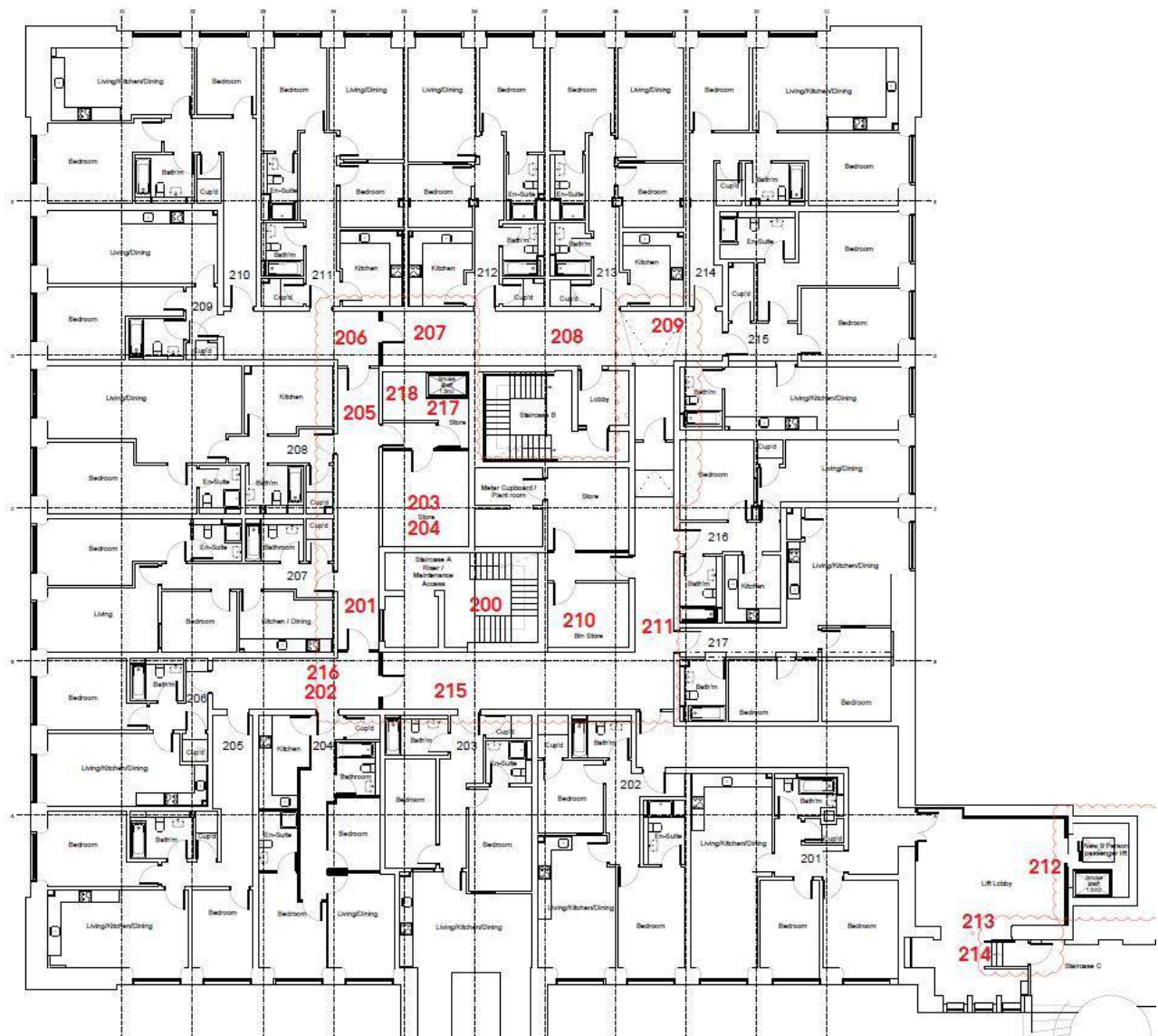
Appendix 2: Photograph locations



Ground Floor



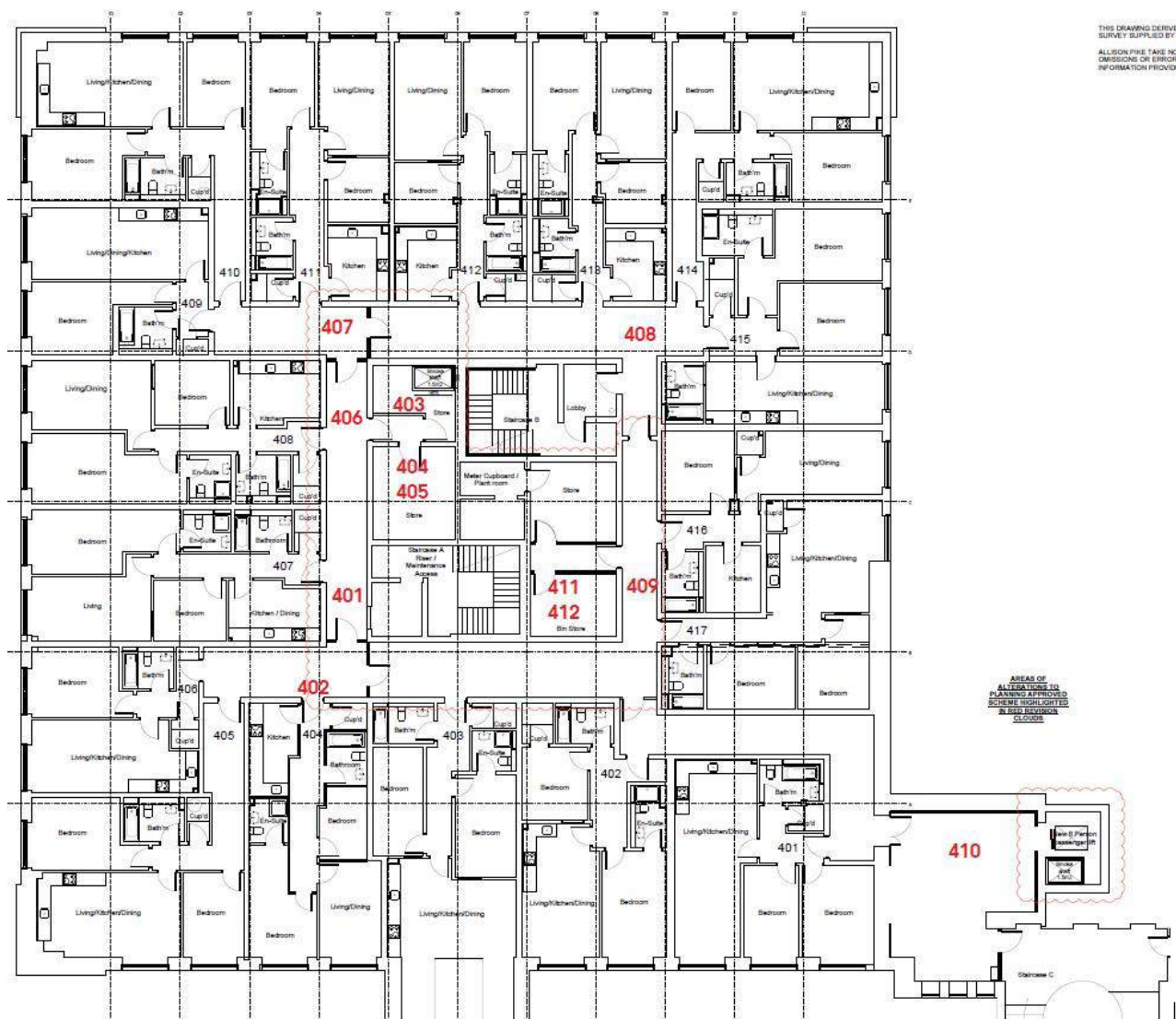
First Floor



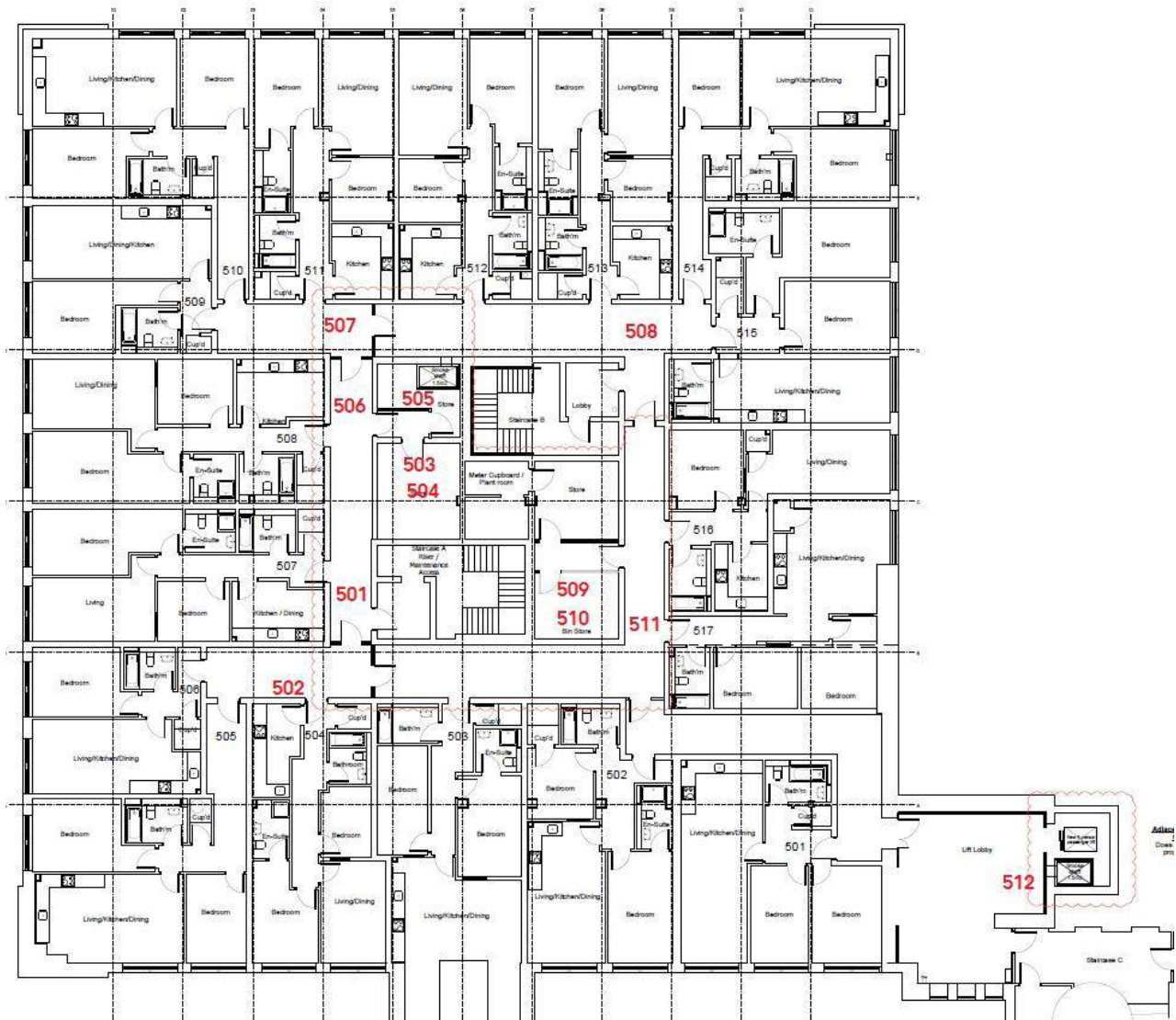
Second Floor



Third Floor



Fourth Floor



Fifth Floor