



Paul Butler Associates
Planning, Development & Heritage Consultants

Beech Design & Build

Mindel House and 11 Bloom Street,
Manchester

Heritage Assessment

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Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

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	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI Steven Price BA MA MPhil PCIfA	Principal Planner Associate Archaeologist	11.06.2021
Checked by:	Tom Flanagan MTCP MRTPI	Director	16.06.2021
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Principal Planner	16.06.2021

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1. Introduction

- 1.1 This Heritage Assessment has been prepared by Paul Butler Associates on behalf of Beech Design & Build to accompany applications for minor amendments to the previously approved redevelopment of Mindel House (10 Minshull Street) and 11 Bloom Street, Manchester, M1 3EF.
- 1.2 Mindel House and 11 Bloom Street are two grade II listed buildings constructed as warehouses during the mid-late 19th Century. Approval was granted on 17 November 2020 to convert the buildings to provide 80 apartments (approved under planning permission 119374/FO/2018 and listed building consents 119373/LO/2018 and 119375/LO/2018).
- 1.3 The application to amend conditions attached to Planning Permission 119374/FO/2018 is submitted under Section 73 of the Town and Country Planning Act 1990, with applications to amend conditions attached to Listed Building Consent 119373/LO/2018 and 119375/LO/2018 submitted under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.4 The Heritage Assessment is provided in support of the proposed amendments to condition 2 of the aforementioned approvals to allow for the substitution of previously approved information. This follows detailed design work and further investigation by specialists undertaken post-approval, which has identified a number of alterations required to the scheme. These alterations have been developed through a conservation-led approach and with careful regard to impact on the heritage significance of the buildings.
- 1.5 This Heritage Assessment should be read alongside the submitted 'Section 73 / Section 19 Minor Material Amendment Supplementary Report' (together with photographic record) and revised updated drawings (referenced in the Application Covering Letter). Regard should also be had to the previous individual Heritage Statements prepared for each building which establish the heritage significance of each building and the overall context.

2. Overview of Heritage Significance

- 2.1 This section provides an overview of the heritage significance of Mindel House and 11 Bloom Street. Reference should be made to the Heritage Statement for each building for further details.

Mindel House

- 2.2 As a whole the building holds a great deal of communal, historic and evidential value forming a part of a group of warehouses built of 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.
- 2.3 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.
- 2.4 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.
- 2.5 The overall heritage significance of the building is high.

11 Bloom Street

- 2.6 As a whole the building holds a great deal of communal, historic and evidential value, forming a part of a group of warehouses built of 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 frontage. The interior has survived less well, but still retains several original features, and so does not detract from the overall heritage value.
- 2.7 Internally, the main feature of interest is the ornate entrance to Bloom Street including the porch, lobby and staircase. The rest of the building also has features of interest, including the windows, cast iron columns, timber beams, blocked openings/fireplaces, plaster ceilings, moulded cornices and timber skirting. The loading bay area is also of interest, as it appears to have undergone changes throughout the late 19th century, as is the vaulted subbasement. The staircase found in the southwest corner was likely the staff staircase, and has been removed below first floor level.
- 2.8 The overall heritage significance of the building is high.

3. Proposed Amendments and Heritage Assessment

- 3.1 Following detailed design work and further investigation of the building's fabric including specialist input, a series of amendments to the previously approved development are required. These are discussed in turn below which should be read alongside the 'Section 73 / Section 19 Minor Material Amendment Supplementary Report' (together with photographic record) which this assessment borrows from.

Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof, Mindel House

- 3.2 Mindel House features a centrally positioned redundant lift hoist shaft. The central shaft serves the building from the lower ground to the fourth floor. The shaft structure extends through a concealed flat roof (located centrally within the valley of the main pitched slate roof) and rises to a height of approximately 4m from the flat roof (higher than the ridge line of the main pitched slate roof). The central flat roof is covered with bituminous waterproofing membrane.
- 3.3 Access to the central flat roof is obtained by ladder via a small timber framed hatch. A drainage outlet is provided at the south east end of the central flat roof (draining via pipework through the ceiling voids). Externally, the shaft measures approximately 2250mm x 2250mm. The structure is built from solid brick walls and incorporates a reinforced concrete slab approximately 150mm thick incorporating a projecting step landing. The top of the shaft is capped with an exposed concrete slab (no waterproofing membrane is provided). Redundant aerials, satellite dishes, air conditioning condenser unit, associated bracketry, cabling etc, are fixed to the outer walls of the shaft. The exterior walls of the shaft are built tight up against the lowest row of slates to the surrounding inner valley roof pitches leaving a gap of 100mm-120mm for drainage. It is presumed that the exposed roof level shaft housed lift hoist winding gear machinery. All elements of the shaft are obsolete with only some cabling and a few broken fragments remaining.

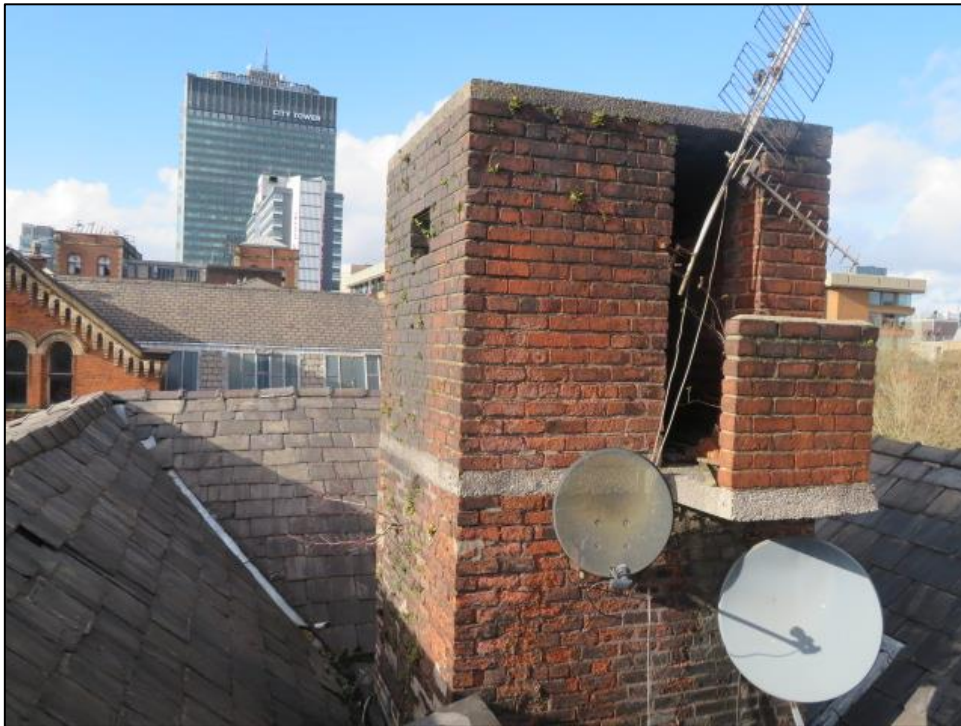


Figure 1: Photograph of brick shaft housing showing concrete slabs, spalling brick and vegetation growth.

- 3.4 The existing brick shaft housing is a later addition to the building. The element is in poor physical and visual condition, with delaminated concrete slabs; signs of structural movement; eroded pointing; loose, spalling and delaminating brick; and vegetation growth. Its exposed position means it will be prone to further weathering and deterioration, whilst access difficulties would make continued maintenance and upkeep difficult. The interface with the inner roof valley pitches also presents issues and is an inherent defect vulnerable to failure and extensive build-up of debris and vegetation. The housing structure/overrun is of no visual merit and does not make a positive contribution to the building. Whilst there was likely to have originally been a central lift shaft feature in the building its appearance is not known.



Figure 2: Photograph showing delaminated concrete and spalling brick of the hoist overrun.



Figure 3: Photograph showing detail of brick shaft with roof valley. The design of which presents an inherent defect vulnerable to failure and build-up of vegetation.

- 3.5 In term of heritage impact the removal of the existing housing will have **no-minor negative heritage impact**, although it will address future maintenance complications that would be associated with its retention. The new flat roof that will be created within the centre of the building, therefore it will not be visual / prominent from any surrounding buildings and will be concealed by the surrounding pitched roofs. The use of a high performance elastomeric mineral surfaced three layer felt system will provide a long-lasting and waterproof surface which will be backed by a 20 year guarantee covering design, materials and workmanship. The surface will have a blue grey coloured finish ensuing that it will be discrete and will not be prominent if any glimpses are possible from any buildings in the vicinity. The material will also be a cost effective option for this location, enabling investment to be focused on more prominent elements of the building and those of greater heritage significance, rather than expending significant funds on this element of no-low heritage value. Repairing the shaft would be very challenging from an access/practicality point of view, and even after repair ongoing maintenance and the inherent flaws of the design mean that retention is not the best option for the long-term future of the building. The internal shaft is being retained in full as per the existing approval and no works are proposed as part of this amendment. On the basis of the above assessment it is considered that there is a clear rationale for the proposed amendment which should be supported.

Proposed removal and replacement of existing dilapidated fourth floor lath and plaster ceilings, Mindel House

- 3.6 The fourth floor ceiling structure of Mindel House consists of 75mm deep x 50mm wide ceiling joists at 415mm centres, with a clear span of 4.2m between the supporting truss tie beams. The ceiling joists, which run parallel to the trusses, are supported on the tie beams and typically lap the ceiling joist of the adjacent bay. The ceiling joists are supported mid-span by timber hangers nailed to the common rafters and purlins. The hangers vary in dimension but are typically 80 x 25mm. The ceiling joists support a timber lath and horse hair lime plaster (keyed into the timber laths) ceiling nailed to the underside of the joists. The lath and plaster ceiling is largely concealed beneath a substantial build-up of dust and loose lime mortar debris (old original lime mortar 'torching' debris in the roof void which has been knocked off

the underside of the original roofing slates). A redundant sprinkler system, which is fixed to the underside of the lath and plaster ceiling, also extends into the attic.

- 3.7 Following approval further investigation and timber specimen analysis conducted by Hutton + Rostron has revealed the ceiling joists (and structural roof timbers) to be Eastern White Pine (*Pinus Strobus*). This timber species originates in North-Eastern America and was exported during the 18th and 19th centuries. Its use in Manchester's 19th century industrial buildings is understood to be common but elsewhere in the UK its use appears less common. This species is no longer commercially imported for structural use in the UK and is not included in BS EN 338 Structural timber - Strength Classes. Eastern White Pine is approximately 30% weaker in bending than Scots Pine.
- 3.8 Hutton + Rostron confirm that the condition of the plaster 'keys' varies but, invariably, they are damaged and or non-existent. Deflection of the joists combined with the deposited 'torching' are the most significant contributing factors to the damage observed. The extent of broken plaster keys is causing increased loading on the adjacent plaster keys, increasing the risk of unstable plaster detaching.



Figure 4: Photograph of roof structure showing extensive deposited 'torching'.



Figure 5: Photograph of roof structure showing extensive deposited 'torching' and failed areas of lath and plaster ceiling.

- 3.9 A history of water penetration to the perimeter and centre of the ceiling has resulted in partial decay of the timber laths. Lath and plaster and ceiling joists have also been removed in part to provide access to repair decayed roof timbers. New softwood joists with plasterboard and skim has been reinstated in such areas.



Figure 6 Photograph of roof structure showing water damage.



Figure 7: Photograph of roof structure showing water damage.

- 3.10 As confirmed by the above, the existing 4th floor ceiling of Mindel House is in very poor condition with inherent flaws in its nature of construction including use of Eastern White Pine, a weaker type of timber, which is badly deflected; whilst deterioration including deposited 'torching' means that the existing ceiling is unsafe and prone to the collapse of plaster.

Visually the ceiling is in poor condition, with areas already collapsed in places, whilst the ceiling does not include any decorative elements or embellishment. The ceiling is deemed to have **low heritage significance**. The extent of deflection should not be regarded as a positive feature contributing to the value of the building and it merely a symptom of use of an inferior building material which should be addressed as part of the refurbishment of the building.

- 3.11 Given the structure and condition of the ceiling, replacement is confirmed as necessary by the structural engineers. The proposed amendment involves careful vacuuming / removal of all excess lime mortar debris and all other detritus to expose the top of the ceilings. The existing plaster keys will be removed and the existing timber laths will be carefully removed and set aside for re-purposing, where practicable. Replacement re-sized timber ceiling joists will be installed (according to the structural engineer's recommendations) and new vapour permeable non-combustible fire resistant ceiling boards will be installed to ensure compliance with Building Regulations.
- 3.12 The lath and plaster ceiling will be reinstated to provide a finished ceiling level. Salvaged laths are to be re-used, supplemented with replacement laths where necessary (e.g. riven chestnut or larch) from an approved supplier to complement existing, and nailed to the underside of the replacement timber ceiling joists. Subject to testing, lime plaster appropriately mixed with approved fine sharp washed sand and cashmere goat hair / horse hair will be scratched into the lath. Subject to dampening and adequate drying between coats, a floating coat will be applied with a key provided before the final finishing coat of lime plaster is provided. After adequate drying time, the newly plastered ceilings will be painted with a suitable vapour permeable paint system. Breathable natural insulation material will be laid across the ceiling in accordance with English Heritage / Historic England technical recommendations.
- 3.13 On the basis of the poor condition of the ceiling and structure together with its low heritage significance the proposed amendment is justified from a heritage perspective. The replacement on a like-for-like basis but using appropriately sized timbers to ensure the structural integrity and prevent deflection will have a **minor positive impact** ensuring the longevity and safety of the building. The provision of a flat ceiling within the fourth floor

accommodation will have a positive visual impact on the scheme and aesthetic of the building. There is some negative impact associated with the removal of existing timbers, however these are not fit for purpose and for the reasons considered above, on balance, this proposed amendment is clearly justified.

Proposed removal of existing dilapidated lath and plaster in isolated locations in Mindel House and 11 Bloom Street

- 3.14 Other than to the fourth floor ceiling, lath and plaster ceilings in Mindel House are provided to localised areas in part at lower ground floor level and also in part within the main corner entrance lobby. To 11 Bloom Street, isolated areas of lath and plaster ceiling are provided on the first floor and in part to the upper ground floor former main entrance lobby. Original exposed timber millboards otherwise predominantly make up all other existing ceilings / floors throughout (refer to Retention Drawings which formed part of the original application).
- 3.15 Superficially, the localised areas of lath and plaster ceiling to the lower ground floor level at Mindel House and to the first floor at 11 Bloom Street are in a poor condition and are generally commensurate with the age and overall dilapidated condition of the buildings. Various portions of the lath and plaster are cracked and damaged with some sections chased or cut out. The approved apartment layouts will impact on the lath and plaster ceilings at lower ground floor level in Mindel House and also the isolated areas of lath and plaster ceiling on the first floor to 11 Bloom Street.
- 3.16 The existing exposed timber beams and timber mill boards are being retained, repaired on a like for like basis and coated with an intumescent paint system to the underside with a new acoustic floor build up above. In order to achieve a fire compartmentation of 60 minutes fire resistance between floors and walls, it is impractical to work up an approvable detail that compartments the floors whilst retaining the existing residual lath and plaster ceilings. Compartment walls require fire stopping at the junction with the underside of the existing fire protected timber floor structures in order to satisfy Building Control. The proposed compartment walls need to penetrate the existing lath and plaster ceilings and a working zone is required to enable a person to effectively install the required fire rated wall head

termination detail. This working zone is estimated to be approx. 600mm either side of a proposed compartment wall, although it could be increased on site, subject to the actual structural layout. The required fire compartmentation works will therefore leave a minimal amount of original lath and plaster ceiling for retention. It may be possible to reinstate the affected zones with new lath and plaster to match existing. However, due to the limited amount of lath and plaster in these locations such intervention is considered to be of low historic value to the overall scheme and would create unnecessary variances between the treatment of the apartment ceilings.

- 3.17 The retention of the existing lath and plaster basically inhibits the required levels of fire protection. Due to the practical implications outlined above, it is proposed that the existing residual lath and plaster ceilings will be carefully removed. Existing timber laths will be salvaged where reasonably practical and set aside for re-use elsewhere i.e. for the fourth floor ceiling reinstatement and restoration work. The new compartment walls and floors will be detailed as per the proposed detailed drawings. Note: existing lath and plaster and plaster cornices etc to the main entrance lobby ceilings are not being removed or disturbed by the proposed apartment layouts.
- 3.18 This amendment will involve the loss of small areas of lath and plaster ceilings within the building, however the implications associated with achieving appropriate fire separation are judged to outweigh the **minor negative heritage impact** associated with this. On this basis a clear case for the amendment is demonstrated.

Proposed demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level, 11 Bloom Street

- 3.19 11 Bloom Street incorporates a redundant lift hoist shaft housing which also provides access to the flat roof. The alleyway facing elevation of the housing is clearly different to that of the main building, confirming it to be later fabric. The remainder of the structure incorporates solid brick walls finished with cement render and a flat concrete roof slab waterproofed with mineral surfaced bituminous felt. The redundant lift hoist shaft is a non-original alteration to the original warehouse building which is of **no-low heritage significance**. All elements of the lift shaft are obsolete.

- 3.20 Planning permission and listed building consent has already been granted for demolition of the redundant lift hoist shaft housing at roof level but with retention of the alleyway facing exposed brick elevation to the housing only at roof level / proposed fifth floor extension level.
- 3.21 The proposed amendment involves demolition of the existing/retained alleyway facing brick elevation to the redundant lift hoist shaft housing at roof level down to the level of the existing parapet wall. Reclaimed stone copings will be used to reinstate the parapet wall to match existing where the redundant lift hoist shaft housing walls are demolished. The roof perimeter will be treated the same as the rest of the roof in-conjunction with the fifth floor extension at this location. The proposed demolition of the existing north west alleyway facing brick elevation at roof level needs to be undertaken for the following reasons:
- The proposed amendment will prevent loss of daylight to and views from proposed apartment number 503.
 - To be undertaken in-conjunction with approved demolition of the redundant lift hoist shaft housing structure at roof level.
 - Eliminate unnecessary structural restraint works and additional maintenance liabilities.
- 3.22 The removal of the retained brick element of the lift overrun to Bloom Street will have **no heritage impact** and is justified for the reasons given above representing an enhancement to the scheme.

Proposed re-routing of existing rainwater drainage pipes from external to internal pipe system, Mindel House

- 3.23 The main pitched roofs to Mindel House drain to outlets at the midpoint of the elevations on Bloom Street and Richmond Street (as well as to outlets on the alleyway elevation). The two outlets on Bloom Street and Richmond Street originally drained internally into lead lined open top timber chutes in the roof space. The original chutes are obsolete and rainwater drainage from these outlet locations is currently via two UPVC pipes which drop down the respective

elevations of the building before offsetting at cornice level and continuing to the alleyway elevation.

- 3.24 The existing UPVC pipe drops are convoluted, in poor condition, clearly non-original, and are deemed unsightly. They are of **no heritage value**. There is evidence of long standing leaks to the external rainwater drainage pipework with surrounding brickwork heavily stained which pose a threat to the building and a long-term maintenance concern.
- 3.25 The proposed amendment most closely follows the original rainwater drainage concept and involves running new internal solvent weld UPVC pipework connected to outlets serving the Bloom Street and Richmond Street elevations and also a new outlet serving the central valley flat roof. The new internal pipework will connect at basement level into the combined drainage system. All pipework will be fully sealed and installed in accordance with BS EN 877. This approach makes the two existing UPVC downpipe arrangements dropping down the Bloom Street and Richmond Street elevations redundant and enables them to be removed. Existing masonry where disturbed as a result of removing the existing UPVC pipework will be repaired on a like for like basis using stone indent / brick repairs to match existing, all as specified elsewhere. The existing outlet connection openings through the walls to the Bloom Street and Richmond Street elevations will be retained, lined in Code 6 lead, and repurposed as high level overflow spitters. The existing rainwater outlets and rainwater downpipe general arrangement to the alleyway elevation will be retained and refurbished with existing UPVC downpipes replaced with new cast iron heritage pipework. All new and existing cast iron pipework will be finished with a traditional semi-gloss black paint.
- 3.26 The proposed amendment changes to the building's drainage system are considered to have a **minor positive impact**. They improve the operation and appearance of the system helping to address the current poor design which raises maintenance issues and is a threat to the building. On this basis the amendment to the drainage system can be supported and justified.

Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing, Mindel House

- 3.27 The main pitched roofs to Mindel House drain to a perimeter box gutter concealed behind a brick parapet wall which is capped with stone copings. From a limited inspection, the parapet upstand height averages circa 200-250mm and the gutter width is circa 250-270mm. The box gutter is stepped and lined with lead. The top of the parapet stone copings have been dressed in mineral felt. In localised areas the parapet upstand reduces to a height of approximately 20mm at which point the surface of the lead gutter is almost level with the top of the parapet stone coping.
- 3.28 Close inspection of the gutter around the perimeter of the building is restricted without full scaffold access. Nonetheless, the existing gutters have been leaking extensively over a prolonged period of time causing major damage and decay internally to the original historic structure, fabric and finishes. Water has cascaded down the outside faces of the stone copings penetrating the solid masonry walls. The exact cause of the gutter leaks cannot be established until full scaffold access is in place.
- 3.29 In-conjunction with wholesale stripping and re-roofing of the main pitched slate roofs (to be undertaken on a like for like basis and not affecting principal roof members) and also in-conjunction with the proposed rainwater drainage system, the proposed amendment involves complete removal and renewal of the lead lined gutters (including the underlying gutter boards). Allowance will be made for new structural plywood gutter boards (insulated and at lower levels where feasible) and new Code 6 stepped lead flashing. New Code 6 lead flashing will be installed onto external grade plywood and taken up and over the top of the existing parapet copings in order to encapsulate and provide full weathertightness (in lieu of the existing felt cappings). All leadwork installation and detailing will be undertaken strictly in accordance with Lead Sheet Association technical recommendations.
- 3.30 The installation of lead waterproof lining to the box gutter and encapsulating the stone copings will ensure the integrity of the building and address water ingress and deterioration of fabric. The works will be undertaken using Code 6 lead which is an appropriate heritage material. The works will have an acceptable visual impact and it is noted that similar

approaches have been proposed and supported on other listed buildings in Manchester City Centre. Overall these works will have a **minor positive impact**.

Removal of Sprinkler System Pipework within Mindel House

3.31 Mindel House contains an existing former sprinkler system and pipework which is of age and makes a contribution to the heritage value of the building, as an historic installation (but not one of aesthetic value). Further detailed design work/investigation has taken place post-approval to investigate the appropriateness of retaining the sprinkler system pipework from a Building Regulations and HSE guidance perspective. A Design Note prepared by Parker Wilson Consulting has been submitted as part of the amendment application and identifies a range of concerns that would be associated with retaining the pipework, which are summarised as follows:

- Corroded pipework presents a potential route for the passage of smoke between apartments in the event of a fire (breaching the requirements of Building Regulations Approved Document B).
- Corroded pipework could, in future, provide a route for the passage of sound between apartments, compromising acoustic separation (breaching the requirements of Building Regulations Approved Document E).
- The pipework will be internally corroded and will continue to deteriorate. Rust and biofilm are likely to form, increasing the risk of the growth of moulds, legionella and other potentially harmful organisms. We would be leaving such organisms with a pipe network through which to spread between apartments (something which Beech would be legally bound to identify and manage as part of HSE requirements as the building operator).

3.32 The Design Note established that under CDM regulations there is a duty to identify and, where possible, design out risks to building users during construction and in use. The conclusion is that a design retaining redundant pipework which has been left unmanaged

for a number of years leaves an unnecessary residual risk to future residents as well as maintenance concerns. Given these factors it is proposed to remove the sprinkler system. This amendment will have a **low-moderate negative impact** on the heritage significance, but is justified for the reasons discussed above.

Removal of area of brick wall from apartment B104

- 3.33 Removal of part of the brick wall within this apartment to the safe area is required to facilitate a functional apartment layout. The previously approved layout would not have been functional due to the limited head height of the safe door opening and the dark and cramped conditions that would have resulted. The alteration will involve the removal of non-original fabric but which is of some heritage value. This change will have a **minor negative impact** but is justified for the reasons noted above.

4. Assessment of Cumulative Impact and Policy Appraisal

- 4.1 This Section provides an overview of the proposed amendment works and assesses these against the relevant policy context. The relevant legislation and policy context against which the proposed amendment should be considered is set out in detail within the supporting Heritage Statements for each building, which remain up to date in relation to the key legislation and policy tests, and can be referred to as required.
- 4.2 The proposed amendments for which approval is sought have been assessed against the impact on the heritage significance of the buildings below. An overview of this assessment is provided in the table below:

Proposed Amendment	Summary of Reason for Amendment	Impact on Heritage Significance
Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof, Mindel House	Removal of non-original element due to dilapidated condition and ongoing maintenance issue.	None – Minor negative heritage impact
Proposed removal and replacement of existing dilapidated fourth floor lath and plaster ceilings, Mindel House	Replacement due to dangerous and dilapidated condition of ceiling and associated structure. Negative visual impact.	Minor positive heritage impact
Proposed removal of existing dilapidated lath and plaster in isolated locations in Mindel House and 11 Bloom Street	Removal due to requirement to ensure fire separation.	Minor negative heritage impact

Proposed demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level, 11 Bloom Street	Removal of non-original retained element brickwork to improve accommodation within apartment 503 and improve buildability.	No heritage impact
Proposed re-routing of existing rainwater drainage pipes from external to internal pipe system, Mindel House	Removal of non-original fabric to enable an improved drainage system mitigating future maintenance concerns and risks.	Minor positive heritage impact
Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing, Mindel House	Works to ensure the gutters are in sound condition, fit for purpose and to prevent stone parapet from degradation.	Minor positive heritage impact
Removal of Sprinkler System Pipework within Mindel House	Removal required due to safety concerns associated with fire/smoke transmission, noise transmission and potential growth or harmful organisms affecting human health.	Low-moderate negative impact
Removal of area of brick wall from apartment B104	Removal required to facilitate functional apartment layout as previously approved layout would not have been	Minor negative heritage impact

	functional due to height of safe door opening and the dark and cramped conditions that would have resulted.	
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4.3 Having regard to the above assessment it is concluded that most of the amendments will either have no heritage impact or will have minor positive impacts. Whilst a number of works will have some negative impact these are at the low level of harm. The amendment works have been established based on further detailed investigation and specialist input, which has considered a range of alternative options. Ultimately consideration of the alternative options through a conservation-led approach has been adopted which has determined the proposed solutions which are proposed through the amendment applications. This approach aligns with Paragraph 190 of the NPPF which requires that the potential impact on the conservation of a heritage asset should be minimised through a proposal.

4.4 The amendment works which are associated with some adverse impact are limited and are clearly justified within the application submission. Such works can only be considered to amount to less than substantial harm having regard to the tests of the NPPF. This level of harm can be weighed against the public benefits associated with the scheme. These were set out within the Heritage Statements for each building and included:

- 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.

4.5 These benefits continue to apply to the amended scheme and outweigh the cumulative limited minor adverse heritage impacts which have been identified. 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.