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Variation Statement

Proposed internal Door addition

304, Albert Mill, Hulme Hall Road, Manchester, M15 4LY

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Statement

This variation Statement and the associated drawings form the submission documentation for ‘variation to the approved plan’ to 304 Albert Mill, Manchester.

The change applied for is the addition of a new door to form an entrance ‘lobby’ to the flat. The building code requires that each flat has a fire protected entrance area, something which was present to the previous layout of the flat, and throughout the whole building. The addition of a door allows the occupant to create that fireproofing using the bedroom wall and bathroom wall, without making further amendments.

Albert Mill is a grade II Listed building which sits adjacent to, but not within, the Castlefield conservation area. It is a former textile mill which now contains residential accommodation and limited commercial space. Originally built in 1869, it contains a number of historic detailing which are included within the listing details on the historic England Website:

Cotton mill, now warehouses, etc. Dated 1869 on upstand of parapet; extended and altered. Red brick with sandstone dressings, (roof not visible). Trapeziform plan on corner site. Four storeys over basement, with 5-window facade to Hulme Hall Road and 1:6:1 bay facade to Ellesmere Street. Sill-bands to all floors, impost band to 3rd floor, stylised Lombard frieze, coped parapet with central upstand inscribed "1869". Segmental-headed openings including coupled doorways to left end of ground floor, and small-paned metal-framed windows. Long left return facade to Ellesmere Street with projecting staircase/hoist/latrine tower at each end, single windows to these (those in east tower blind), and mostly paired windows to the main range. Three-bay addition at west end. Timber-floored construction (at this date) suggests use for one of the specialised minor branches of the textile industry.

The new door has been designed to sit in with the modern additions to the flat and does not interact with any of the heritage aspects of the building detailed in the listing above. It will match the design of the doors into both the bedrooms and the bathroom. The flush finish door hinges will sit off the existing timber floor creating the shadow gap which is used throughout.

Conclusion,
In creating the new ‘lobby’ design we make a change which allows the flat to meet the building code required whilst causing no harm to internal character and appearance of the listed building.

