



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 11 Bloom Street

13 March 2018

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1. Introduction

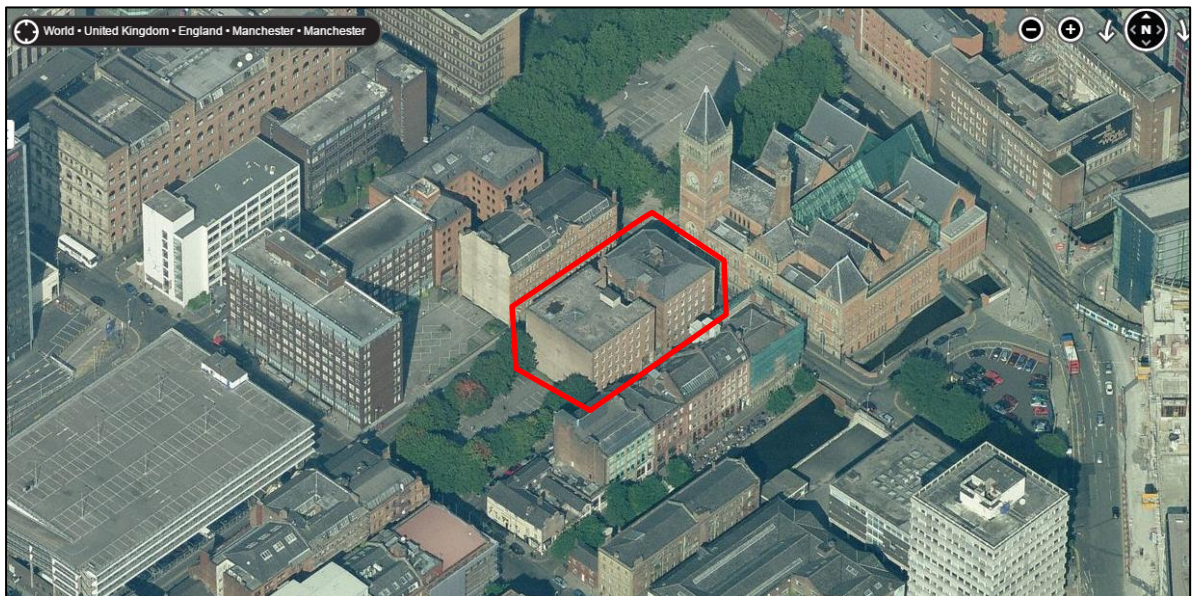
- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Beech Holdings. The statement has been provided in support of a proposal scheme for the change of use, conversion and extension of 11 Bloom Street and Mindel House, Manchester City Centre into residential apartments. 11 Bloom Street dates from 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 11 Bloom Street 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 11 Bloom Street;
 - An assessment of the heritage significance of 11 Bloom Street;
 - 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 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 the City Police Courts (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 c1.2ha. 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 1st 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 Bloom Street 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 11 Bloom Street 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 11 Bloom Street 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. 11 Bloom Street 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 this 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 The building is still not present on Adshead's map of 1849, which depicts it as a simple square plot with a building to the north and a mill to the south. The 1850 town plan shows a similar situation, although here it is noted as a stone yard and a cotton mill and iron works are shown to the south of this. The building is first mentioned in Slater's Trade directory of 1869, where it is shown to be occupied by Reuss Ernst and Co, Merchants. However, it disappears from the directories for 1874 and 1876, re-appearing in 1877 with eight companies listed as operating from there. These were: Watson, Bogle and Co., Merchants; Sciamia R.A. and Co, Merchants; Bostock T. and Co., Makers-up etc; Arning and Co, Merchants; Edwards Brothers, Merchants; Zovianoff Brothers, Shippers; Hashim, Eason and Co., Merchants; and, Xipolitidis A. and Co., Merchants. Hartwell (2001) records that the building was built by Pennington and Bridgen for the Globe Packing and Shipping Co., but also suggests that it was built in 1889, which would appear to be contradictory to the trade directories. Hartwell also notes that the design of a severe stripped palazzo is not at all like their usual work. Pennington and Bridgen designed many warehouses around Manchester, including 23-24 Kennedy Street, 62 King Street and Portland House, as well as the Royal Eye Hospital on Oxford Road.
- 5.12 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 1882, the situation at 11 Bloom Street had changed slightly. Watson, Bostock and Arning were still in residence. However, the others had been replaced by Scialum, R and Co.; Mitchell G.S and Co; and, Laniado, Hakim and Co, all of whom were merchants. There was also William Wallace, a commissioning agent, bringing the total to seven companies.

By 1888 the situation had changed again, with Scialum and Watson both vacating the premises to be replaced by Samuels, Parker and Co. and Harrison Eli, both merchants.

- 5.13 By 1895 several more companies had left the building, leaving only Bostock and Arning in residence, along with the new tenants Swansy, F and A, and John Worthington, both of whom were also merchants. The 1896 OS map shows 11 Bloom Street for the first time. A passage is shown to have ran between this and Mindel House to the north, with a covered yard on the side of 11 Bloom Street and a small outbuilding to the west side of the yard. To the north on Minshull Street, the Police Courts are shown.
- 5.14 The 1907 trade directories show that all of the pervious occupants had since left the building, with only Alfred Wenner (shipping merchant), the Smithson Brothers Ltd (yarn and cloth commission agents and merchants) and James Frederick Walker (pattern card maker) taking over the building. The 1908 OS map shows that little had changed on the site over this time and the surrounding buildings were also unaltered.
- 5.15 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 yard area. The previous occupants continued to occupy the building, with a few more joining them by 1924. These were Smithson and Spencer (yarn agents), Hartley James, Sons and Johnson (cotton manufacturers) and Williamson, Jones and Co. (dyed goods manufacturers).
- 5.16 By the time of the 1932 mapping, again little had changed, although both outbuildings were not shown and the whole yard was shown to be covered over. The 1936 trade directory shows that by this time only Wenner and Walker remained, with new occupants Alcock E.W Ltd (handkerchief manufacturers), Harold Bracewell (grey cloth manufacturers), Funduklian K. and Co (merchants), Cowen M.G. and Co (shipping Merchants) and Macdonald J.H. and A Ltd. (towel manufacturers). By 1954, once again little had changed on the site, although further alterations were made to the yard area.

6. Physical Description of 11 Bloom Street

6.1 This section provides a description of the exterior/interior of 11 Bloom Street and should be read alongside the photographic plates in appendix 3.

6.2 The Listed building description describes it as follows:

MANCHESTER SJ8497NW BLOOM STREET 698-1/32/18 (South East side) No.11 GV
II Various warehouses and pattern card factory, now various offices. Mid to later
C19, altered (renovation in progress at time of survey). Some sandstone ashlar
but mostly red brick in Flemish bond with sandstone dressings (roof concealed).
Square plan including through loading bay at left side. Basement and 4 storeys,
8-window facade with channelled corner pilasters. The ground floor, of
sandstone ashlar, has a round-headed doorway to the right with keyed
moulded surround and dentilled cornice, a rectangular loading entrance at the
left end with channelled surround, and between these almost continuous
fenestration behind an unusual colonnaded screen of square columns with a
plain frieze and moulded cornice; the upper floors have sashed windows, those
at 1st floor with triangular-headed lintels, those at 2nd floor with gauged brick
heads (those above concealed at time of survey). Rear (to Richmond Street)
has loading entrance at right-hand end with convex sandstone jambs which
have raised rock-faced bands, and a thin iron lintel under a relieving arch; and
segmental-headed windows. The loading bay side has a well between the front
and rear ranges, and glazed roof protecting the passage. INTERIOR: iron
columns and wooden beams; curved wooden staircase. Forms group with No.8
and No.10 Minshull Street (q.v.).

External Description

6.3 (Plates 1 – 16). The main frontage faces northwest onto Bloom Street. It is 8 bays wide with windows in each bay at first to fourth floors, each of which are timber framed sash with nibs. Those at first floor level have triangular headed sandstone lintels, while those above have

splayed brick lintels. A sandstone string course forms the cills of each of these windows. The face of these upper floors is brick laid in a Flemish bond. At ground floor level the face is sandstone with a round-headed doorway at the southern end with keyed moulded surround and dentilled cornice. At the northern end is a loading doorway with a channelled surround. Between the doorways is a continuous fenestration with timber framed four light casement windows behind a colonnaded screen of square columns with a plain frieze and moulded cornice. Below this are the chamfered openings of the cellar lights, covered with cast iron grates. The southern elevation is completely rendered and has two buttresses at ground floor level. At the third floor, in the centre, is a blocked window.

- 6.4 The rear of the building faces onto Richmond Street and the brick face is visible down to street level, in the same Flemish bond as the front. As with the front, each of the 8 bays at first to fourth floor contains a timber framed sash window, although only the top two floors show the nibs. The lintels are all brick depressed arches. At the ground floor, bays 2 to 6 contain windows matching those above. Bay 1 contains a tall blocked doorway with the splayed brick lintel still visible. This was likely to have been the service entry into the building which would have led to the workers' staircase providing access to the above floors. To the north, bay 7 contains a blocked window and bay 8 has a large loading doorway with rounded sandstone jambs. The lintel is an iron beam, but the original depressed brick arch lintel is visible above. Finally, blocked cellar lights lie in bays 2 to 7.
- 6.5 The northern elevation lies within the passageway, with Mindel House to the north. This is of 7 bays and the first to fourth floors are recessed from bays 2 to 6. Bays 1 and 7 are featureless, with the exception of a small timber framed sash window in the centre of the fourth floor of bay 1. Bays 2 to 6 each contain a timber framed sash window in each of the bays above ground floor level, with the exception of 5, where the windows are blocked. Bays 2 to 6 would have formed the original internal loading bay, where deliveries were made and where the movement of cloth between the floors was facilitated by hoist. In more recent years the loading bay was replaced with an extension at ground floor level. This extension shows evidence of three large blocked windows; and, at the top of the extension it also shows evidence of having been raised slightly and a new sloping roof installed. The whole of the face is brick built in English Garden Wall bond.

Interior Description

- 6.6 (Plates 17 – 19). The building was accessed via the loading doorway at the northern end of the rear elevation on Richmond Street. This led into a loading area with concrete floor and rendered walls. The ground floor throughout the building was raised above street level and consequently this area lay between the ground floor and the basement. A partition and inserted staircase gave access to the raised ground floor level as well as the basement. A blocked doorway lay at the eastern end.

Basement (Plates 20 – 33)

- 6.7 The basement comprises a large open space with the cast iron columns visible, along with the capitals supporting the large machine cut timber joists. The ceiling comprises timber boards, although much of it isn't original. The floor has timber boards throughout. The basement is accessed via the inserted timber staircase from the loading bay and a further inserted timber staircase to the ground floor is located in the southern end of the east wall, with another in the northeast corner. The walls are all bare brick, although traces of plaster were visible. The cellar lights are also visible, showing the timber frame and rounded brick jambs. An inserted brick shaft with brick arch lintel is located in the southern wall, with a bricked off area to the north of it. A further inserted shaft is located opposite in the northern wall, the opening blocked. To the west of the northern shaft is a doorway with arched lintel leading into the sub-basement below the loading bay entrance. West of this again is a further blocked doorway and an inserted fireplace. The sub-basement had a concrete floor and a brick vaulted ceiling. A brick wall with doorway is inserted to separate the eastern and western halves of the sub-basement. In the western end of the sub-basement is a protruding brick pillar containing a small grate. A straight joint ran up the brickwork to the west of this pillar. The eastern side of the sub-basement contains few features, although the eastern wall contained a large opening with rounded jambs and arched lintel.

Ground floor (Plates 34 – 48)

- 6.8 The main entrance from Bloom Street leads into an ornate porch with stairs rising up to the ground floor level. The ceiling contains a central circular ceiling rose with 4 smaller ones surrounding it, with a light fitting in the centre and a cornice surround. Each wall features a blind window with moulded plaster lintel and sprung from a denticulated picture rail. Above the main doorway is a pair of timber framed quarter circle lights framed in a moulded timber surround. The inner doorway of the porch is timber with a series of large lights and small fielded panels beneath. This leads into the lobby and staircase, which was surrounded with a plaster cornice. The spiralling staircase is timber and rose up with a carved timber handrail supported by ornate balusters. Doorways to the north and east each lead into the main open plan area. The northern doorway, however, is plastered as with the walls with detailed chamfering on the jambs and lintel.
- 6.9 The main ground floor area is much as the basement, with bare brick walls and inserted shafts in the north and south walls. The ceiling is open to the timber boards and once again much of these were not original. The western wall contains the long row of timber framed windows, visible on the exterior and shown to be timber framed casements. As with the basement, the northern wall houses a staircase into the space above the loading bay. This was featureless, although the north wall did show traces of blocked windows and the roof was seen to be modern and raised. At the western end the wall is blocked with concrete blocks and the brick work which it butts was rounded, suggesting that it was originally open. Furthermore, the northern wall appears to butt the brick, suggesting that this is also a later insertion.

First Floor (Plates 49 – 67)

- 6.10 The spiral staircase rises from ground floor level to a small landing at the first floor. The ceiling here is plastered with inlaid panels and a moulded plaster pillar at the western side. A timber panel and lath and plaster wall forms the western wall of the lobby, with a doorway to the north. The remainder of the wall is modern timber and plasterboard. The doorway leads into the open space of the first floor. As with the lower floors this shows the cast iron columns

supporting the timber joists although the ceiling has been plastered and the remains of some cornices are visible towards the western side as well as some original timber skirting. The floor is timber boards throughout. Some of the walls have plaster remaining, although they are for the most part stripped back to the bare brick. A fireplace is located in the western end of the southern wall. The surrounds of the windows, including the cills have for the most part been replaced. In the centre of the southern wall lies a safe with a heavy iron door. Above this an earlier brick arched lintel is visible. In the north wall, to the west of the inserted lift shaft, the ceiling has been replaced with modern boards. In the southeast corner of the building a stairway is partitioned off from the rest of the room. Originally coming from the ground floor, the lower part has been removed and it rises to the second floor. The staircase is simple, with timber steps and a plain timber handrail and balusters. It cuts across the window, suggesting that it may be a later addition. Finally, a brick partition wall has been erected in the northeast corner to form a separate room.

Second Floor (Plates 68 – 74)

- 6.11 This floor is also accessed via the main staircase and is in most respects identical to the first floor. However, the lintels of the windows in the west and east walls are visible above the timber boarded floor. One area of difference is the southern wall. Where there had been an inserted shaft on the lower levels (and a safe on the first floor) there were no insertions, although a wall scar was visible at the west end, suggesting the shaft had been removed. The northern inserted lift shaft is still present however. The timber staircase in the southeast corner continues to rise to the third floor.

Third Floor (Plates 75 – 83)

- 6.12 This floor is also accessed via the main staircase and was in most respects identical to the second floor. However, the timber boarded ceiling is a modern replacement. As well as the fireplace in the southern wall, another was found opposite in the north wall. The housing around the staircase was also modern, formed of timber and plasterboard with lights inserted. The main staircase ended at this level with a simpler staircase lying to the east and

giving access to the fourth floor. Finally, many of the timber beams showed evidence of fire damage.

Fourth Floor (Plates 84 - 89)

- 6.13 This was quite different to the lower floors, with the cast iron columns and timber joists replaced with an RSJ structure and a concrete panelled roof (the historic aerial photograph dating from 1950's below confirms this not the original roof). Two skylights were within this roof, one of which lay above the main staircase. Otherwise the space is similar to the floors below, comprising a large open space with a lift shaft to the north. The south eastern staircase rises to this level and is partially screened off by a timber partition.



1950's Aerial Photograph showing the original roof to 11 Bloom Street.

7. Heritage Significance of 11 Bloom Street

7.1 The English Heritage Publication 'Conservation Principles: Policies 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 11 Bloom Street are:

Exterior

Evidential Value

- 7.3 The evidential value is high. 11 Bloom Street was constructed in 1877 as a textile warehouse. The building provides evidence of past human activity in terms of the construction and use of warehouses in the area and has undergone only a small amount of alteration. Some alteration has taken place including the infilling of the former hovel to Bloom Street.

Historical Value

- 7.4 The historical value is high as 11 Bloom Street was constructed as a part of the growing warehouse district which came to define the area, and the changes in the later 19th century demonstrate the evolution of the building.

Aesthetic Value

- 7.5 The aesthetic value is medium to high. The Bloom Street frontage retains much of its original form/fabric and is a good example of warehouse style from this period. The long window to Bloom Street is of interest. The other faces of the building are less ornate and are therefore of less value.

Communal Value

- 7.6 The communal value is high. 11 Bloom Street forms part of a 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 several other features remain. The most notable of these is the main entrance and staircase, but also including windows, cast iron columns, timber beams and floorboards, and blocked fireplaces. Also, in some areas plaster ceilings, moulded cornices and timber skirting have been found which could give a partial indication of the original internal layout.

Historical Value

- 7.8 The historical value is medium. 11 Bloom Street was constructed as a part of the growing warehouse district and retains several features relating to this, as well as features (such as the insertion of the lift) showing its evolution.

Aesthetic Value

- 7.9 The aesthetic value is low to medium. While few of the windows retain their original frames and surrounds, the main entrance and staircase, cast iron columns and timber beams are still present. The interior comprises largely of exposed brick walls. Some of these areas reflect the original exposed brick of the warehouse spaces, whilst other areas which would have originally been plastered have been stripped back. Drawings provided at Appendix 6 identify the current/historic finish of internal walls. The building has been fire damaged at fourth floor level resulting in the loss of the original roof structure and the provision of a concrete roof supported on RSJ columns.

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 heritage assets. These are also useful here for considering the site as a whole.

Period

- 7.12 The building was erected circa 1877 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 and is understood to be in good structural condition. Visually however the building is in poor condition due largely to its vacancy over a number of years. The building is in need of significant investment to bring it back into active use. Also, despite several internal modifications it still retains several original features. The significance is therefore high.

Fragility/Vulnerability

- 7.17 The building is in no danger of collapsing but is in a poor condition due largely to its vacancy over a number of years. Despite the best efforts of the applicant's the building has recently been broken into by squatters leading it vulnerable to anti-social behaviour and even arson. Similar issues have arisen with other listed buildings in Manchester City Centre within the last few years. The longer the building remains vacant and without a long-term use the quicker it will deteriorate and the more vulnerable it will be.

Site	Heritage Interest	Significance
Exterior	Historical, Evidential, Aesthetic, Communal	<i>High</i> The building was constructed as a part of the growing warehouse district and retains much of its original frontage, including the columns fronting Bloom Street.
Basement and sub-basement	Historical, Evidential	<i>Medium</i> Although modernised and several staircases inserted, it does retain evidence of its original use through blocked openings and original features such as the cast iron columns, cellar lights and timber beams.
Ground Floor	Historical, Evidential, Aesthetic	<i>Medium</i> Although modernised and several staircases inserted, it does retain evidence of its original use through blocked openings and original features such as the windows, cast iron columns and timber beams. Most notable is the main entrance with plaster detailing and ornate staircase.
First Floor	Historical, Evidential	<i>Medium</i> Although modernised and stripped out, it does retain evidence of its original use through blocked openings and original features such as the windows, cast iron columns, timber beams and blocked fireplace. Also, in

		some areas plaster ceilings, moulded cornices and timber skirting have been found which could give a partial indication of the original internal layout.
Second Floor	Historical, Evidential	<i>Low - Medium</i> Although stripped out, it does retain evidence of its original use through blocked openings and original features such as the windows, cast iron columns and timber beams.
Third Floor	Historical, Evidential,	<i>Low - Medium</i> Although stripped out, it does retain evidence of its original use through blocked openings and original features such as the windows, cast iron columns, timber beams and blocked fireplaces.
Fourth Floor	Historical, Evidential	<i>Low</i> This area appears to have been more recently developed than the other floors, with a concrete ceiling and the use of RSJ beams and supports, differing from the rest of the building.

Statement of Significance

7.18 The building was constructed as a warehouse, most likely finished in 1877 when it appears in the trade directories with several occupants. Although built for the Globe Packing and Shipping Company, they do not appear in the trade directories. However, as Hartwell (2002) noted, the design of the building is unlike the usual work of Pennington and Bridgen, perhaps suggesting that, although built for the Globe, the company did not intend to occupy it. This was not unusual, as many smaller concerns often operated from rented offices and warerooms within larger buildings and subcontracted the making-up and packing of items for dispatch (Nevell 2008). Asia House is a good example of this, being home to 36 companies by 1910 (EH 2002). There tended to be two categories of traders: those who dealt with the home trade and those who exported goods. The names of the occupants, such as "Sciama", "Zovianoff", "Hashim" and "Xipolitidis" suggest a heritage other than

English which further suggests that the warehouse was built for export traders, which was common among foreigners, especially German and Greek (EH 2002).

- 7.19 The building layout is also typical of an export warehouse in that it had a corner doorway with steps up to a raised ground floor. This led directly to a fine staircase rising through the building. Offices and the wareroom were likely on the ground floor, with more offices on the first floor, also shown by the embellishment of the architecture in these areas, such as plaster cornices (EH 2002).
- 7.20 It appears as though the building was originally 'U' shaped, as the plan on the upper floors suggests, and that the northern wall of the loading bay was a later insertion, although probably in the late 19th century. This is suggested as this wall butts up to the north-western corner of the building and the straight joint of it is visible in the sub-basement, showing that it was not built at the same time. This wall may have been built to separate it further from Mindel House to the north, as there was likely some form of semi-permanent division between them. There is no evidence of a hoist on the exterior, although the loading doorway in the building appears to have been in the central bay as at both the basement and ground floor levels there is a recessed area in the external wall at this location, where the modern stairs have been inserted. Finally, the eastern end of this loading area has been rendered, obscuring the brickwork, although it seems likely that a loading door would have been within it, to create an entrance and exit from the loading area. The late 19th century date comes from the mapping evidence, as when it first appears on the 1896 the building is not shown 'U' shaped but the loading bay is covered.
- 7.21 The safe on the first floor appears to be historic as does the storage area or shaft to the east of it. This is in contrast to the floors below, where the shafts appear to have been constructed from a different, redder machine made brick. The likely explanation is that the lower ones have been rebuilt/repared in order to support the first floor walls. Although not present on the floors above, they do show wall scars, showing that they have been removed. They likely represent the location of an internal lift.

- 7.22 The fourth floor appears to have been redeveloped and given a concrete roof, likely following fire damage. RSJ beams have also been used for both columns and beams throughout, as opposed to the cast iron columns and timber beams throughout the rest of the building. The skylights also appear to be later insertions.
- 7.23 The vaulted ceiling of the sub-basement suggests the likely location of the steam boiler, used for the hydraulic presses needed to compress the cloth into airless bales for safer shipping and long term storage. It would likely have also powered an internal hoist. Little evidence of the boiler remains although the grate in the pillar within the sub-basement likely relates to this. Other export warehouses have shown that boilers were often located in such places, below the loading yard in a sub-basement with a brick vaulted ceiling (EH 2002).

Internal Walls

- 7.24 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.
- 7.25 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 ClfA 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.

7.26 Within the building, five different types of existing wall treatments were identified:

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

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

Bare brick (original)

7.28 Original bare brick walls were the dominant internal wall treatment and include the lower ground floor; the majority of the upper ground floor, first, second and third floors, and the whole of the fourth floor. 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 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)

7.29 There is an area of bare brick from where original/historic plaster has been removed located on the upper ground, first, second and third floors, on the Bloom Street side of the building. The areas are likely to have been originally/historically warehouse offices which is also suggested by other features found within these areas such as ceilings, cornicing, skirtings, and former fire places. These areas represent a portion of the building where original fabric has been lost and do not enhance an understanding of the original/historic use of the building. The walls are considered to be of lower heritage significance.

Original/historic plaster

- 7.30 Original/historic plaster is located within the main lobby and staircase area only. Typical of a textile warehouse, the main staircase is highly decorative, intended to display the wealth and success of the traders operating from the building to visitors. The original/historic plaster walls help to retain an understanding of the original function of the building and is considered to be of moderate heritage significance.

Modern plaster replacing original/historic plaster

- 7.31 There is a small area of modern plaster replacing original/historic plaster on the first floor of the building. The modern plaster is judged to be of lower heritage significance, although the location of the plaster is historic.

Modern plaster

- 7.32 There is modern plaster within the former hovel to Bloom Street and on a small part of the first floor. The modern plaster is of no heritage significance.

Summary

- 7.33 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 frontage. The interior has survived less well, but still retains several original features, and so does not detract from the overall heritage value.
- 7.34 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 sub-basement. The staircase found in the southwest corner was likely the staff staircase, and has been removed below first floor level.

8. Impact of Scheme on the Heritage Significance of 11 Bloom Street and Nearby Heritage Assets

- 8.1 This section appraises the proposals for the site against the heritage significance of 11 Bloom Street 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 impact of Mindel House is provided within the separate Heritage Statement prepared for the building by Paul Butler Associates.

Impact on 11 Bloom Street

- 8.2 As set out earlier within this report, the overall heritage significance of 11 Bloom Street is considered to be high. Although the interior has not survived as well as the external façade, several original features remain and contribute to the building's heritage value. An assessment of the proposal upon the key features which contribute to the internal heritage significance and external heritage significance of 11 Bloom Street is provided under the headings below.

11 Bloom Street'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.

Subdivision to Facilitate Apartment Layout

- 8.4 The scheme will involve the insertion of new non-structural partition walls to create living accommodation and circulation space that leads back to the building's entrances, main

staircase and lift. The proposed subdivision will affect the current open plan form of the warehouse building which is of heritage significance. It is likely that conversion of the building to most alternative uses would require a level of subdivision, whilst the subdivision of similar listed warehouse buildings to provide apartments has been undertaken elsewhere in Manchester City Centre successfully. The subdivision will be kept to a minimum, will have little impact on the listed fabric of the building, and will be of a lightweight and reversible construction. 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. The dividing walls have been positioned so not to abut window mullions thereby ensuring that views of the building from outside will not be affected, and will not intersect or abut columns. The proposed subdivision is necessary to achieve conversion to residential use and, as noted above, would likely be required if the building was to be converted to other alternative uses. The sensitive manner in which the proposed subdivision will be undertaken will minimise impact on the heritage significance of the building which is considered to have a minor negative impact.

Ceilings

Lower Ground – Third Floor

- 8.5 Existing ceiling plans have been prepared as part of the application. At present, throughout much of the building, the beams and underside of the floorboards on the floors above are visible, as are the heads of columns. A large proportion of the floorboards and timber have previously been replaced, probably due to fire damage to the building. Other parts of the building have lath and plaster ceilings, or there is evidence that historically there would have been lath and plaster ceilings in these areas. The approach to the proposed ceilings has been to adopt a heritage-led approach in order to reflect the original/historic condition and use of these spaces.
- 8.6 Textile warehouses would typically have accommodated office space which would have had a lath and plaster ceiling with decorative corning. Onsite inspection has suggested

that there offices occupying the front part, and part of the yard elevation of the building at upper ground, first, second and third floors. The presence of these spaces is established by looking at characteristic features, including remnants of ceiling fabric, cornicing, wall scars, original skirtings, fire places 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 is limited but 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.

- 8.7 The underside of floorboards and beams will be largely retained on view within the former warehouse spaces. The retention of these features, on-display, will have a major positive heritage impact allowing an appreciation of the original 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 ceilings 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 entrance 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.

- 8.9 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 point is discussed in further detail later in this report).

Fourth Floor

- 8.10 The fourth floor ceiling is of a concrete construction supported by concrete RSJ construction. The ceiling is not of heritage interest. The ceiling will be covered by a suspended ceiling. The suspended ceiling will not conflict with windows or any other features. The installation of a suspended ceiling on the fourth floor will have no heritage impact.

Cast Iron Columns

- 8.11 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 to provide 60 minutes fire resistance. It is anticipated that a methodology of this work and details of the coating would be agreed in discharge of a condition. The colour of painting will be agreed following further investigation to determine the original colour. 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. Three columns at lower ground floor level have been encased with concrete. The concrete will be removed to allow the original columns to be fully visible.
- 8.12 The retention, refurbishment and incorporation of the columns into the proposed layout will have a moderate positive heritage benefit.

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 be retained in their original position, or sensitively relocated to a methodology to be 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 in situ 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.

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.

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. The existing secondary glazing installed to the long window at upper ground floor level of the Bloom Street elevation will be removed with more sympathetic secondary glazing installed. It is envisaged that final details of the secondary glazing will be agreed at condition discharge stage.
- 8.17 The long window to Bloom Street at upper ground floor level is of high heritage significance. There is non-original secondary glazing installed to the window which is without heritage interest. The existing secondary glazing will be removed, to allow the installation of more sympathetic secondary glazing. This change is considered to have a minor positive heritage impact.

Window Reveals

- 8.18 The majority of window reveals within the building are curved. Secondary glazing will be installed within the reveals allowing the curved feature to be retained. This approach will ensure that there is no adverse heritage impact.

Staircases

Main Staircase

- 8.19 The spiralling staircase from the main entrance is to be retained, refurbished and repaired as required. The existing paint finish will be removed and timber left exposed. The inserted staircase linking the third and fourth floors will be removed and the spiral staircase continued on the third, fourth and fifth floors. The design of the new staircase will reflect the existing staircase but with a contemporary design thereby allowing original and later fabric to be distinguished. The proposed works to the main staircase will have a moderate positive heritage benefit.

Rear Service Staircase

- 8.20 The staircase in the south east corner of the building, present on the second to fourth floors is non-original. The staircase which would have once connected the lower ground, upper ground and first floors has previously been removed and will be reinstated between lower ground and upper ground level, thereby providing an access to the fire escape onto Richmond Street. The design of the staircase will reflect the age and character of the building. As noted above, the existing staircase on second to fourth floors is non-original and is of little heritage significance. Whilst there would have originally been a rear service staircase in this location on all floors of the building, the proposal seeks to bring this space into viable use as living accommodation. The utilisation of these spaces, which have previously been subject to alteration, will allow for a level of accommodation to be provided within the scheme to ensure that the project is deliverable. Whilst the proposal for this area will not impact on any significant fabric, it will affect the understanding of the building's original circulation. Having said this, the area has been subject to extensive alteration previously, with little original fabric remaining, thereby diminishing its significance. On this basis, the proposed works to this area are considered to have a moderate negative heritage impact, although the change is essential in order to achieve the economic conversion and restoration of the building.

Proposed Lift

- 8.21 A new lift will be installed to provide access to all levels of the building including the roof extension and amenity terrace above. This will be located within the inserted brick shaft located on the south side of the basement, ground and first floors. Wall scars on the floors above suggest that there would have previously been a lift in this location between all floors. Installation in this location will minimise impact on listed fabric; provide an indication as to how the building may have formerly operated; and ensure the lift is conveniently located in relation to the corridors leading to/from the building entrances. The installation of a lift is considered to have a neutral impact.

Skywell

- 8.22 Due to the deep plan form of the building and in order to achieve the necessary number of apartments within the scheme to ensure that it is viable and ultimately deliverable, it is proposed to create a skywell to provide natural daylight to an internal apartment. The creation of this skywell will require the removal of a small area of fabric from the floor/ceilings of the building. The loss of this fabric will have a moderate negative heritage impact however it is ultimately necessary in order to ensure the scheme is deliverable. The design of the skylight at roof level is considered appropriate and will not be visible from street level.

Doors

- 8.23 The doors to the main entrance and the internal lobby appear original. They will be treated accordingly and lightly sanded before being repainted in an appropriate heritage colour. It is envisaged that details of this will be agreed at the condition discharge stage. Similarly it is envisaged that the treatment of other internal doors will be agreed at this stage.

Safe

- 8.24 The existing historic safe located on first floor level will be removed to facilitate conversion but the area retained to provide living accommodation. The existing safe door will be

removed but retained within the building. Agreement on an appropriate location for its installation is envisaged in discharge of a condition.

Existing Lift and Doors to Yard Elevation

- 8.25 The existing original lift shaft area to the yard elevation will be retained and incorporated into the proposed layout. The concertina doors to the lift will also be retained and fixed in an open position. The retention and incorporation of this feature will have a moderate positive heritage impact.

Dry risers

- 8.26 Dry risers are necessary to achieve fire protection. One will be located adjacent to the main staircase with one located within the main corridor area. 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 installation of the dry risers will have a minor negative heritage impact. A detail drawing has been provided showing how the dry riser will appear internally. The risers will not affect the spatial qualities of the main staircase which is of high significance.

Installation Platform Lift

- 8.27 A platform lift is proposed to be installed from the yard area to the upper ground floor level. This will provide access for disabled people as well as allowing servicing of bins from the store at lower ground floor level. The insertion of this lift will require the removal of listed fabric, however the change is considered necessary in order to provide disabled access to the building.

Installation of post boxes

- 8.28 Post boxes for the proposed apartments will be installed close to the main entrance but away from the highly significant main lobby area.

Insertion of Structural Columns to Support Roof Extension

- 8.29 To facilitate the proposed roof extension structural columns will need to be installed throughout the building. Eight columns will be installed in total from lower ground floor to the fourth floor, which is the minimum recommended by the structural engineer. This has been determined following assessment of a range of options by the structural engineer. The new columns will require the removal of a small area of floor/ceiling fabric throughout the building which will have a minor adverse impact. The position of the new columns will not have any adverse impact on any special features within the building. Where possible the columns will be embedded within walls ensuring they are not visually prominent. In other instances, where columns are exposed their appearance will mean that they can be clearly distinguished as modern interventions.

Building Services

- 8.30 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.
- 8.31 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.

- 8.32 Ventilation units will be located at roof level with supply and extract ductwork travelling up the proposed skywell. On each floor 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.

11 Bloom Street's External Heritage Significance

- 8.33 The exterior of 11 Bloom Street is considered to be of high heritage significance. The proposed scheme has been designed with regard to this significance and to be sensitive to the building's external appearance. This is achieved in part through 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 positions. 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 in mortar to match existing (to be established through chemical testing). 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. The cleaning will only take place to deliver an uplift in the building's appearance and will not seek to give an 'as new' appearance.

Roof Extension and Amenity Terrace

- 8.35 A historic photograph shows that the building would have previously had a pitched roof similar to that which remains on Mindel House. The original roof has been lost (possibly as a result of bomb/fire damage) and has been replaced with a flat concrete roof (see plates 84-88 at Appendix 3). A single storey extension is proposed on the top of the concrete roof

above which will be a communal terrace providing valuable amenity space for future residents. The extension will have a contemporary lightweight appearance comprising large areas of glazing which will allow it to be clearly distinguished from the historic fabric as a modern addition. In order to limit views of the extension a 1m set back is provided from all elevations of the building. The roof top amenity space will be accessed via a staircase and lift which will be located on the southern side of the building. The staircase and lift overrun will be linked by a glazed enclosure with a light-weight framing. This space will form a sheltered area for future residents to socialise as well as enclosing the skywell. This will be set within the middle of the building meaning it will not be prominent from surrounding streets. Additionally, further screening will be provided should a future development proposal for the adjacent car park site come forward. In summary the proposed roof extension will be of a high quality contemporary appearance and will provide a positive juxtaposition with the robust brick and stone of the listed building. Further justification for the design rationale is provided within the Design and Access Statement prepared by Beech Design & Build.

Reopening blocked windows/doors

- 8.36 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.
- 8.37 The existing block doorway to the Richmond Street elevation will be opened up with a new doorway and window to be installed. The door will open inwards to avoid potentially obstructing the highway. The opening up of this blocked doorway will have a minor positive heritage impact.

Works to Yard Area and Installation of Glazed Canopy

- 8.38 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 into 11 Bloom Street (and Mindel House) will also be provided via this area. Secure cycle parking be accommodated in the covered area, with no cycle parking being provided with the open yard 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 any original cast iron rainwater goods will be retained and refurbished. The overall approach to the yard is considered to have a major positive heritage benefit.

Bloom Street entrance to Yard area

- 8.39 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

- 8.40 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.

Richmond Street Hovel Entrance

- 8.41 The hovel area is proposed to accommodate the substation required for the development. This is the only appropriate location as Electricity North West have confirmed that they require level access from a highway. The gates to the hovel are late 20th Century and have no aesthetic value. The removal of the gates is therefore of no heritage impact. In order to meet Electricity North West's requirements solid doors will need to be installed to the opening. The new doors will be set back from the opening allowing an understanding of the former use of this area to be retained, whilst metal gates (of a design similar to those at the Bloom Street end of the yard) will be installed. It is understood that these gates are permitted to open outwards as they will serve the functions of Electricity North West. On balance the approach to the Richmond Street Hovel is considered to have a moderate negative heritage impact, however such harm has been minimised and the impact is unavoidable if the residential conversion of the building is to go ahead. It is noted that the installation of the substation would also be reversible without lasting heritage impact.

Rainwater Goods

- 8.42 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. Recent additional pipework and flues etc. will be removed and the elevation made good.

Iron Railings to Lower Ground Floor Windows

- 8.43 The majority of the railings to the lower ground floor windows have been removed. The existing railing will be retained and refurbished. Removed railings have been found within the building and will be refurbished and reinstated. Where any new railings are required these will be made to replicate the existing. The repair and reinstatement of railings is will have a major positive heritage impact.

Roof Level Ventilation Units

- 8.44 Ventilation units will be sited on the roof level with glazed enclosure, with frosted glass, provided. These units will not be visible from street level and will have no impact on the external appearance of the building from street level. The installation of these units is without heritage impact.

Ventilation Ductwork

- 8.45 Ductwork for the air supply and extract to the apartments will utilise the existing skywell. This will avoid any impact on the external appearance of the building or harm to historic fabric.

Works to Former Bloom Street Hovel

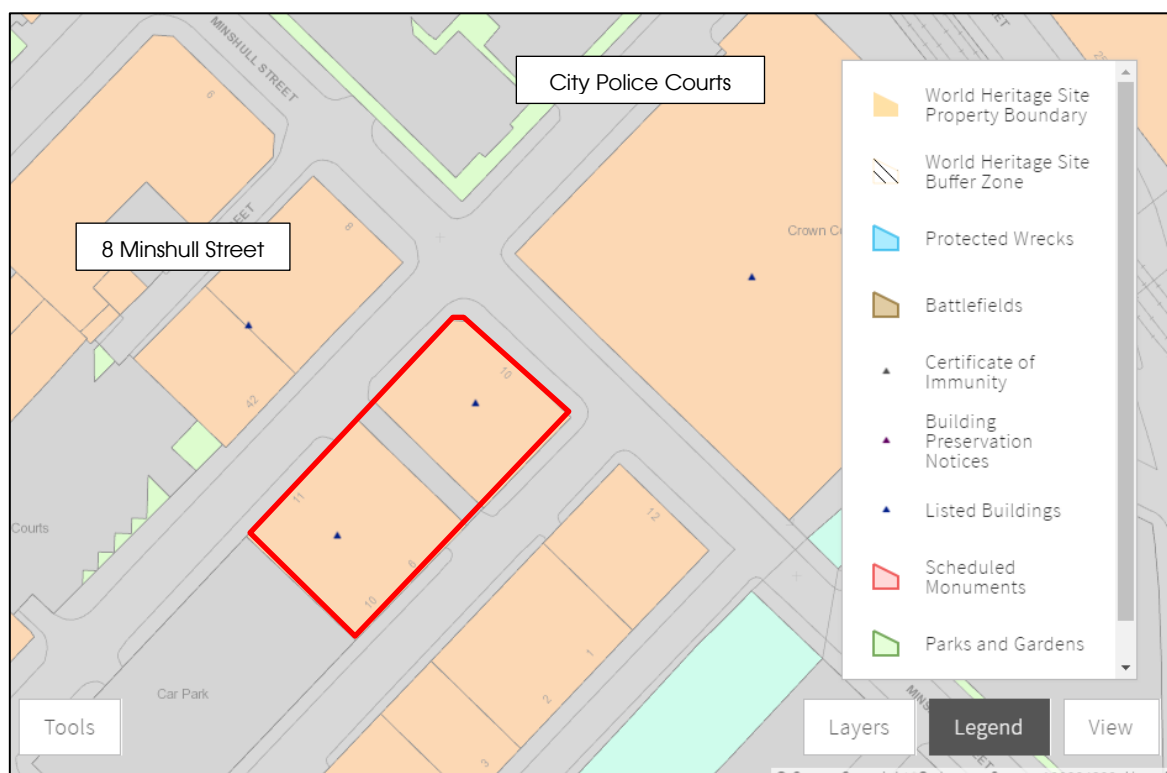
- 8.46 The former Bloom Street hovel area currently comprises a pair of non-original timber doors, behind this the area has been infilled forming part of the building. The proposal will involve works to this area to enhance the understanding of this space as a former hovel. The space will be incorporated into the scheme as living accommodation. A glazed screen (with minimal framing) will be installed, set back into the hovel. Metal gates, similar to those on the Bloom Street yard entrance) will then be installed to the opening. A detailed drawing of this area has been submitted as part of the application. This proposal will have a moderate positive heritage impact, enhancing an understanding of the original function of the building.

Summary of the impact of Proposed Works on the Heritage Significance of 11 Bloom Street

- 8.47 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

- 8.48 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 upon 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

- 8.49 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.

- 8.50 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

- 8.51 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 11 Bloom Street and 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 improve the general setting of the City Police Courts.
- 8.52 The roof extension to 11 Bloom Street is the most significant external alteration proposed as part of the scheme. The roof extension is a critical part of the proposals and ensures that

sufficient unit numbers are provided to make the scheme viable and deliverable. It will also provide a valuable communal amenity space for future residents. In terms of any potential impact of the roof extension on the setting of the City Police Courts, it is views looking along Bloom Street (looking north and south) and along Richmond Street (looking north) that have the potential to be affected. In order to assess potential impact a views analysis has been undertaken (see submitted drawings 216 'Street Views A' and 217 'Street Views B' included at Appendix 4). Discussions have also been held with Historic England regarding the potential impact and their response (to an earlier version of the scheme) is provided at Appendix 5.

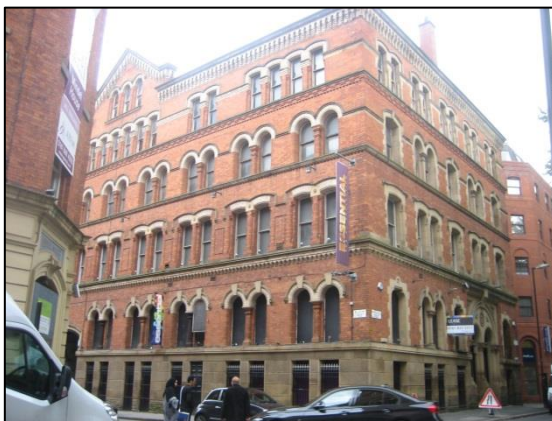
- 8.53 As can be seen from the views analysis, the majority of views indicate that the proposed extension will be barely visible and will not have an impact on the setting of the City Police Courts. The view in which the extension is likely to have the greatest impact is view 3, looking north along Bloom Street. It is noted that the proposed extension will be more noticeable than might otherwise be the case due to the adjacent surface car park. It is anticipated that a development proposal for the surface car park will eventually come forward which would provide positive urban design benefits in terms of returning built frontage to Bloom Street and Richmond Street. Importantly development of a new building on the car park would be likely to completely block views of the proposed roof extension when looking north along Bloom Street.
- 8.54 The proposed scheme has been amended following consultation with Historic England and Manchester City Council Planning and Conservation Officers with the revised extension being pulled even further away from the external face of the building (1m as opposed to 0.7m). This change will further decrease any potential impact. The height of the proposed roof extension is minimised and will have a contemporary design (comprising primarily of glazing and contemporary metal cladding to provide a lightweight structure and a contrast with the more robust redbrick/sandstone construction of the Courts). These factors will ensure there is minimal impact on the setting, whilst ensuring that the clock tower remains prominent within the streetscene. Although this view will slightly reduce the presence of the campanile chimney from Bloom Street, it is clear from views 8-10 that key views of this aspect of the Courts are along Richmond Street and these will not be affected by the proposals.

- 8.55 On balance, the roof extension is judged to have a very minor negative impact on the setting of the City Police Courts. Consideration has been given to reducing the height of the extension however this would not be feasible. The height of the extension is already as low as it can be without resulting in an unacceptably compromised floor to ceiling height, whilst accommodating an additional setback would cause a detrimental loss of floorspace.

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 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.

- 8.58 8 Minshull Street lies on the opposite side of Bloom Street from Mindel House and 11 Bloom Street and the buildings share a similar setting. The fundamental characteristic of the area is of a grid iron pattern of streets with Victorian warehouses set at back of pavement. Straight roads tightly bounded by development on both sides give a canyon feeling to the area and frame long distance views through the Cityscape. The number of surface level car parks in the area, a result of building clearance, has a negative townscape impact and harms the setting of listed buildings in the vicinity.
- 8.59 The proposed external works will dramatically improve the appearance of 11 Bloom Street and Mindel House which will in turn improve the Bloom Street streetscene and the townscape setting of 8 Minshull Street. The proposed extension will not alter the fundamental characteristics of the setting of 8 Minshull Street, however it has the potential to affect views of 8 Minshull Street looking north and south along Bloom Street.
- 8.60 When viewed from the south the gables of each building are prominent. The gables are blank, without heritage interest and are only visible due to building clearance and current use of adjacent land as surface level car parking. The lack of built development means that the roof extension to 11 Bloom Street will be visible, however due to its lightweight design and appearance and the use of contemporary materials, a contrast to the robust brick and stone of the listed buildings will be achieved. If/when the Bloom Street car park is developed then the gable of 11 Bloom Street and the roof extension would likely be obscured and there would be no impact on these views.
- 8.61 When viewed from the north, main elevations of Mindel House and 8 Minshull Street are prominent in the streetscene lying on either side of the junction of Minshull Street and Bloom Street. The height of the proposed roof extension has been kept as low as possible, which, in combination to its set back from the Bloom Street elevation, means there will be no material impact on the prominence of 8 Minshull Street and its setting.

Conclusion of Impact on Setting

- 8.62 In general terms 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. The single storey

extension to 11 Bloom Street is considered to have a very minor negative impact on the setting of the City Police Courts, whilst this is considered to be outweighed by the general improvements to the building's setting which will result from the proposals. The scheme is judged to have a positive influence on the setting of 8 Minshull Street.

- 8.63 Notwithstanding this conclusion, should it be judged that the scheme has a negative impact on the setting of nearby heritage assets then the limited harm caused could not be regarded as being any greater than 'less than substantial harm'. This level of harm would be clearly outweighed by the significant heritage and public benefits associated with scheme which are discussed below and in further detail within the accompanying Planning Statement prepared by Paul Butler Associates.

Summary of Overall Heritage Impact

- 8.64 11 Bloom Street has been vacant for a number of years and as a result has a negative impact on the local area. 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. This real risk is demonstrated by the fact that, despite the applicant's best efforts to ensure the building remains secure, it has been broken into and occupied by squatters like several 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 Centre. Beech have a track record of delivery and have gained significant experience of converting listed buildings to high quality, energy efficient residential accommodation.
- 8.65 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.

- 8.66 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 an adverse heritage impact, by enlarge the works will have a positive impact on listed fabric/ heritage significance, for instance: the repair, restoration and reinstatement of windows; cleaning of brickwork and stone; appropriate treatment of the former hovel to Bloom Street; restoration/reinstatement of railings to the Richmond Street Hovel and at either end of the yard; 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.
- 8.67 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.

8.68 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 and exterior of 11 Bloom Street and also considers the impact of the proposals on the setting of the nearby City Police Courts (Grade II* listed) and 8 Minshull Street.
- 9.2 The identified heritage significance of 11 Bloom Street 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 11 Bloom Street and ensures that there will be minimal intervention to the external elevations. Importantly, 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, not least bringing the listed building back into a viable use which will secure its future.
- 9.4 The proposed residential use will have a positive impact on the streetscene and neighbouring buildings and will act as a catalyst for future development in the area. The scheme will also help return the building to its former glory which will in turn improve the setting of the City Police Courts (Grade II* listed) and 8 Minshull Street, whilst any minor harm judged to be caused to the setting of the City Police Courts will be clearly and demonstrably outweighed by a series of public benefits associated with the proposal which are considered in further detail within the Planning Statement.
- 9.5 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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Slater's Directory of Manchester 1936

Maps

1794 Green's map of Manchester and Salford

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 11738.1.0 Site Name 11, Bloom Street

SMR Number	Site Name	Record Type
11738.1.0	11, Bloom Street	Listed Building

Monument Types and Dates

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

Main Building Material	ASHLAR
Main Building Material	BRICK

Description and Sources

Description

Various warehouses and pattern card factory, now various offices. Mid to later C19, altered (renovation in progress at time of survey). Some sandstone ashlar but mostly red brick in Flemish bond with sandstone dressings (roof concealed). Square plan including through loading bay at left side. Basement and 4 storeys, 8-window façade with channelled corner pilasters. The ground floor, of sandstone ashlar, has a round-headed doorway to the right with keyed moulded surround and dentilled cornice, a rectangular loading entrance at left end with channelled surround, and between these almost continuous fenestration behind an unusual colonnaded screen of square columns with a plain frieze and moulded cornice; the upper floors have sashed windows, those at 1st floor with triangular-headed lintels, those at 2nd floor with gauged brick heads (those above concealed at time of survey). Rear (to Richmond Street) has loading entrance at right-hand end with convex sandstone jambs which have raised rock-faced bands, and a thin iron lintel under a relieving arch; and segmental-headed windows. The loading bay side has a well between the front and rear ranges, and glazed roof protecting the passage. INTERIOR: iron columns and wooden beams; curved wooden staircase. Forms group with No.8 and No.10 Minshull Street (q.v.). (1,2)

[Of Bloom Street]: Between Minshull and Chorlton Streets a whole block treated as one vaguely Italianate composition. Brick, twenty-four twin bays. (3)

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 04/08/2014
- (3) Monograph: Pevsner, N. 1990. South Lancashire. p289

Location

National Grid Reference

Centred SJ 8444 9797 (10m by 10m) SJ89NW Point

Administrative Areas

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

Address/Historic Names

11, Bloom Street, Manchester, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations

Listed Building (II) - 1208005	No name for this Entry [11, Bloom Street]	Active	DGM951
Various warehouses and pattern card factory, now various offices. Mid to later C19, altered (renovation in progress at time of survey). Some sandstone ashlar but mostly red brick in Flemish bond with sandstone dressings (roof concealed). Square plan including through loading bay at left side. Basement and 4 storeys, 8-window façade with channelled corner pilasters. The ground floor, of sandstone ashlar, has a round-headed doorway to the right with keyed moulded surround and dentilled cornice, a rectangular loading entrance at left end with channelled surround, and between these almost continuous fenestration behind an unusual colonnaded screen of square columns with a plain frieze and moulded cornice; the upper floors have sashed windows, those at 1st floor with triangular-headed			

Greater Manchester Archaeological Advisory Service Monument Full Report

SMR Number 11738.1.0 Site Name 11, Bloom Street

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Other Statutes and Cross-References

Sites & Monuments Record - 11738.1.0

Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM11786 Commercial - Offices (Type Code: COM-COIFF)
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

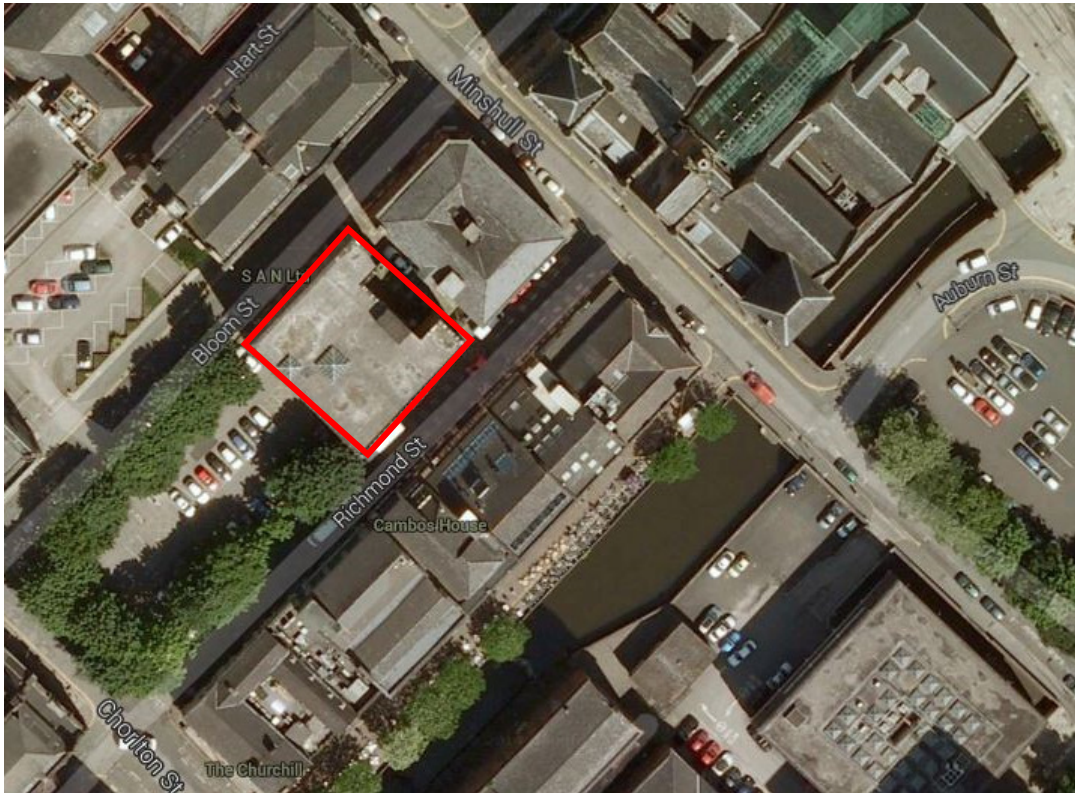


Figure 1: Location plan



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

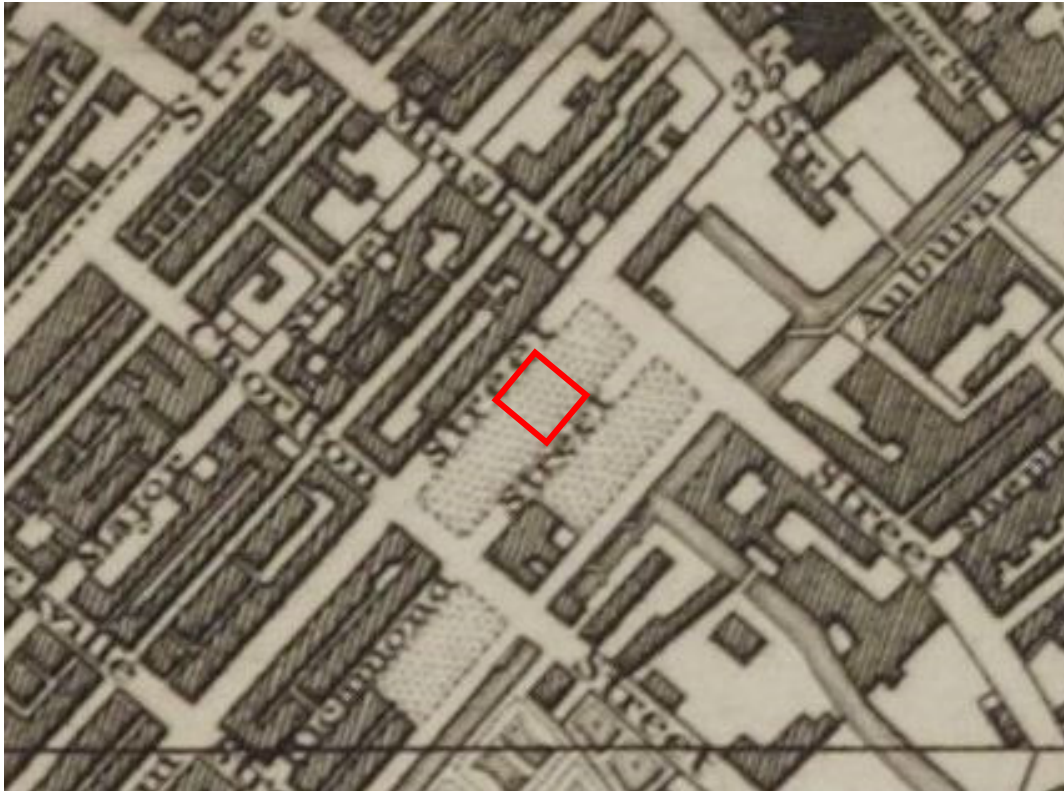


Figure 3: 1824 Swire's map of Manchester

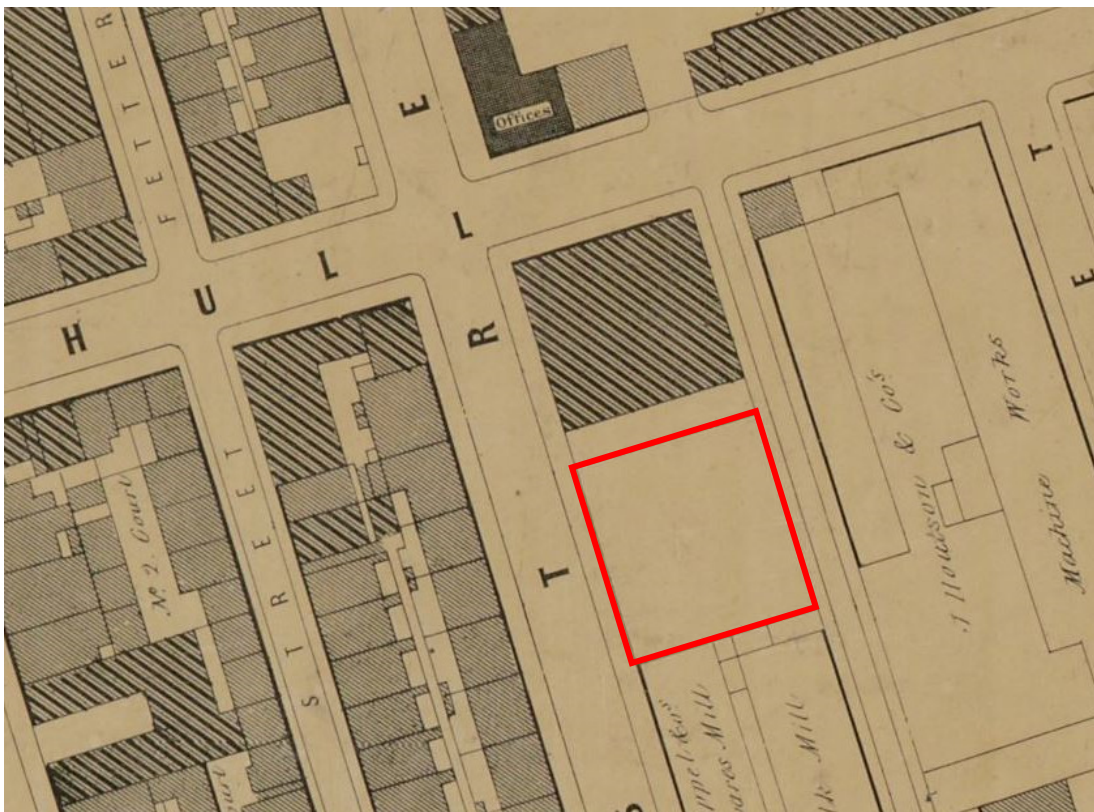


Figure 4: 1849 Adshead's map of Manchester

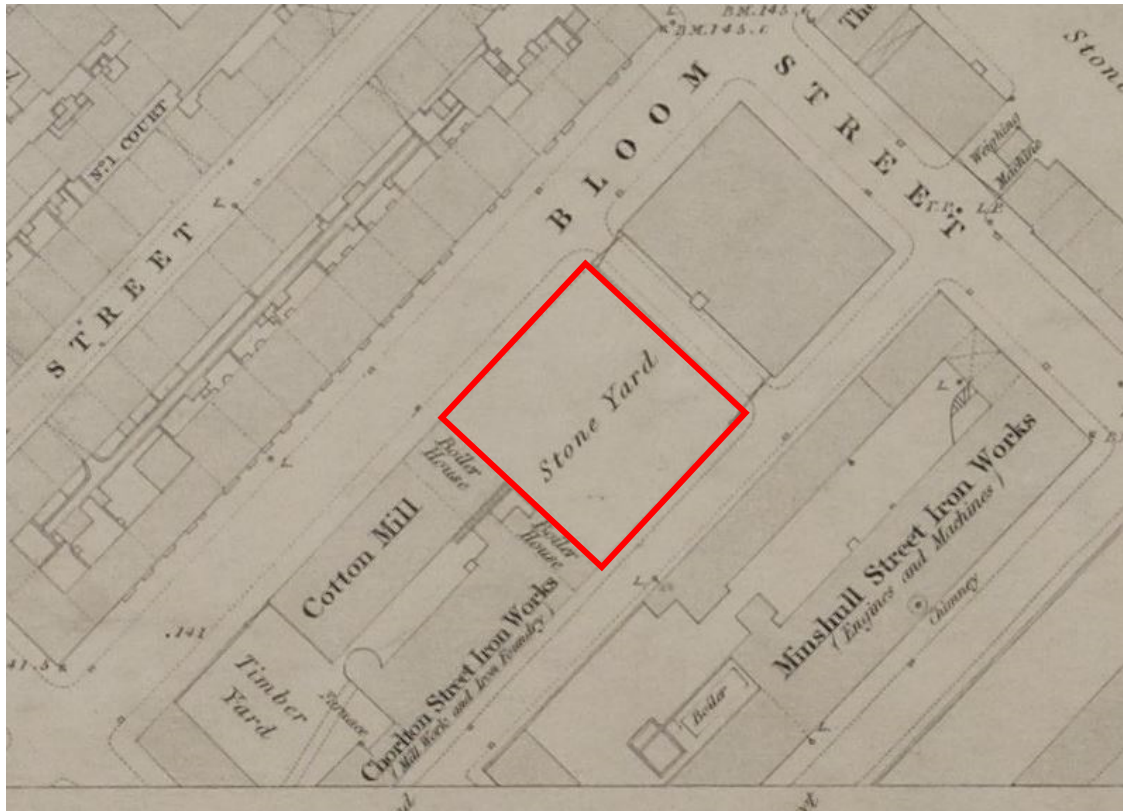


Figure 5: 1850 OS 1:500 town plan



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: Bloom Street elevation



Plate 2: Detail of windows



Plate 3: Main entrance to the building



Plate 4: Fenestration and colonnaded screen



Plate 5: Southern elevation with blocked window



Plate 6: Richmond Street elevation



Plate 7: Richmond Street elevation



Plate 8: Detail of windows



Plate 9: Ground floor windows and cellar lights



Plate 10: Blocked opening at southern end



Plate 11: Loading doorway at north end



Plate 12: North elevation within yard



Plate 13: Ground floor north elevation

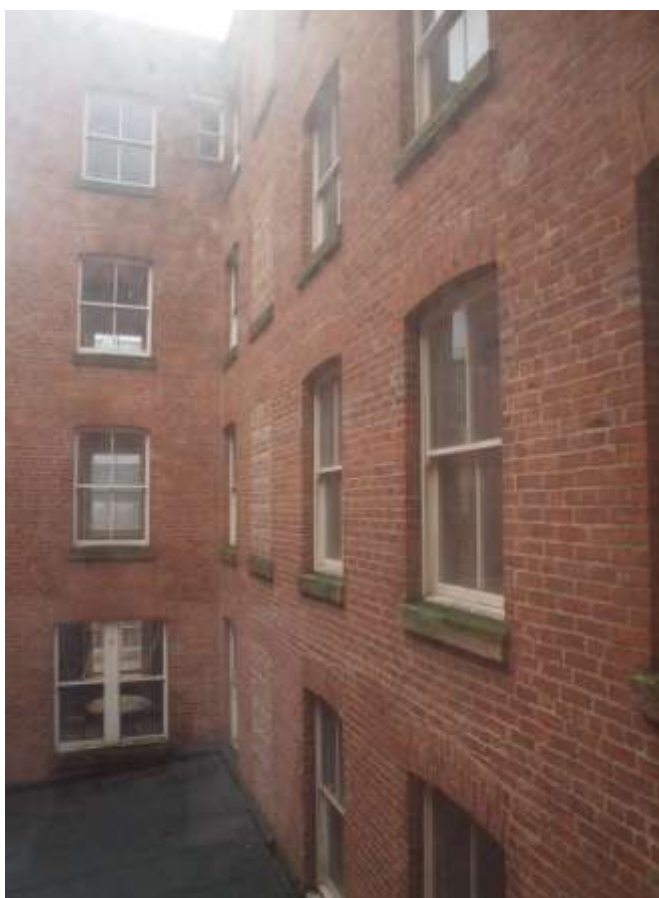


Plate 14: North elevation as viewed from the interior



Plate 15: North elevation as viewed from the interior



Plate 16: Top of north elevation showing inserted lift housing on roof



Plate 17: Street level loading bay entrance



Plate 18: West end of loading bay entrance



Plate 19: Blocked doorway in loading bay



Plate 20: Basement showing columns



Plate 21: Detail of stanchion capital.



Plate 22: Inserted shaft in west side of basement



Plate 23: Detail of inserted shaft



Plate 24: East wall showing (from left to right) inserted staircase, inserted fireplace and entrance to sub-basement



Plate 25: Detail of sub-basement entrance



Plate 26: Detail of inserted fireplace



Plate 27: Detail of cellar light



Plate 28: Shot of basement east wall showing (from left to right) doorway to sub-basement, staircase from loading bay and inserted lift shaft



Plate 29: Detail of staircase and inserted lift shaft



Plate 30: Detail of inserted staircase to ground floor



Plate 31: Inserted dividing wall in sub-basement



Plate 32: Detail of pillar with grated opening in sub-basement. Note the straight joint in the wall to the left of it



Plate 33: East end of sub-basement showing arched opening in east wall.



Plate 34: Interior doorway to porch



Plate 35: Plaster rose in porch ceiling



Plate 36: Blind window in porch



Plate 37: Detail of blocked lights above main entrance



Plate 38: Staircase



Plate 39: Detailed ceiling in lobby



Plate 40: Northern door in lobby



Plate 41: Detail of northern doorway chamfered jamb and cornice within lobby

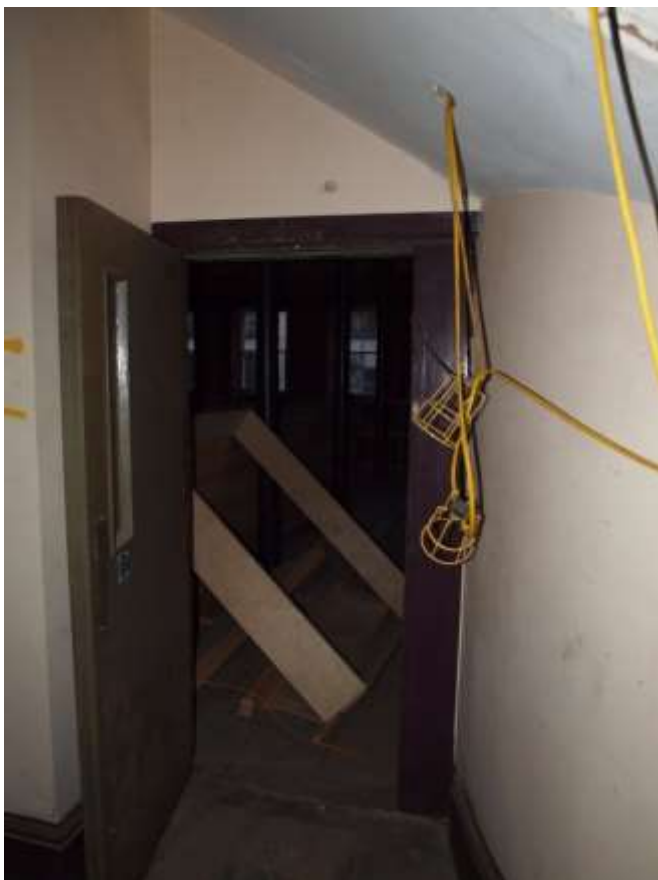


Plate 42: Eastern doorway from lobby



Plate 43: General shot of ground floor showing stanchions and replaced timber



Plate 44: Inserted brick shaft on west wall



Plate 45: Detail of windows facing Richmond Street



Plate 46: Details of windows fronting Bloom Street



Plate 47: Raised ground floor level above loading bay



Plate 48: Detail of west end of raised floor above loading bay



Plate 49: First floor landing showing plastered pillar and ceiling detail



Plate 50: Entrance to first floor from landing



Plate 51: Detail of timber and lath and plaster wall.



Plate 52: General shot of first floor



Plate 53: Detail of stanchion capital



Plate 54: Detail of windows with replaced surrounds



Plate 55: Northwest corner of first floor



Plate 56: Inserted brick wall forming offices



Plate 57: Detail showing replaced window cills



Plate 58: Southern inserted staircase crossing window



Plate 59: Inserted lift shaft on north wall



Plate 60: Detail of remains of timber skirting



Plate 61: Lath and plaster ceiling and remains of cornicing



Plate 62: Remains of plaster cornice



Plate 63: Fireplace in southwest corner



Plate 64: Detail of window surrounds



Plate 65: Entrance to safe



Plate 66: Opening to the east of the safe with arched lintel visible



Plate 67: Detail of safe door.



Plate 68: General shot of the second floor



Plate 69: Detail of windows with lintels of the lower floor windows visible just above the floor



Plate 70: Blocked fireplace

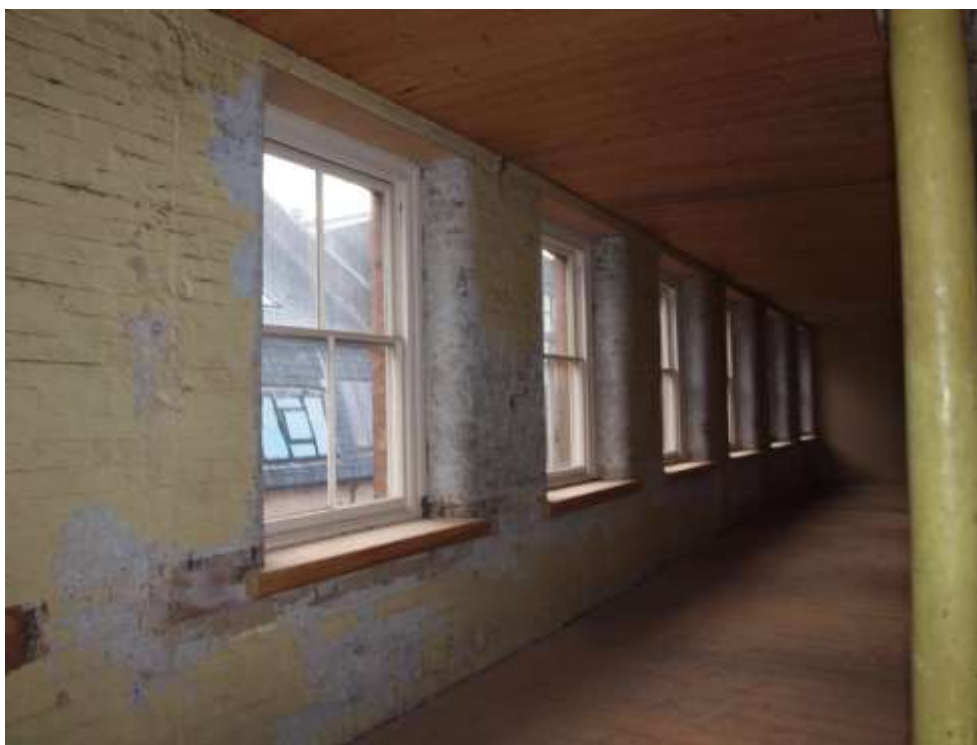


Plate 71: Windows with brick jambs and replaced cills



Plate 72: Modern plaster entrance to staircase



Plate 73: Inserted staircase cutting across window



Plate 74: Inserted lift shaft with replaced boards in the ceiling to the left



Plate 75: General shot of third floor showing windows



Plate 76: Replaced timber boards of ceiling



Plate 77: Blocked fireplace in southwest corner



Plate 78: Blocked fireplace in northwestern corner



Plate 79: Detail of fire damaged beam



Plate 80: Modern entrance to staircase



Plate 81: Inserted staircase to fourth floor



Plate 82: North east corner of the floor showing repairs



Plate 83: Detail of modern window surrounds



Plate 84: General shot of fourth floor showing RSJ and concrete construction



Plate 85: Screen of inserted staircase



Plate 86: Detail of windows



Plate 87: Modern screen surrounding main stairwell



Plate 88: Northwest corner showing removed fireplace

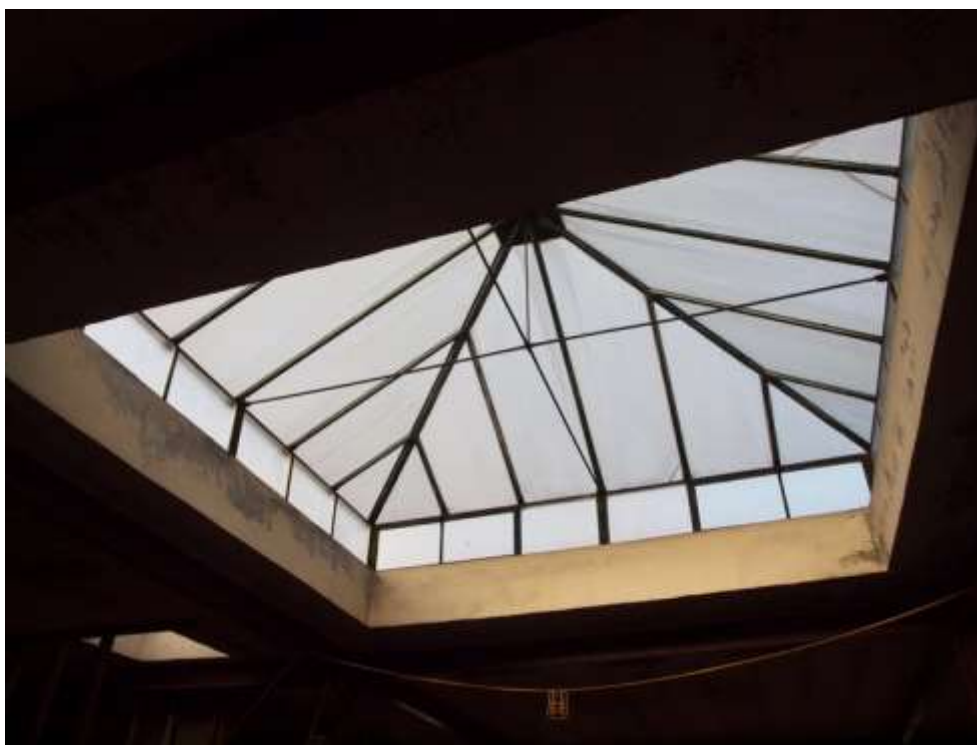


Plate 89: Modern skylight

Appendix 4: Street Views



Existing Street View 1



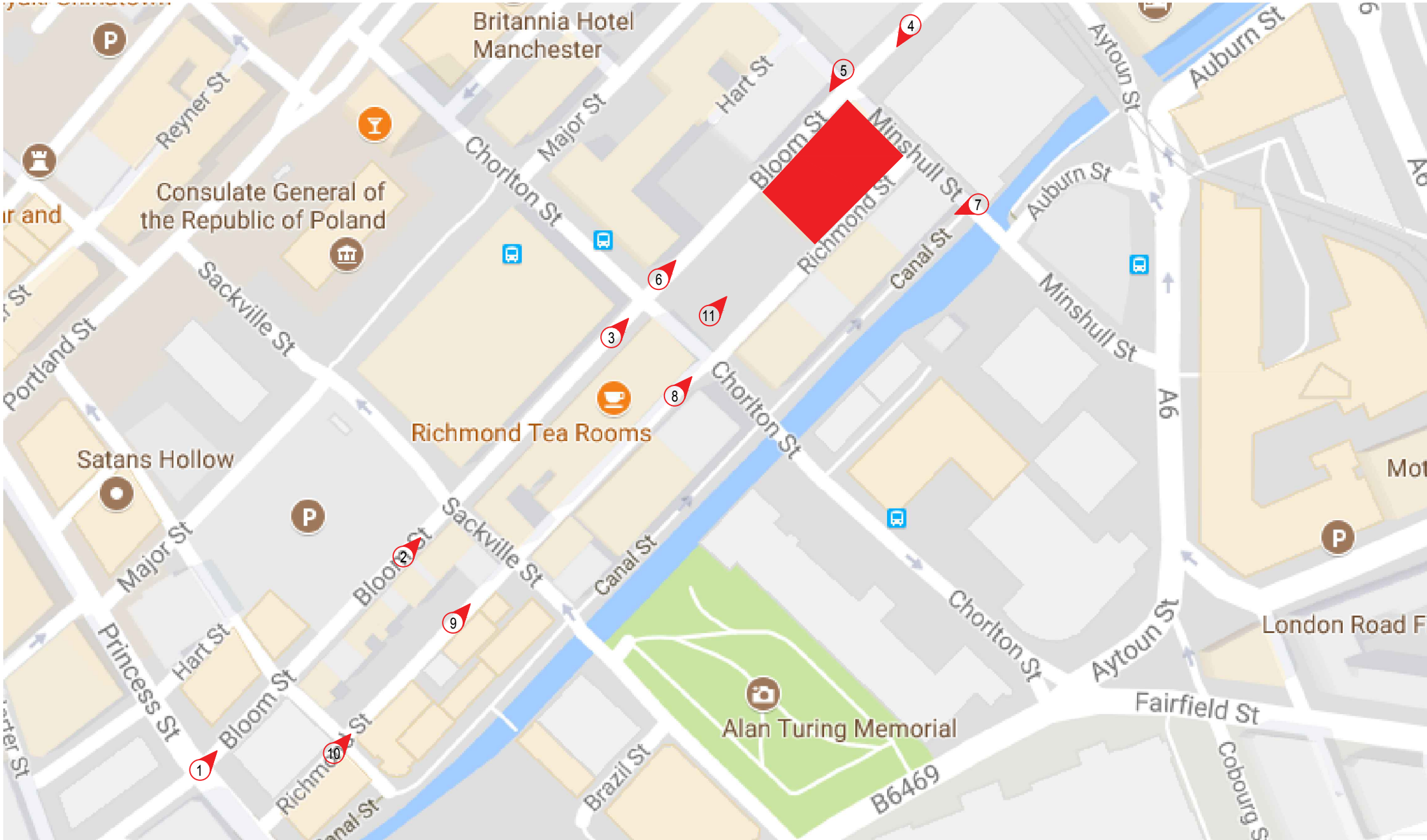
Proposed Street View 1



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

B	Issued for planning	15/10/18	AM	MSB	IG
A	Bloom extension-redesign	26/10/2017	AM	MSB	IG
REV	DESCRIPTION	DATE	BY	CHECK	APPROV



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



Existing Street View 7



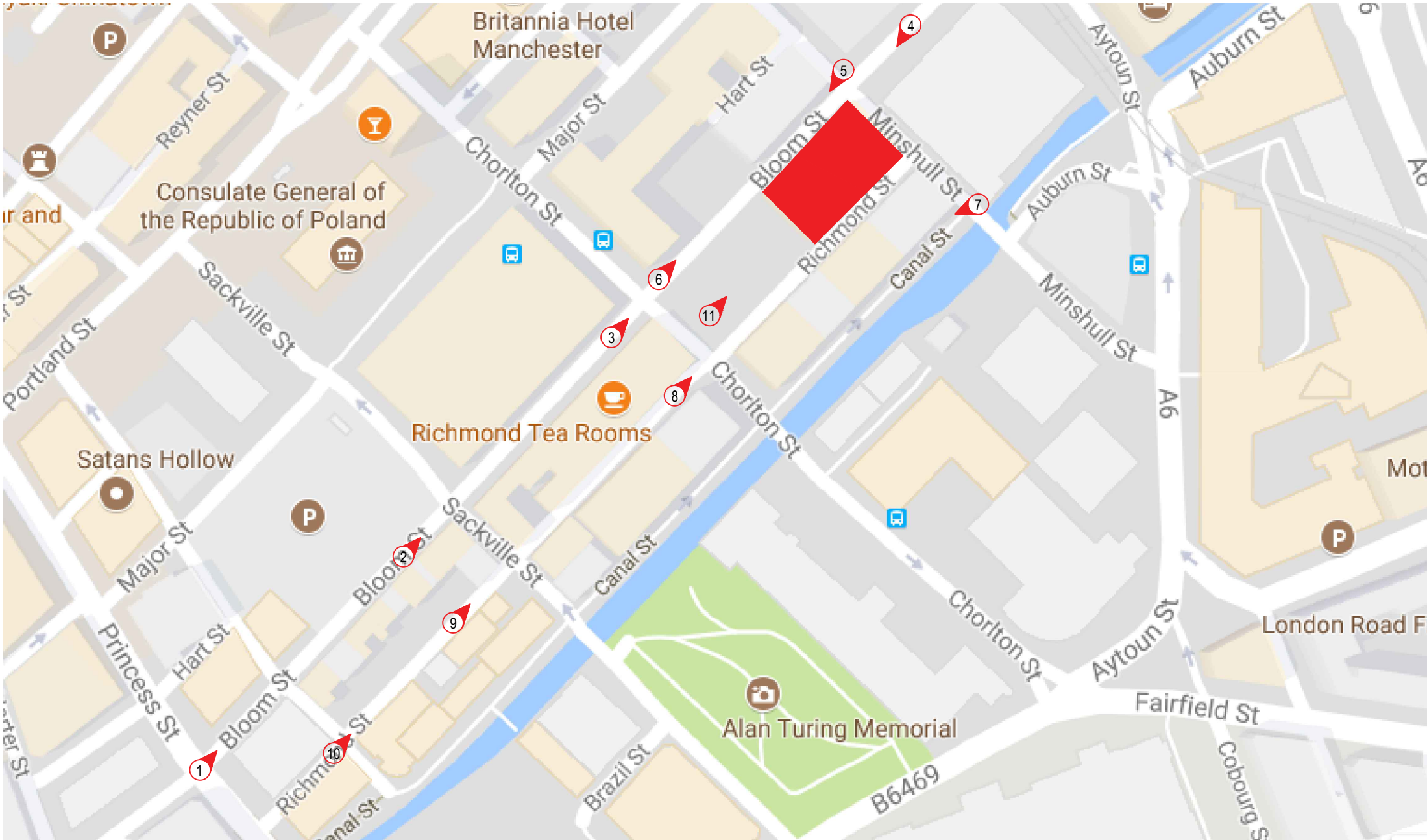
Proposed Street View 7



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
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
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- 800 - ACOUSTIC PLANS
- 900 - STRIP OUT PLANS

B	Issued for planning	15/10/18	AM	MSB	IG
A	Bloom extension redesign	26/10/2017	AM	MSB	IG
REV	DESCRIPTION	DATE	BY	CHECK	APPRV



BLOOM STREET

EXISTING PLANS
STREET VIEWS B

PLANNING					
DRAWING STATUS					
DRAWN	R FERNANDEZ	CHECKED	I GRIFFITHS		
APPROVED	P DAVIDSON	DATE	AUG 17		

NTS	061_217	B
SCALE	DRAWING NUMBER	REV

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



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk



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.



Historic England

NORTH WEST OFFICE

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



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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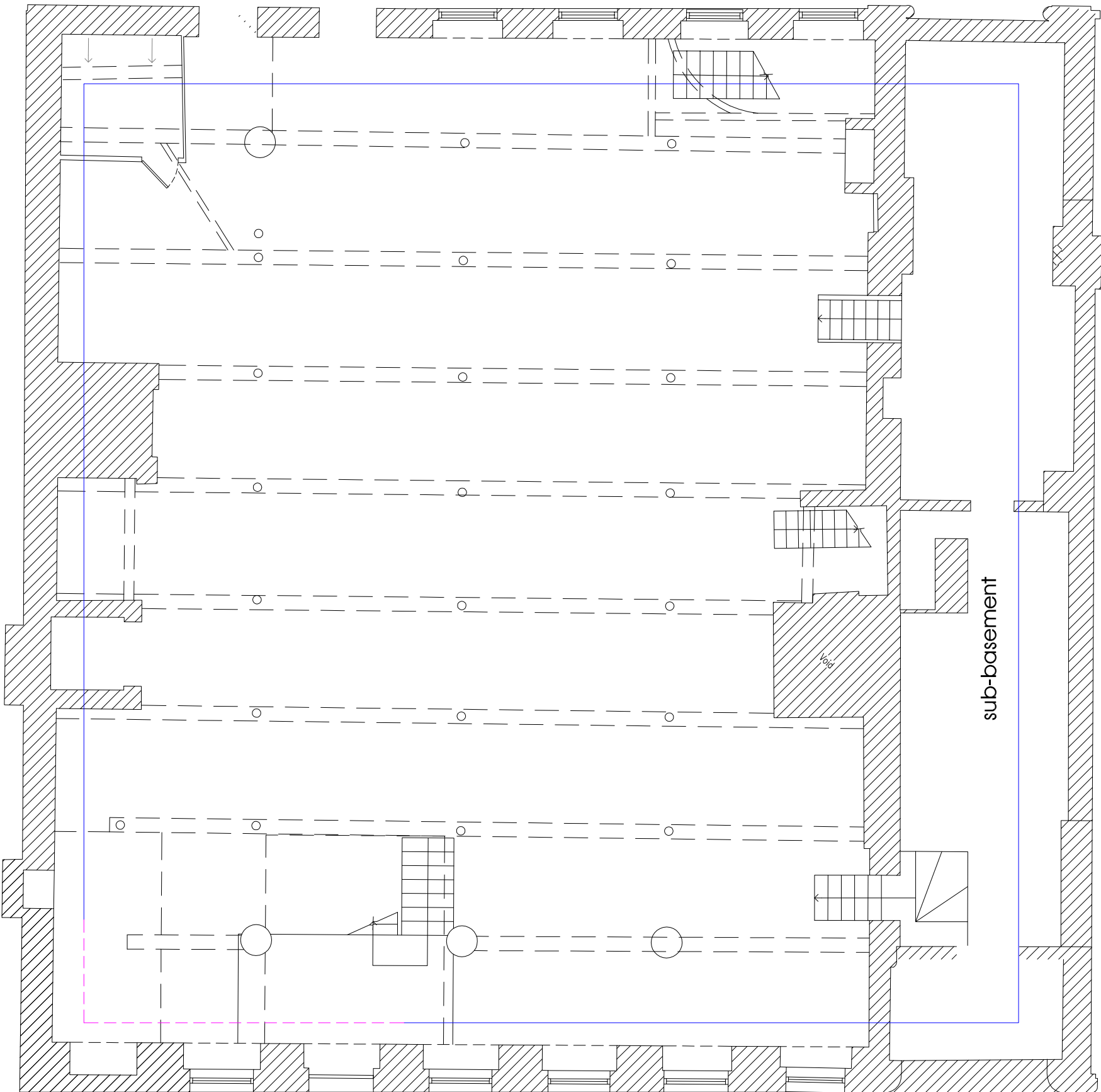


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Appendix 6: Plans identifying Existing/Historic Internal Wall Treatments

Lower ground floor plan



Paul Butler Associates

Planning, Development & Heritage Consultants

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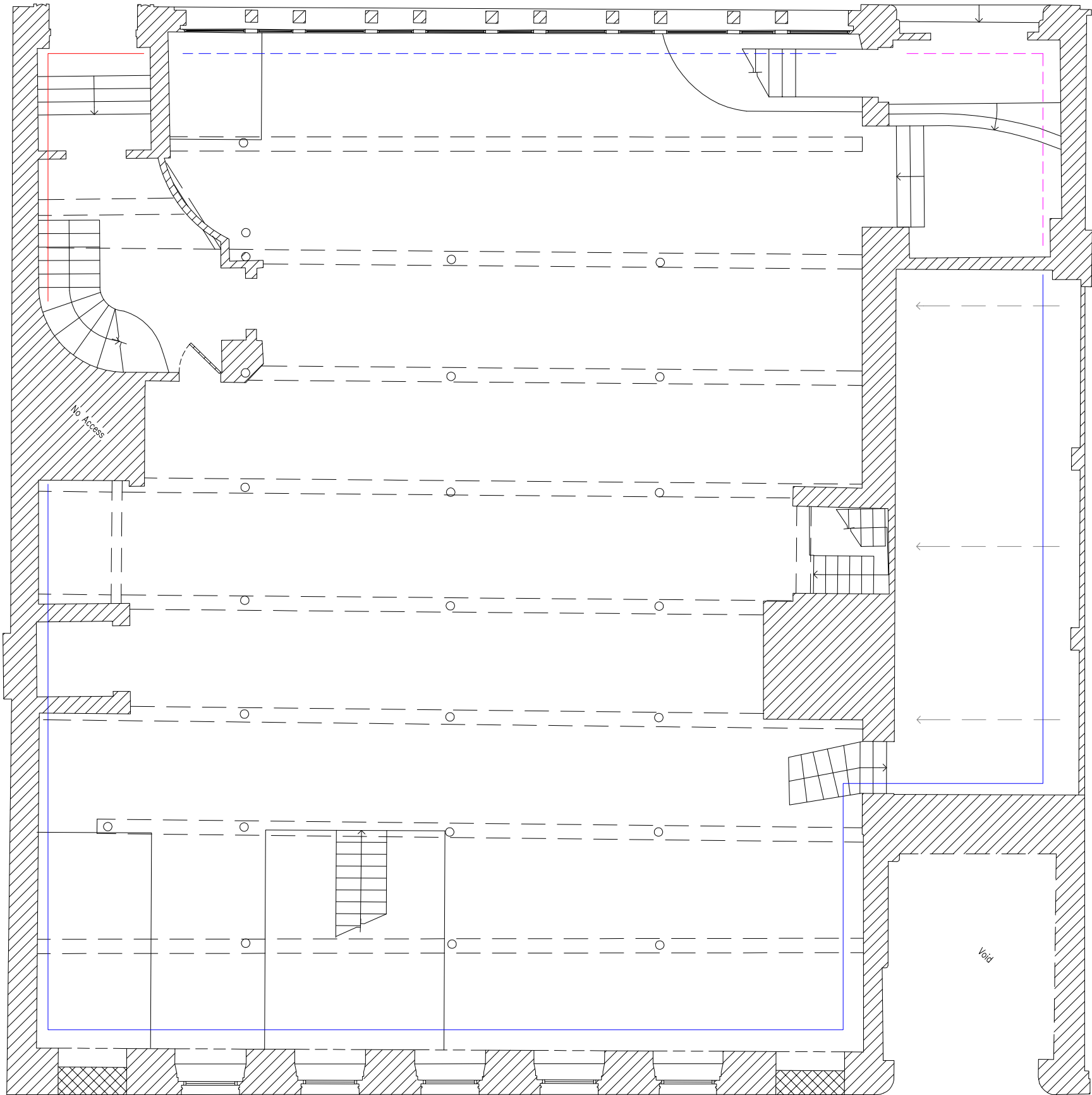
Key

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

north

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

Upper ground floor plan



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w. www.paulbutlerassociates.co.uk

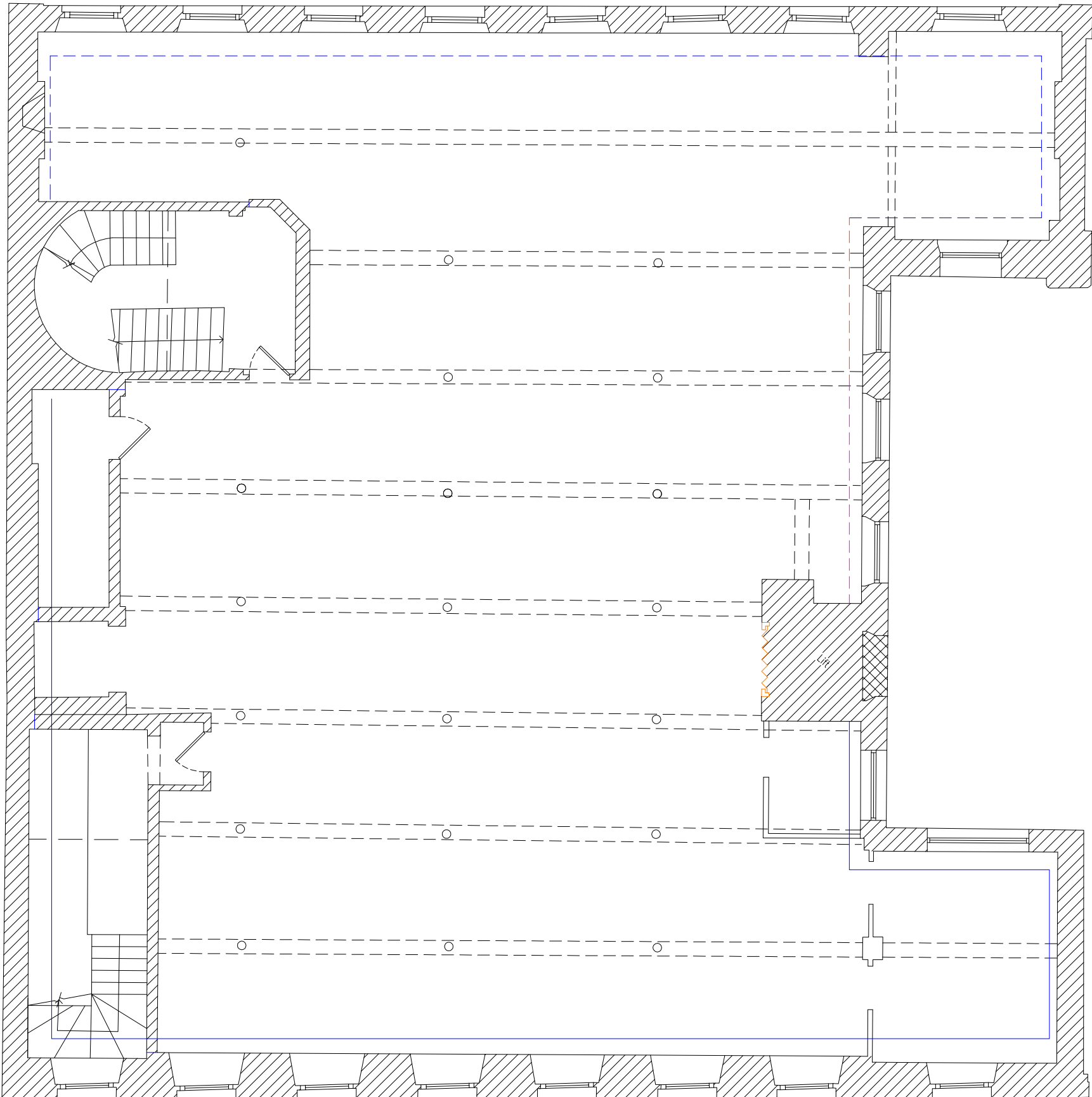
Key

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

north

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

First floor plan



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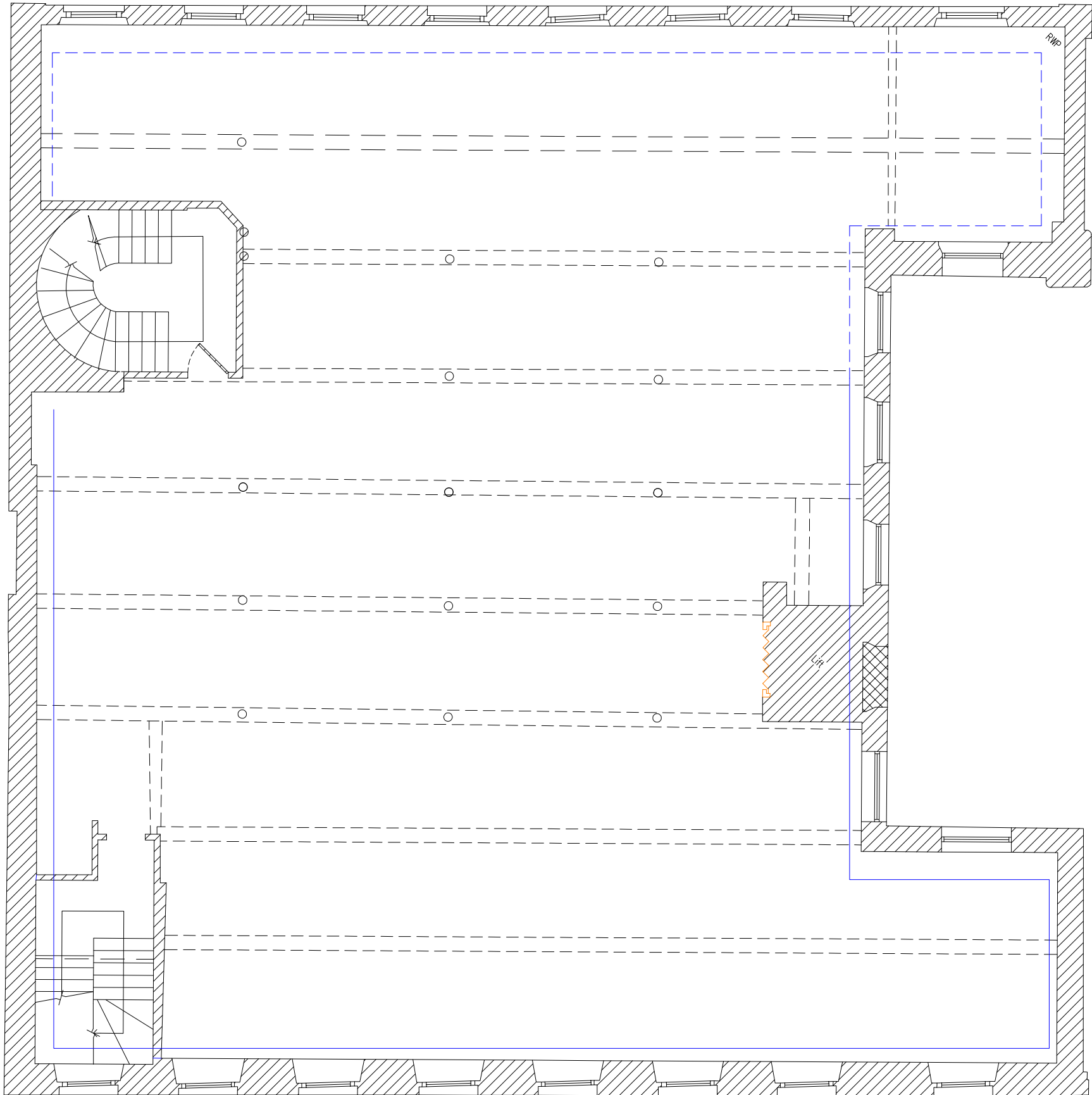
Key

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

north

client:	Beech Properties
job no.:	14.936
fig no.:	3
scale:	1:100
date issued:	January 2018

Second floor plan



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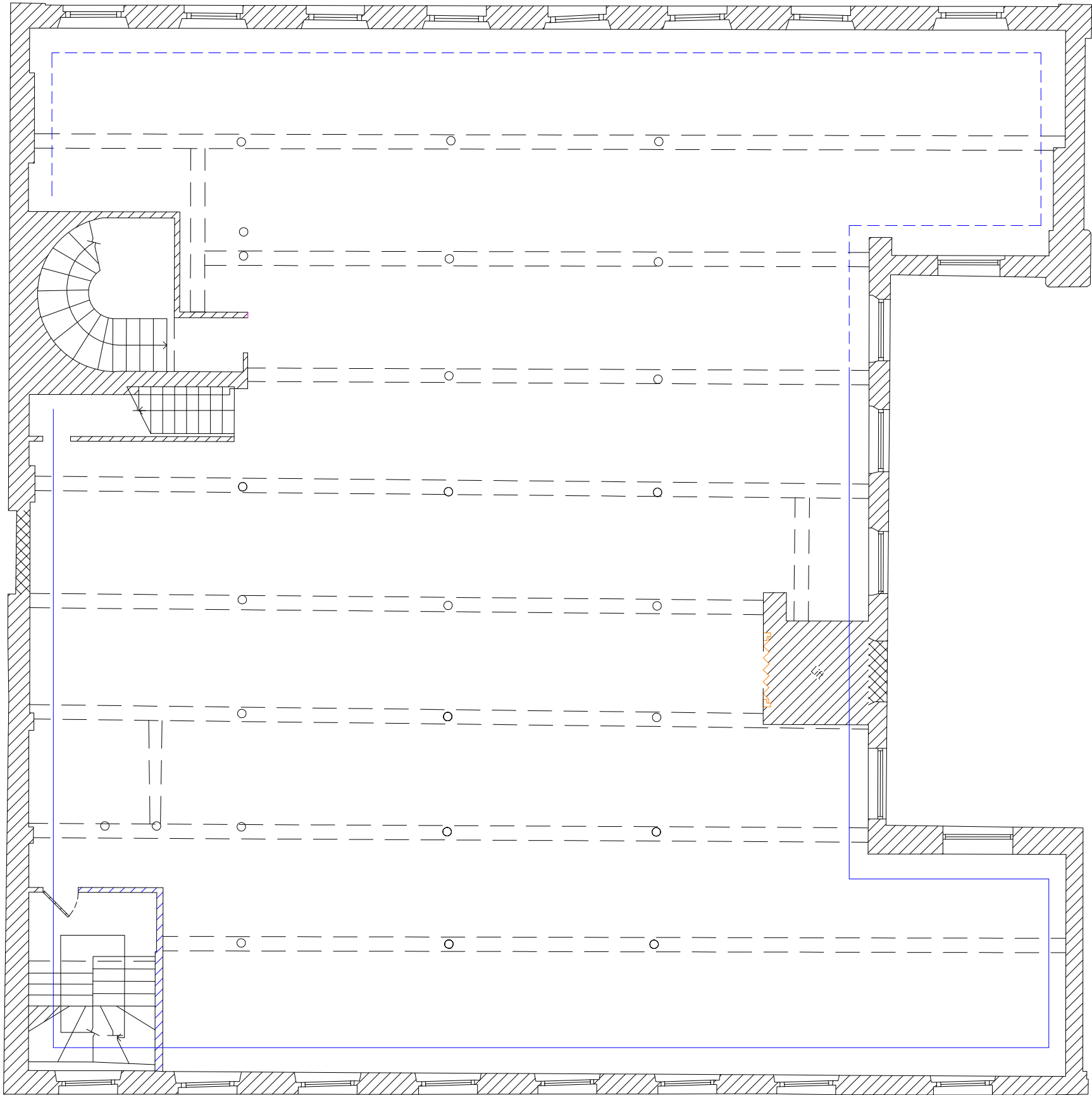
Key

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

north

client:	Beech Properties
job no.:	14.936
fig no.:	4
scale:	1:100
date issued:	January 2018

Third floor plan



Paul Butler Associates

Planning, Development & Heritage Consultants

a. 31 Blackfriars Road, Salford Manchester M3 7AQ

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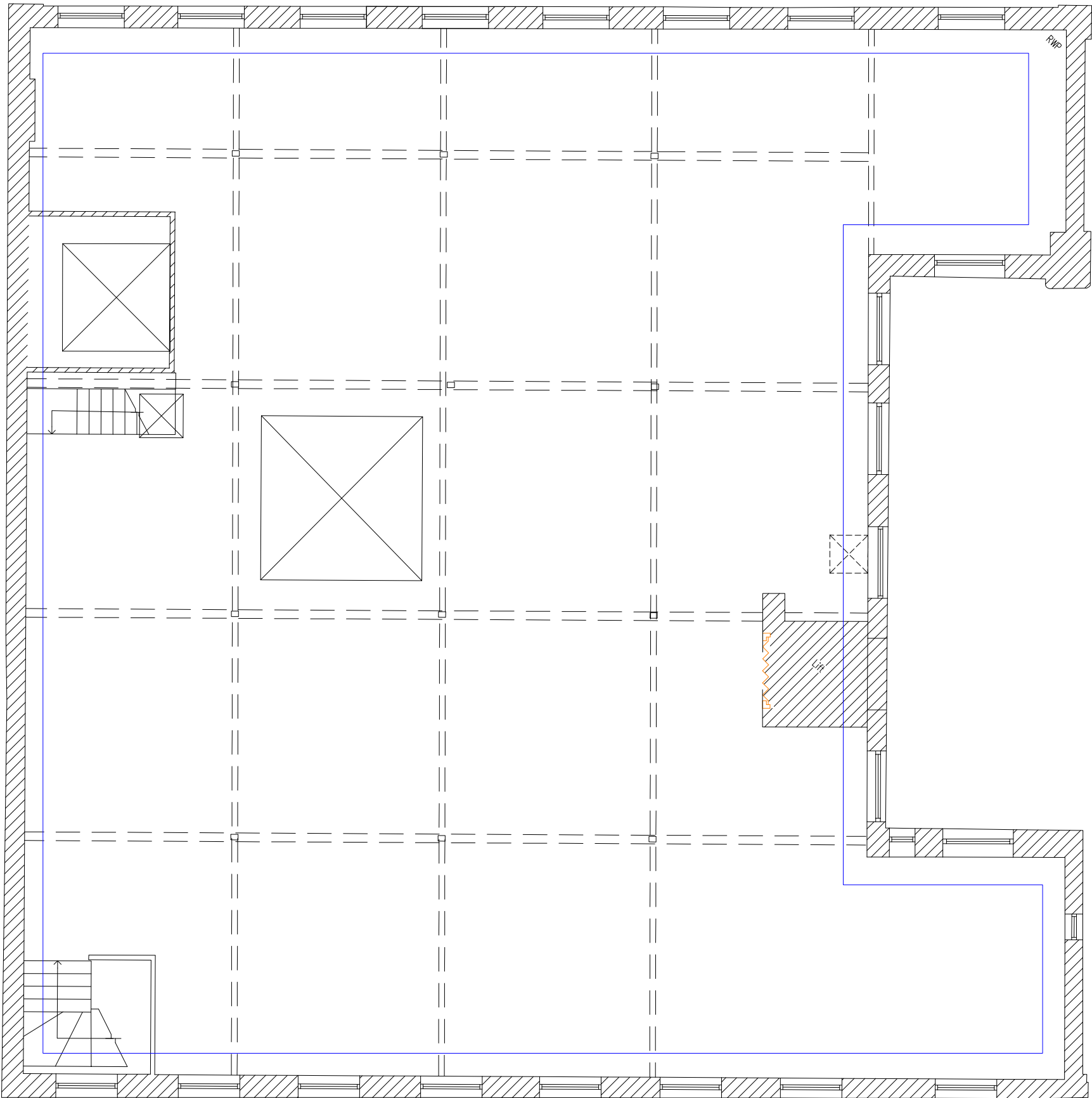
Key

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

north

client:	Beech Properties
job no.:	14.936
fig no.:	5
scale:	1:100
date issued:	January 2018

Fourth floor plan



Paul Butler Associates

Planning, Development & Heritage Consultants

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f. 0161 835 3531
w. www.paulbutlerassociates.co.uk

Key

 bare brick (original)

north
↑

client:	Beech Properties
job no.:	14.936
fig no.:	6
scale:	1:100
date issued:	January 2018