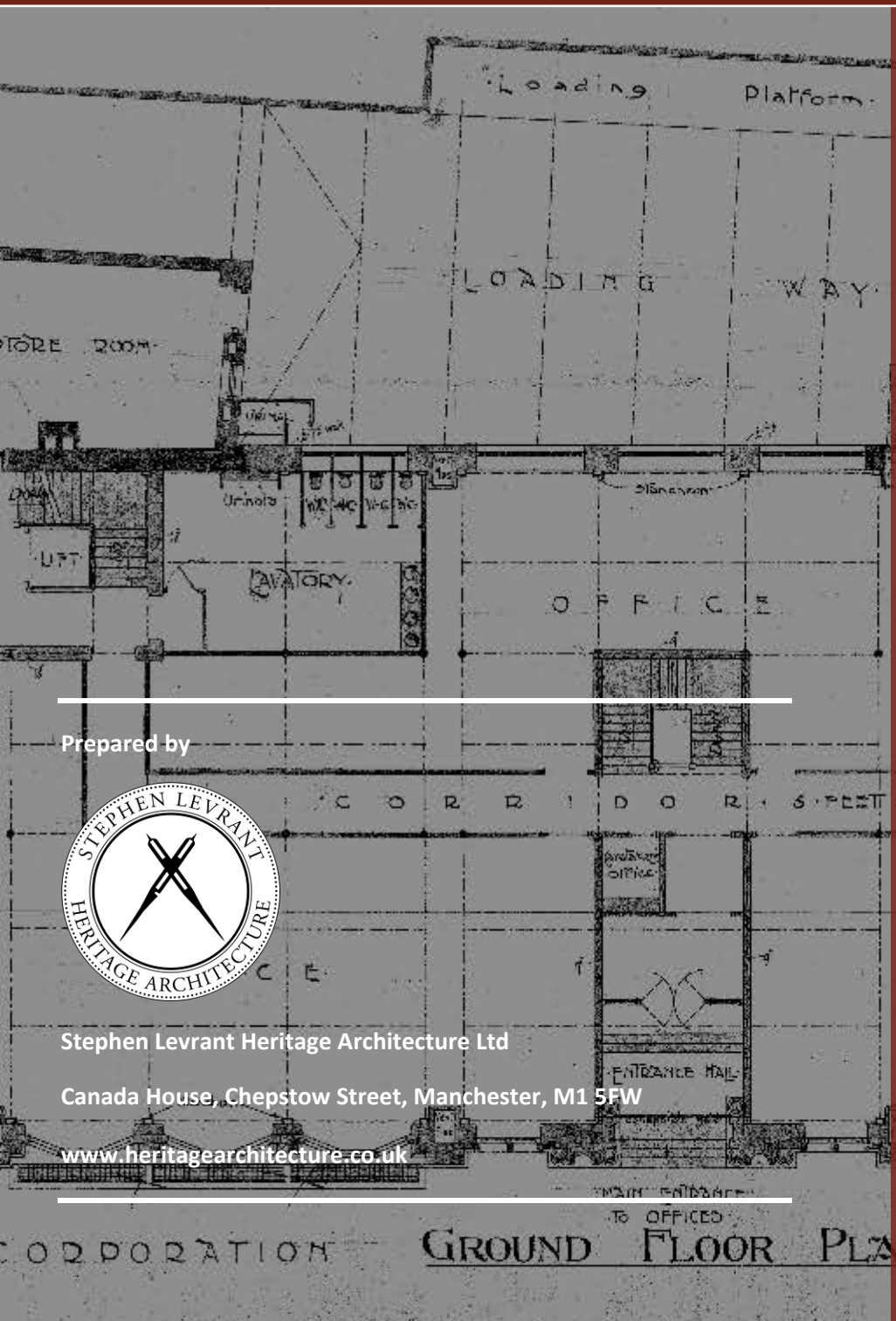
Hanover House And E-Block, Manchester

HERITAGE STATEMENT:
Significance Appraisal and Impact Assessment



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Prepared for
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REV A
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HANOVER HOUSE AND E-BLOCK, MANCHESTER: HERITAGE STATEMENT

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EXECUTIVE SUMMARY

i) This Heritage Statement (HS) assesses the impact of the proposed scheme to undertake minor alterations and tenant fit out for Hanover House and E Block, a grade II listed building, to provide office, retail and leisure units across the ground floor and basement levels of the building. The aim of the Heritage Statement is primarily to provide a succinct summary of the building's history and significance, concentrating on the areas that the proposed works relate to, before undertaking an assessment to outline the impact of the proposals on the heritage asset and identify whether the works would cause such impact that the building's special historic and architectural interest would be altered significantly.

ii) The statement places the relevant planning and conservation policy to the building alongside the proposals in context, ensuring that the HS is **proportionate** to the building's significance and to the proposed degree of change.

iii) Therefore, greater weight has been given to assess the direct impact of the proposed change of use and physical alterations to the building, whilst the indirect impact assessment ensured consideration was given to the any change to the character of the conservation area and the setting of the surrounding identified heritage assets. This is due to the nature of the proposed works having minimal impact or alteration on the external appearance of the listed building and the conservation area.

iv) **Part 1** of this report consists of a **Heritage Significance Appraisal**, that covers the site's historical background and development before a description of the building fabric, providing a record of the current surviving elements of historic and architectural interest.

v) The appraisal concludes with an assessment of the significance of the building's fabric for the impact assessment to be made. The significance appraisal identifies the relative significance of each component of the building that the proposed works interact with.

vi) **Part 2** covers the **Heritage Impact Assessment** and itemises the impact of the proposed scheme on the character and fabric of the heritage asset; the method is a synthesis of the Historic England's guidance on *"Conservation Principles"* (2008), the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable') and the ICOMOS methodology for evaluating impact.

vii) The impact assessment concluded that the proposed works will have **negligible adverse impact** on the grade II listed building and a **negligible adverse impact** to the Shudehill Conservation Area and lead to less than substantial harm to both heritage assets. The proposed works have been designed to minimise intervention, efficiently utilise the buildings structural form where interventions are introduced and will enable the building to return to 100% occupation with a sustainable new use to these areas.

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PART 1: HERITAGE SIGNIFICANCE APPRAISAL



1. INTRODUCTION

1.1 Purpose of the Heritage Statement

i) This **Heritage Statement** has been prepared on behalf of **NOMA (GP) Ltd.** by Heritage Architecture Ltd (HA), an architectural practice specialising exclusively in the historic environment. The Heritage Statement is intended to contribute to the decision making process which informs the proposed development and enables the potential impact to the heritage asset to be reviewed by Manchester City Council.

ii) The purpose of this report is to provide a Heritage Statement for the Grade II listed Hanover House and E Block (listed as the Cooperative Wholesale Society and identified as the Site in this report), comprising an appraisal of significance and an assessment of the proposed development impact to the external facades, as well as the upper and lower ground floor levels of the building. The site is within the northern boundary of the Shudehill Conservation Area and borders the Cathedral Conservation Area. The Heritage Statement is intended to inform an application for planning permission and a Listed Building Consent application, the description of development as stated on the application form for planning permission and listed building consent is as follows:

"Planning permission for the expansion of use classes in the ground and lower ground units of Grade II Listed Hanover Building and E-Block to Use Class E(and Sui generis (drinking establishment); including the creation of new entrances at ground floor level, external plant and associated works"

"Listed Building Consent for internal and external alterations to the ground and lower ground floor along Corporation Street, Hanover Street and Federation Street and Balloon Street, including new entrances, installation of plant, signage and associated works"

iii) E-Block (also known as New Drapery Warehouse) was the first component of the listed pair to be built. It was erected between 1903-05 to house the expanding Drapery business of the Cooperative Wholesale Society. It was then used as a warehouse and showroom premises for wholesale and retail sales until the late 1960s. It has remained unoccupied since this use finally ceased in the late 1970s. The city block was completed by the erection of Hanover House between 1905-09. This was purpose built to accommodate administrative offices and a meeting hall for the ever-growing number of Co-operative members. The building was in use as offices by the Co-operative Group until 2016, when the building subsequently went through a major scheme of redevelopment to modern office accommodation, the consent for this works also included retail provision at ground floor level. Works to the core and upper floors of the building are now complete and tenanted, however the upper and lower ground floors were simply repaired and left unaltered in anticipation of tenants coming forward to take these areas and thus developing proposals for their conversion to a new use. Following the confirmation of

tenants, proposals have now been developed for these parts of the building to be refurbished and adapted for occupation.

iv) This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. Section 7 of the Planning (Listed Buildings and Conservation Area) Act 1990 states that *"any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest"* require authorisation in the form of Listed Building Consent. The National Planning Policy Framework (NPPF, 2019) sets out the framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced in a manner that is consistent with their significance and thereby achieving sustainable development.

v) Paragraph 189 of the NPPF states that applicants are required to, *"describe the significance of any heritage assets affected, including any contribution made by their setting*." Section 3 of the Planning Policy Guidance: Conserving and Enhancing the Historic Environment (Paragraph: 009 ID: 18a-009-20140306) furthers this requirement by stressing that; *"Heritage Assets may be affected by direct physical change, or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals"*.

vi) In order to understand the capacity for change within the Site, and inform proposals, this assessment has been prepared to accord with the above requirements.

vii) In the interests of proportionality, this heritage statement focuses only on the areas subject to the proposed alterations.

viii) The purpose of this Heritage Statement is, therefore, to define the heritage significance of the subject site and its setting (**Part 1**) and then evaluate the heritage Impact on the fabric, character and experience of the identified heritage asset (**Part 2**).

1.2 General Methodology – focus on proportionality.

i) This Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, **sections 66(1)**. This is necessary because the 1990 Act requires that the local planning authority must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by NPPF paragraph 193.

ii) The Local Planning Authority's assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct or indirect impact must be *proportionate* to the relative

significance of the identified heritage asset. Thus, *'less-than-substantial'* harm should not be afforded the same weight as that defined as being *'substantial'* The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement (both Part 1 and Part 2).

iii) Therefore, the analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the paragraphs 189 and 193 of the NPPF and Historic England's October 2019 guidance, as it presents sufficient and proportionate evidence to enable the Council, *"to reach an informed decision".* The conclusions of this Heritage Statement are thus based on the, *"need to be proportionate to the significance of the heritage assets* [potentially] *affected, and the impact on the significance of those heritage assets".*

viii) The Heritage Impact Assessment (Part 2) comprises primarily of an assessment of the **direct heritage impacts,** defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the subject site arising as a primary consequence of the proposed development. They result in a degree of change to the subject site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting). The overall effect these impacts is defined in this Heritage Statement by **Table 2** below, having considered the relative significance of the heritage asset against the change to its special heritage interest.

ix) Our assessment of the proposed works to the site concludes that the Heritage Statement will need to concentrate on the direct heritage impact to Hanover House and E-Block, whilst only minor consideration will be made to the potential impact on the Shudehill Conservation Area due to the degree of external alterations proposed, therefore resulting in a proportionate Heritage Statement.

1.3 Proposals

i) The proposed scheme is to refurbish and convert the upper and lower ground floor levels of the Grade II listed building into retail and leisure uses. The description of the development is:

"Planning permission for the expansion of use classes in the ground and lower ground units of Grade II Listed Hanover Building and E-Block to Use Class E(and Sui generis (drinking establishment); including the creation of new entrances at ground floor level, external plant and associated works"

"Listed Building Consent for internal and external alterations to the ground and lower ground floor along Corporation Street, Hanover Street and Federation Street and Balloon Street, including new entrances, installation of plant, signage and associated works"

ii) To facilitate the proposed layouts, localised alterations to the existing building fabric are required. In summary these are proposed as follows:

- Introduction of three new entrances to Federation Street, with ramped access internally.
- Removal of windows to Hanover Street and Balloon Street to accommodate ventilation intake and extract.
- The removal of two bays of windows and masonry up to ground floor level to enable new entrances to be formed into the units. This will include the removal of the concrete floor slab to allow stair and lift access to be installed.
- Introduction of an internal partition with E-Block at ground floor level to separate the space for two separate tenants.
- The removal of three sections of floor slab and the introduction of staircases between the ground and basement level of E Block.
- Installation of new mechanical and electrical services at ceiling height and surface mounted to walls.
- Miscellaneous repair and refurbishment works to bring the spaces to a baseline condition ready for the tenants to take occupation.

iii) For further details of the proposals please refer to the drawings, Design and Access Statement and information by Shepherd Robson Architects.

1.4 Planning history

i) In 2013 the building gained planning permission and listed building consent for its redevelopment under the below consents:

a. Planning Permission 100005/FO/2012/C1

External alterations to restore and refurbish building to accommodate office (Class B1)use (floors 1 to 6), shop (Class A1) use, or financial and professional services (Class A2) use or restaurant and cafe use or (Class A3) (ground floor and basement) or commercial storage space (Class B8) (upper and lower basement) including works to open connection between Hanover Street and Balloon Street within covered atrium, insert bridge links within atrium , alterations to facades including windows and entrances, addition of roof level extension and plant room.

b. Listed Building Consent 100010/LO/2012/C1

LISTED BUILDING CONSENT for internal and external alterations to restore and refurbish building including opening connection between Hanover Street and Balloon Street within covered atrium, insertion of bridge links within atrium ,external alterations to facades including windows and entrances, addition of roof level extension and plant room, all associated with scheme to accommodate office (Class

B1)use (floors 1 to 6), shop (Class A1) use, or financial and professional services (Class A2) use or restaurant and cafe use or (Class A3) (ground floor and basement) and commercial storage space (Class B8) (basement).

ii) These permissions were superseded by applications in 2016:

a. Planning Permission 112136/FO/2016/C1

External alterations to restore and refurbish building to accommodate office (Class B1)use (floors 1 to 6), shop (Class A1) use, or financial and professional services (Class A2) use or restaurant and cafe use or (Class A3) (ground floor and basement) or commercial storage space (Class B8) (upper and lower basement) including works to open connection between Hanover Street and Balloon Street within covered atrium, insert bridge links within atrium , alterations to facades including to windows and entrances, addition of roof level extension and plant room and new roof to E-block (to replace the existing fire damaged roof)

b. Listed Building Consent 112137/LO/2016/C1

Listed Building Consent for Internal and external alterations to restore and refurbish building to accommodate office (Class B1)use (floors 1 to 6), shop (Class A1) use, or financial and professional services (Class A2) use or restaurant and cafe use or (Class A3) (ground floor and basement) or commercial storage space (Class B8) (upper and lower basement) including works to open connection between Hanover Street and Balloon Street within covered atrium, insert bridge links within atrium , alterations to facades including to windows and entrances, addition of roof level extension and plant room and new roof to E-block (to replace the existing fire damaged roof).

iii) The major scheme of refurbishment and conversion was undertaken between 2016 and 2018 which implemented the approved scheme to the buildings core and upper floors. Only works to clean and repair the shell of the basement, lower and upper ground floor spaces were undertaken as prospective tenants were not identified at the time. The areas have been left unaltered since 2018.

iv) The 2019 listed building consent application was approved in relation to the tenant internal fit-out works for the core and upper office areas (LBC reference 122982/LO/2019), this does not relate to the areas within this application.

1.5 Authorship

i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

ii) Authors:

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2 THE SITE AND HERITAGE CONTEXT

2.1 Location and statutory designations

i) Hanover House and E Block occupy an island site within the NOMA development in the north of Manchester City Centre, within a nucleus of heritage assets, the area is currently undergoing a regeneration of the 8 hectare (20 acre) former co0operative estate. The primary façade to Corporation Street to the west, it is also bounded by Hanover Street to the North, Federation Street to the east and Balloon Street to the south.



Figure 1: Map of the subject site demarcated by the red line and its surrounding area (blue triangles indicate listed buildings. (Image source: Historic England)

ii) The site encompasses New Drapery House, otherwise known as E-Block, to the eastern half of the site and Hanover House to the western half.

iii) The building is surrounding by other CWS built buildings that encompasses the NOMA estate.

2.2 Listed buildings

i) Statutory listing means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of "exceptional interest"; Grade II* buildings are particularly important buildings of "more than special interest"; and Grade II buildings are of "special interest".

ii) The Site was Grade II Listed on the 20 June 1988. The list full list description is included in appendix A, with particular mention to the buildings Edwardian Baroque design and use as offices and warehouse as part of the Cooperative Wholesale Society Limited.

iii) Within a 250m study area of the site there are 17 listed buildings (see Figure 2), including the 20th Century warehouses and office buildings built by the CWS and CIS (Co-operative Insurance Society) south of Miller Street and east of Corporation Street. This collection of buildings range in age from the early to mid-20th century and vary from 7-storey warehouses (such as E-Block) to high-rise buildings such as the New Century House and Hall (with 14 stories above ground) and the CIS tower with 25 floors above ground. The CO-OP's estate, therefore, dominates this part of the city centre.

iv) However, due to the nature of the proposals, which are largely to the interior of Hanover House and E Block, it is considered that the settings of these identified heritage assets will not be affected. Consequently, there is no need to assess these surrounding listed buildings.

2.3 Conservation Areas

i) The site is located on the north western edge of the Shudehill Conservation Area, designated in 1987, the building is a positive contributor to the conservation area.

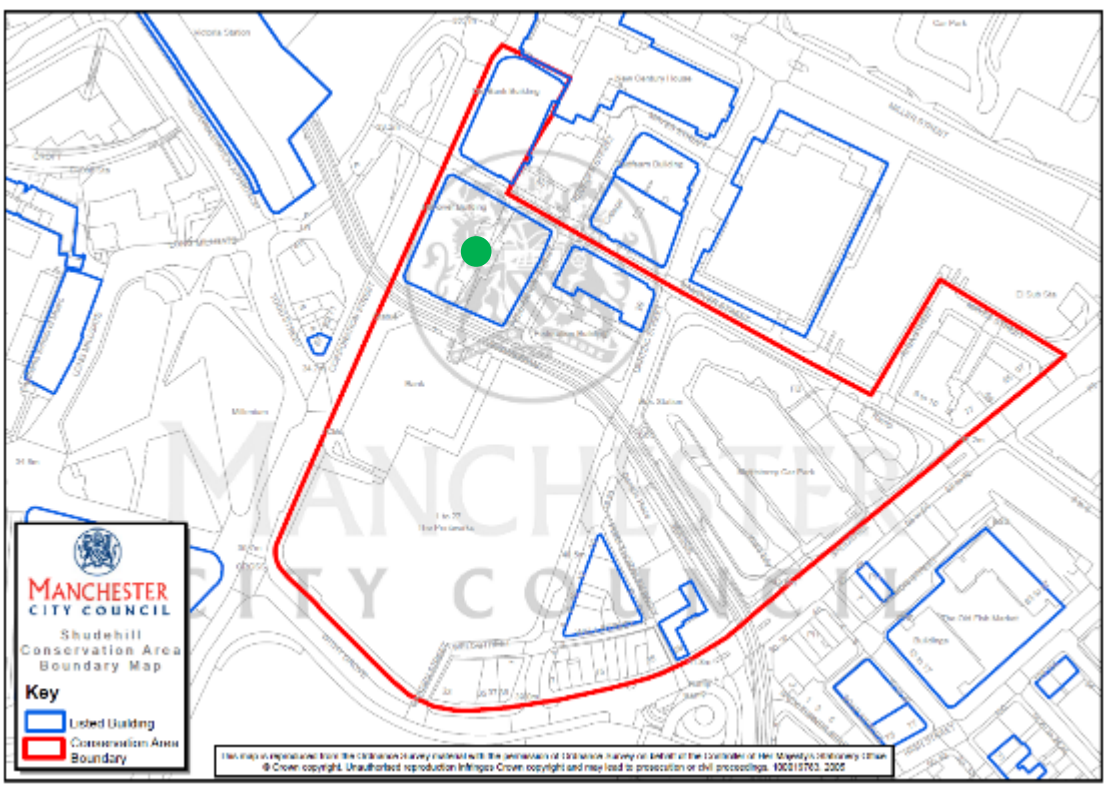


Figure. 2: Shudehill Conservation Area map with boundary outlined in red, listed buildings in blue and the subject site highlighted by the green dot. (Image Source: Manchester City Council)

ii) The site sits within the larger 20th century buildings to the east side of Corporation Street and is an integral part of the Co-operative Wholesale Societies (CWS) development in Manchester,

which can be seen by the proceeding surrounding buildings that were constructed as the CWS grew.

iii) The conservation area has little cohesion between the buildings, with Shudehill interchange and car park disconnecting the heritage assets from the Smithfield Conservation Area to the east.

iv) The site is also located on the eastern boundary of the cathedral conservation area.

v) Figure 2 provides a comprehensive map of the conservation areas and listed buildings within the vicinity of Hanover House.

2.4 Non-designated Heritage Assets

i) Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

ii) Manchester City Council do not hold a local list of non-designated heritage assets and we anticipate that the location of the site within the Shudehill Conservation area deems that the non-listed buildings surrounding the site will be considered as part of this designation.

2.5 Archaeological potential

i) Due to the nature of the proposals, it is considered that no archaeological evaluation is needed.

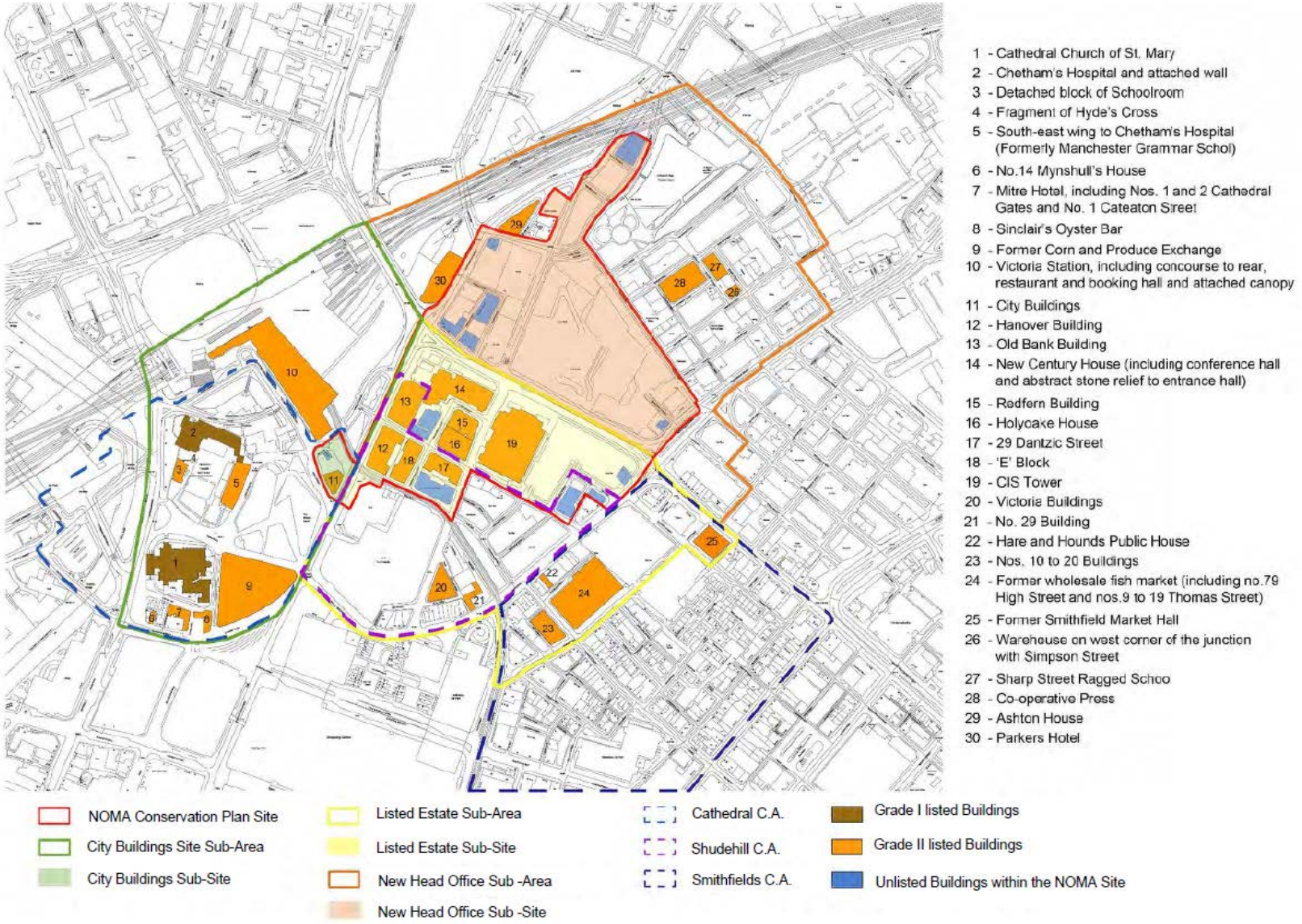


Figure 2: Map of the subject site (indicated by 12 and 18), the surrounding listed buildings and conservation areas within the proximity.

3 POLICY CONTEXT

3.1 Introduction

i) In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments', it is important to test development proposals *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the proposals for the Site are based and will be subsequently tested.

ii) The Site is a Grade II Listed Building. The Council is thus, required, by legislation and national/ local planning policy, to have regard to both the physical impact of the development upon the Grade II listed Site and any potential impact upon the character and appearance of the Conservation Areas. In accordance with Historic England's Guidance, consideration needs to be proportionate to the relative significance of the identified heritage assets, and the actual impact of the proposed development. The methodology outlined below is one derived from guidance set out by ICOMOS to ensure objectivity.

iii) The key planning policy documents are respectively, the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) 2019, and associated local and national conservation area guidance. The relevance of the policy framework to the development of the Site is discussed below.

iv) The scheme is informed by Historic England's guidance on Statements of Heritage Significance (2019). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

v) The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles, and the following:

- the relevant legislation relating to both planning and heritage designations.
- the objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- British Standard 7913 (2013) *Guide to the Conservation of Historic Buildings*.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

vi) The relevance of the above legislation and planning policy is considered below.

3.2 The Planning (Listed Building and Conservation Areas) Act 1990

i) The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the proposals to undertake works to the Listed Building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

ii) Works of alteration and demolition of listed buildings are subject to the provisions **of Section 7** of the Planning (Listed Buildings and Conservation Areas) Act 1990 which imposes a *"restriction on works affecting listed buildings"* so that:

"no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would ***affect its character as a building of special architectural or historic interest****, unless the works are authorised".*

iii) **Section 66** of the Act is of relevance as the Site is a Listed Building. It therefore requires the Local Planning Authority too *"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,"* when considering whether to grant planning permission.

iv) Additionally, **section 72** is of relevance as a building within a conservation area, thus requiring the Local Planning Authority to give *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

v) Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the building as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the proposed development would cause any demonstrable, unmitigated 'harm' or erosion of the values of the identified heritage assets.

vi) The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage assets, noting that change does not necessarily equate to 'harm'. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

3.3 National Planning Policy Framework (NPPF) (2019)

i) The NPPF forms the Government's policy guidance to local authorities as to how the primary planning legislation should be implemented and how applications for planning permission and other consents (such as Listed Building Consent) should be determined. It replaces planning guidance on a wide range of topics, including heritage, within a single standalone document.

ii) The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 8).

iii) The NPPF stresses that "great weight" should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the more important the asset, the greater the weight should be. The need to avoid "substantial harm" to such assets is outlined in terms of demolition, alteration, or the compromise of its setting.

iv) The NPPF Planning Practice Guide emphasises that, 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.

v) Section A of Paragraph 194 goes on to state that any harm or loss made to "*grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*"

vi) The fundamental design objective is to ensure that the balance of the change to the fabric of the listed building will minimise any negative impact on its significance. Consequently, the Proposals are informed by the evidence set out in this report.

3.4 National Planning Practice Guidance (NPPG) (2014 and as subsequently amended)

i) The National Planning Practice Guidance (NPPG) is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section "Historic Environment" of the current iteration of the NPPG has been reviewed and referenced in the course of producing this Heritage Statement.

ii) Of particular relevance in this instance is the NPPG's commentary upon the importance of "significance" in decision taking (Paragraph 007). This section advises that "*being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*." This report aims to provide such information.

iii) Paragraph 018 of the NPPG discusses the assessment of proposals in order to establish whether "substantial harm" is being caused to a heritage asset. It is emphasised that *"…i*n 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."

iv) Finally, Paragraph 008 of the NPPG is noted in this context as it identifies the importance of pre-empting or minimising potential harm to heritage assets or their settings by obtaining "*Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such appraisals or investigations can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way."* This approach has been adopted during the development of

the Proposals by offering early heritage advice throughout the design development process and through the research carried out for the present Heritage Statement.

3.5 Manchester City Council Core Strategy, 2012

i) The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of "preserving or, where possible, enhancing the historic environment". The following policies will be required to be positively addressed by any future proposals which impact on the building.

ii) Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets such as listed buildings. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

iii) Policy EN3 (Heritage) states that new developments (including alterations) must be designed to preserve and where possible, enhance the character, setting and accessibility of areas of buildings of acknowledged importance. The proposed alterations to the Hanover House and E Block must, therefore, positively address the following policy objectives, as established in Policy EN3:

- the proposed alterations should complement the distinctive external aesthetic and original features of the Site.
- the proposed alterations should enable the sustainable use of the Hanover House and E Block, while remaining consistent with the significance of the grade-II listed building.

iv) The Council's policy also emphasises that: "*historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, Policy EN3). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This Heritage Statement provides the relevant evidence.

3.6 Historic England's Good Practice Advice Notes

i) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice in Planning Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment, 2015)** and **Good Practice Advice Note 2 (Making Changes to Heritage Assets, 2016)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and NPPG.

ii) In particular, this report takes account of the advice contained within the revised version of Advice Note 2 on understanding how to address changes to a Listed Building. The advice note states "the best way to conserve a building is to keep it in use, or to find it an appropriate new

use, either that for which t was designed or an appropriate new use which would see to its long-term conservation."

iii) The advice note also outlines that "if alteration is justified on other grounds then reversible alteration is preferable to non-reversible."

iv) As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that "*as setting and views are matters of qualitative and expert judgement […] technical analyses […] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."*

v) This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12**, *'Statements of Heritage Significance : Analysing Significance in heritage Assets'* (October 2019).

4 HISTORICAL BACKGROUND AND DEVELOPMENT OF THE SITE

4.1 Introduction

i) In order to understand the heritage significance of the Site, as a component of the historic environment, it is first necessary to understand its historical development.

ii) This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base.

iii) Due to the scale of the proposed works, the depth of significance and description has been summarised to provide sufficient and proportionate information to understand the significance of the effected components of the site.

4.2 Historical Background and Development of the Site

i) The following map regression provides a concise history of the sites plan form.



Figure 3 – OS map of 1848 (surveyed 1845) showing the subject site prior to the construction of the present buildings. (Map Source: National Library of Scotland)



Figure 4 – OS map of 1894 illustrating clearance for the formation of Corporation Street. (Map Source: National Library of Scotland)

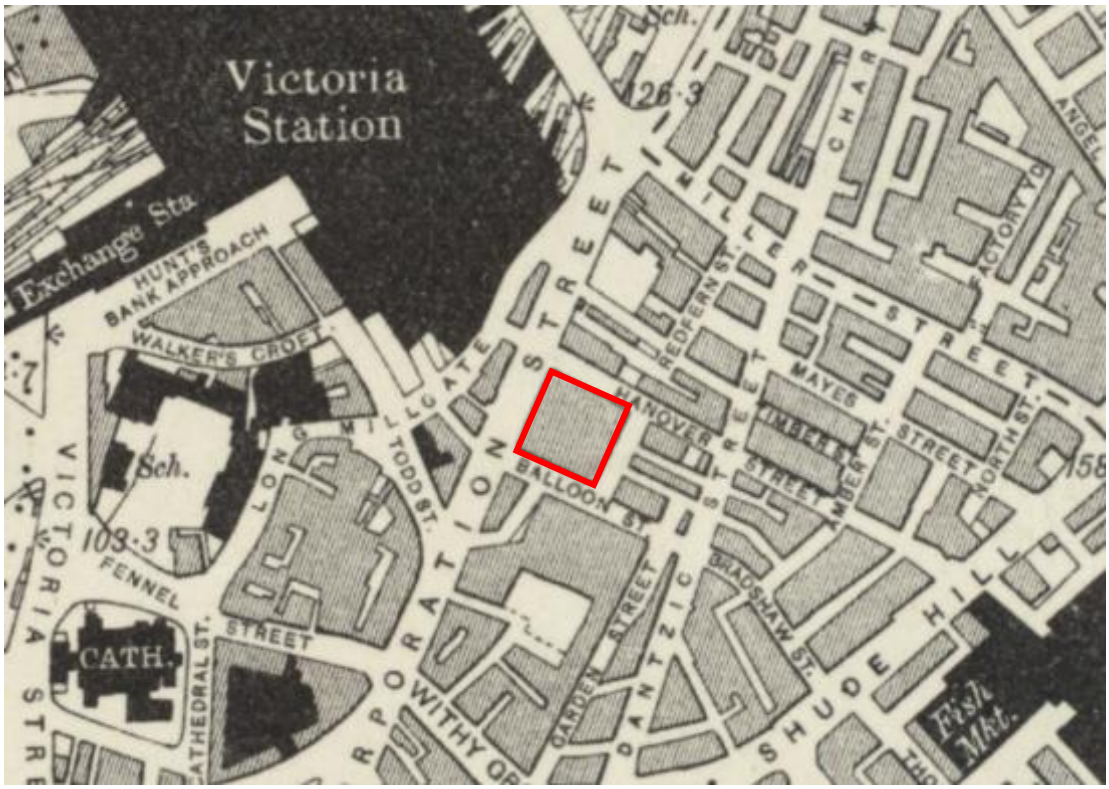


Figure 5– OS Map of1909 (revised 1905-1906) showing the development of the site as a whole. (Map Source: National Library of Scotland)

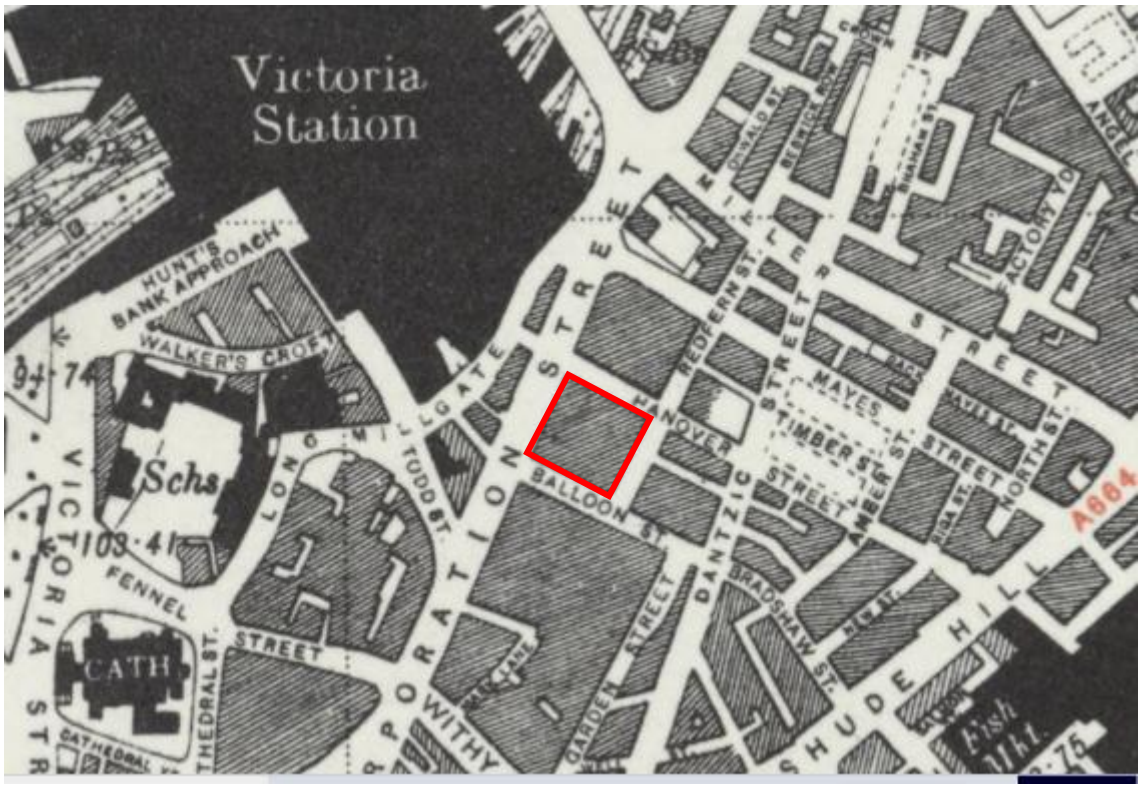


Figure 6– OS Map of1946 (revised 1938) showing the development of the other larger buildings around Hanover and E Block as the CWS expanded at the beginning of the 20th century. (Map Source: National Library of Scotland)



Figure 7– OS Map of1956 (revised 1938) confirming the development of island sites by the CWS, clearance along Miller Street has begun in order to make way for New Century House, Hall and the CIS Tower.

ii) There are a number of early depictions of E-Block and Hanover House, two of which are included in figures 8 and 9 below.

iii) Hanover House and E-Block were listed as a single building at Grade II in 1988, although acknowledging that the two buildings were constructed in two developments, even though they were constructed for the CWS.

4.3 New Drapery House / E-Block – 1903-1905

i) E Block was designed by CWS architect F.E.L. Harris, A.R.I.B.A. to accommodate the CWS Drapery Warehouse, as well as accommodating a showroom, to replace similar premises on Danztic Street. The building was the first designed by the CWS architecture department of the surviving NOMA estate and is a fine example of Edwardian Baroque architecture.



Figure 8: View of the corner of Balloon and Federation Street. The New Drapery Building (E-Block) towers over the streetscape and the much smaller building fronting onto Corporation Street. The overpowering scale of the new warehouse overlays the historic street grain, heralding the changes to be brought forth in the area. (Source: CWS Annual 1904).

ii) The construction of the building signified the success of the CWS' Drapery enterprise that had only started ten years after is creation.

iii) Built with over 1.5 million red bricks and stone carved details, the building is six storeys with a double level basement and attic space. Sandstone details were utilised around window openings for lintels, quoins and cills.

iv) The building was designed predominantly for functionally with windows and rooflights providing natural light and ventilation, as well as large open plan floor spaces being created for both storage and showroom displays.

v) However, as can be seen, decorative embellishments were incorporated into the buildings design with a corner turret, Dutch gables, columns externally and tiling, fine timberwork and cast-iron panelling internally.

vi) The lower ground level was open to the public, accommodating the flannels and blankets, sheeting, linseys showroom. The Lower Basement was used for storage purposes and to house equipment such as a fan room.

vii) The ground floor was devoted to the Offices and Packing room whilst the first-floor accommodated flannelettes, shirtings and quilts.

viii) Externally, the brickwork and sandstone masonry were cleaned, repaired and re-pointed during the primary phase of works between 2016 and 2018. These survive in good condition. Additionally, all windows were overhauled and refurbished.

ix) The lower ground floor retains its original wall covering of glazed bricks, whilst all modern partitions and finishes have been removed. The floor and ceiling finishes have all been removed with the concrete and timber floor structure exposed. The original columns and floor beams survive and have been painted to provide adequate fire protection. Minor original features survive such as steel riser doors, timber windows (boarded up and connected to the ground floor windows), ventilation grills / ductwork and steel wall brackets. Original ventilation flues have been blocked up with brick.

x) The ground floor retains glazed bricks to cill level, with exposed bricks above that which were originally plastered. The ceiling and floor do not have their plaster or timber finish with the concrete and timber substructure exposed. Again, the original columns and floor beams survive and have been painted to provide fire protection. Windows remain intact but the lower section (below cill) are boarded up for security reasons preventing natural light and ventilation into the lower ground floor of the building. Timber internal window cills, steel riser cupboard doors, and minor ventilation ductwork survives. Original ventilation flues have been blocked up with brick.

xi) Key features identified in the Conservation Plan that survive in these areas include:

a. Exposed original structural elements such as cast-iron columns and beams

b. Exterior elevations, including rear/central courtyard, gates

c. Original column head details and exposed structural elements

d. Open floor plan

e. Features pertaining to the industrial/warehouse features such as large gates, lift doors, rooflights.

f. Exposed original structural elements such as cast-iron columns and beams

4.4 Hanover House – 1905-1909

i) Hanover House was also designed by CWS architect F.E.L. Harris, A.R.I.B.A. in an Edwardian Baroque style, although different from the adjoining E Block that it was conjoined to.



Figure 9: View of Hanover House from the north-west, the buildings twin (now demolished can be seen to the right further down Corporation Street.

ii) The bold polished Aberdeen granite plinth provides a strong foundation for the giant pilasters above, the building also uses red brick and sandstone as a familiar pallet to E Block.

iii) The building had three distinct entrances, the primary Corporation Street entrance for office workers, the members entrance on Balloon street and most probably a service entrance on Hanover Street.

iv) The construction of Hanover House marked a new chapter in the historical development of the CWS. It follows the opening of the CWS architect's department in 1897, in charge of designing and supervising construction of the quick developing Estate. The 5,000 sq. ft. plot (465 sq. mt.), on which both Hanover House and the E-Block stand today, was purchased in 1899 at a cost of £98,587 starting what is known today as the Listed Estate.

v) The Hanover House was, for many years, one of a pair. The second of the pair was the adjacent G-Block building to the south, built simultaneously and-demolished in the late 1970s to make way for the Co-operative Bank's new headquarters.

vi) Hanover House was originally intended to house CWS' architects department, as well as office space, board rooms, committee rooms etc. but also to meet the pressing demand for a large meeting hall.

vii) The construction incorporated the advancement of construction technology of its time: ferro-concrete as structural elements and a 2" cavity wall system. The steel construction was by the firm Reuben Bennett, Manchester.

viii) Amongst the advanced technological features at Hanover House, the most impressive were the spacious electric lifts (to bring the large numbers of members up to the Mitchell Memorial Hall) and the heating system of warm air ducted from the boiler plant in 'E' block, distributed through ten masonry built ducts which ran vertically within the external walls. High quality finishes were used such as 'dark grey polished granite' and 'marble' at the entrances, 'panellings, partitions and fittings throughout' were 'of first class polished mahogany'. The corridors were in mahogany frames with panelling at lower level and glazing above. Stained glass designs at the top of the windows represented agriculture, flour, dairying, spinning, cotton, coal and other industries in the Hall with the CWS motto "Labour & Wait" in the dining room (Wheatsheaf 1907).

ix) Aside from the impressive exterior, adorned with cartouches with the engraved names of cities in which the CWS traded, the most remarkable areas of the building were the handsome entrance halls adorned in fine polished stones and multi-coloured tiles.

x) Externally the granite plinth, sandstone window bays and brick columns survive, with original steel casement windows. The windows within the granite plinth to the basement level also survive.

xi) The basement originally housed the audit department before accommodating the staff dining room. There is an active basement link to the Old Bank on the north side of the building and to the E-Block. The basement survives as a single open plan space, with original glazed brick, some of which has been painted over. Steel columns and beams are overclad with timber that have largely been painted over from their original decorative scheme that gave a timber panelled effect. Also, the ferro-concrete structure survives as well as some chamfered edges and some panels. Timber parquet and red clay tiles survive to the floor, with sections having been lifted and are stored on pallets. These areas have been infilled with a concrete screed. Some of the floor has been boarded over and a vinyl floor laid over. Original ceiling plaster and early decorative paper survive, although the detailing is largely lost due to the layers of paint. A timber screen with glazed panels partially survives to the southern end of the space. Original components of the buildings hot air ventilation system survive with ductwork and ventilation grilles. Timber skirtings also survive.

xii) The ground floor was originally open floor office space and is now divided into two halves either side of the primary Corporation Street entrance. To both the northern and southern halves of the ground floor original painted plaster to walls survives, as well as original timber floorboards that have been overlaid with vinyl and screed. Original ceiling plaster survives, however some minor sections have failed. Ferro-concrete columns and beams are again timber clad and have been painted. Original components of the buildings hot air ventilation system again survive although some ventilation grilles are missing. Timber skirtings and some other minor joinery

items survive. The original corner entrance doors do not survive, and the stairs have been overlaid and a new handrail installed.

xiii) The next section of the report provides a photographic record and description of the areas subject to the current proposals.

5 BUILDING DESCRIPTION

5.1 Introduction

i) This section of the report provides a detailed, illustrative, description of the existing building in order to disaggregate and inform the appraisal of significance in Section 6. Reference to the existing floor plans and significance plans (Appendix B and within the Sheppard Robson Architects drawing package) should be made.

5.2 The Exterior



Figure 10: View of E-Block from the corner of Hanover Street and Federation Street showing the simple sandstone and red brick exterior with repetitive timber sash window fenestration.



Figure 11: View of the three window bays of E Block from Hanover Street with basement windows boarded over.



Figure 12: View of ancillary window adjacent to the loading bay that ran the full depth of the building to Balloon Street.



Figure 13: View of the junction between E Block and Hanover House on Hanover Street, with the granite plinth and Hanover Street entrance surround.



Figure 14: The chamfered corner of Hanover House between Hanover Street and Corporation Street, not the substantial increased use of sandstone between E Block and Hanover House.



Figure 15: Corner detail of Hanover House with basement window and sandstone mullions and transoms of the steel casement windows.



Figure 16: View looking south down Corporation Street along the ground and basement floor of Hanover House with repetitive window bays.



Figure 17: Northern section of the Corporation Street façade of Hanover House, ullustrating repetition in the façades fenestration.



Figure 18: View of the primary Corporation Street entrance to the building.



Figure 19: Southern section of the Corporation Street Façade, again illustrating repetition in facades design.



Figure 20: View of the primary central section of the Corporation Street Façade.



Figure 21: Chamfered corner of Hanover House at Corporation Street and Balloon Street providing symmetry in the buildings façade.



Figure 22: View of the corner of E Block from Balloon Street and Federation Street.



Figure 23: View looking north down Federation Street showing the repetition in E Block's design.



Figure 24: The simple window bays of E Block that maximised natural light gains down to the lower ground floor floor as well.



Figure 25: Sandstone cill detail to the ground floor window on Federation Street, also provided the head of the window to the lower ground floor level.

5.3 Lower Ground Floor Level – E Block



Figure 26: View through lower ground floor from the southern end looking north, with open plan form and floors and ceilings stripped back. Note the extent of glazed bricks to walls.



Figure 27: One of the surviving lower ground floor windows currently boarded over.



Figure 28: General view of the ceiling showing how the structural columns and beams have been previously painted for fire protection.



Figure 29: One of the original hot air ventilation openings now blocked up.



Figure 30: The original steel riser doors.



Figure 31: Another lower ground floor window to Balloon St.

5.4 Ground Floor – E Block



Figure 32: General view of the ground floor, again with the ceilings and floors stripped back, with glazed brickwork rising to around 1m above floor level, all original plaster has



Figure 33: View looking down the eastern elevation showing repetition of window openings along elevation.



Figure 34: View of the lower ground floor window detail that also acted as additional light and ventilation to the ground floor.



Figure 35: Internal view of a window bay to Federation Street showing refurbished sash and case windows with windows below cill level covered over.



Figure 36: General view of the ceiling showing survivng structural steelwork and floor slab above.



Figure 37: General view of exposed floor structure.



Figure 38: Survivng steel riser doors and exposed brickwork.



Figure 39: General view of the southern end of the ground floor, showing the column detail (note that there isn't any detail at the column base only at the column head) and ventilation stack with exposed grate.

5.5 Basement Level – Hanover House



Figure 40: General view of the basement of Hanover House showing the difference in aesthetic as the area was originally used as a canteen.



Figure 41: Surviving timber parquet floorings and red clay tiles.



Figure 42: View towards the south west corner of the basement showing the glazed brick and surviving timber and glazed partitions.



Figure 43: An area of the timber parquet floor which has been lifted





Figure 44: View of surviving glazed brickwork and plastered walls with abundance of M&E at ceiling level,	**Figure 45:** View of the surviving timber and glazed partition installed c1913 when the basement was reconfigured as the staff dining room.
	
Figure 46: Early surviving ceiling paper over the ductwork of the original hot air ventilation ductwork.	**Figure 47:** Exposed steel column with early decorative paper unpainted.
	
Figure 48: General view of basement windows on Corporation street (southern end of elevation) showing surviving glazed bricks (partially painted) and concrete floor structure.	**Figure 49:** Surviving ventilation grill and ductwork at ceiling level of the original hot air ventilation system.
	

Figure 50: Detail of the soffit underneath the primary Corporation Street Stairs will timber cladding mimicking decoration columns.	**Figure 51:** Parquet timber flooring and glazed bricks stored in the basement that were previously removed / salvaged during the primary phase of refurbishment.
	
Figure 52: Column head detail with primary and secondary beams of the floor structure.	**Figure 53:** Column base detail with beading to provide panel effect.

5.6 Ground Floor – Hanover House

	
Figure 54: General view of northern area of the ground floor showing current condition of space.	**Figure 55:** Non-significant floor coverings over earlier timber flooring.



Figure 56: View of ceiling ventilation ductwork.



Figure 57: Column head detail with scrolled corbelling.



Figure 58: Surviving timber skirting boards, with some areas having been decorated white.



Figure 59: General view looking north through the ground floor space.



Figure 60: View of the bay windows to Corporation Street.



Figure 61: View of ceiling with ventilation ductwork integrated with structural design.



Figure 62: General view of southern area of ground floor.



Figure 63: Timber floor coverings with boarding and vinyl over.



Figure 64: Surviving skirting boards to perimeter of space.



Figure 65: Column head and structural beam details with ventilation ductwork again integrated.



Figure 66: View towards existing corner entrance to Corporation Street and Balloon Street with modern handrail.



Figure 67: View towards bay windows of Corporation Street.



Figure 68: View of ceiling with section of failed plaster.



Figure 69: General view of ceiling ductwork and structural beams.



Figure 70: Close up column detail with scrolled corbel detailing.



Figure 71: Close up column detail with scrolled corbel detailing and cornice.

6. ASSESSING HERITAGE SIGNIFICANCE

6.1 Introduction and methodology

i) The below analysis of the significance of the Site allows for an assessment of the current integrity, sensitivity and authenticity of the heritage asset and its components. This has been used to inform and substantiate the capacity for change within the areas for proposed alterations. The focus is on providing necessary and proportional amount of information, in order to manage any proposed alterations, based on the perceived level of heritage significance.

ii) The following assessment of significance will inform the subsequent Heritage Impact Assessment in Section 7, which considers the effects of the Proposals, in heritage terms, upon the significance of the physical fabric. This in turn allows for, in a policy context, the extent of "harm" upon the heritage asset incurred by the proposals to be established within the terms defined by the NPPF. The assessment of significance accords with the requirements of the NPPF and takes account of Historic England's guidance.

iii) Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance, 2008' have also been considered.

iv) The key criteria for statutory listing of buildings and structures are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural and artistic, historic, or archaeological interest needs to be disaggregated and determined.

v) In line with current Historic England guidance, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

vi) The assessment of the significance is based on both desktop research and on-site visual survey. The following assessment of significance sets out and ascribes areas of relative significance across the Site using the following levels of significance.

Table 1: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components of the structure deemed to be of special interest. They are important to the understanding of the site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components of the site deemed to be of some interest. They will make a modest contribution to the understanding of subject site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.
No significance /Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

6.2 Statement of significance

i) The special architectural and historic interest of Hanover House and E Block is recognised by its Grade II Listed designation. The significance of the building, as a whole, lies in the architectural and historic interest as purpose-built accommodation for the Co-operative Society as office, warehouse and showroom space with open plan floor plates.

ii) Appendix B includes the full sections of the NOMA Conservation Plan for the site and in appendix C we include an updated set of Morphological Plans for the basement and ground floor area, both documents have helped to inform the below significance assessment.

iii) The building really consists of two buildings, E Block which was the first to be constructed between 1903-1905 and Hanover House which was built between 1905-1909. However, as they were both constructed by the Co-operative society and are connected through the basement levels.

iv) E Block is built in a refined Edwardian Baroque style externally, with the internal area focussed on functionality. Whereas, Hanover House is more ornate externally, built again in an Edwardian Baroque style, primarily because it was built to face Corporation Street. Internally, it also has a high consideration for functionality, however more ornate detailing was provided to the structural columns and beams as well as some of the finishes. Refer to appendix B where we have included extracts from the 2011 conservation management plan.

v) There is a wealth of historic fabric that survives to E Block and Hanover – these are all of **HIGH SIGNIFICANCE to the architectural and aesthetic interest of the building** and include:

a. Brick, sandstone and granite masonry externally

b. Cast iron / steel and ferro-concrete structure and floor slabs, including the decorative detailing at columns heads

c. Sash and case as well as timber / metal casement windows, including the internal ventilation arrangement to the E Block ground floor windows

d. Glazed bricks as an internal finish

e. Internal timber panelled partitions with glazed panels

f. Floor finishes including timber parquet, timber boards and red clay tiles

g. Internal joinery including skirting boards, and cladding to columns / soffits.

h. Components of the original M&E equipment including the hot air ventilation ductwork and grills

i. Original ceiling plaster and paper finish

j. Steel riser doors

k. Surviving brackets and fixings to walls

vi) Alterations that took place from the mid-C20th are of **NO SIGNIFICANCE to the architectural and aesthetic interest of the building** and include:

a. Modern paint finishes over ceiling paper and glazed bricks

b. 20th century floor coverings including vinyl, floor tile and OSB boards

c. Gypsum plasterboard and skim

d. Timber boarding over lower ground floor windows

e. Modern brickwork blocking ventilation openings

f. Modern M&E equipment including cable trays, pipework, conduit and lights.

g. Modern handrail to south west corner stair to Hanover House

h. Stair treads and covering to corner stairs of Hanover House

i. External corner door to Hanover House at Corporation Street and Balloon Street.

vii) The building's original use as part of the co-operative estate can still be appreciated externally. Internally, the areas have been stripped back to their original finishes / structure, with minor survival of original fixtures and fittings, but the plan form allows for an understanding and appreciation of this original use.

viii) The building is a positive contributor to the Shudehill Conservation Area.

PART 2. HERITAGE IMPACT ASSESSMENT



7 IMPACT ASSESSMENT

7.1 Scope of Potential Impact

i) This assessment of the Heritage Impact on the external and internal areas subject to the current proposals, of the Grade II Listed Hanover House and E Block, is intended to evaluate the Listed Building Consent application for the proposed external interventions and internal adaptation to retail and leisure uses.

ii) The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the building as a whole. Thus, the key purpose of the impact assessment is to consider individual changes and the cumulative impact that the proposals will have on significance. In accordance with planning policy the proposals aim to balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

iii) The proposals are necessary to ensure the viable use of the heritage asset, including regular maintenance and upkeep. A summary of the potential impact of the proposals on the Grade II Listed building is provided below (Section 7.3).

iv) There is no recognised standard methodology for the appraisal of physical impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England's guidance on *"Conservation Principles"* (2008), the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable') and the ICOMOS methodology for evaluating impact. The development is to secure the protection or enhancement of the historic environment.

v) The current proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that (in accordance with Historic England guidance) the sustainable re-use of the building requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

vi) The proposals are designed to put the Grade II listed building in sustainable, active use. These works will see the minimal amount of alterations and ensure the areas which contain architectural features of interest are preserved and or enhanced. The 2016 consent sought to remove a total of four window bays to the Corporation Street elevation, which was subject toa condition (listed building consent condition no. 14), whilst the new proposals reduce the intervention to two window bays.

7.2 Assessment methodology

i) The impact of the proposals on the **individual components** and the overall integrity and significance of building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, to ensure that it is outweighed by the overall beneficial impact on the building.

ii) The scale of the overall impact of the proposed works on the significance of the fabric of the building and its grounds are evaluated as:

Table 2: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** **(physical alteration or change to the site's character)**	**Indirect heritage impact** **(visual change to the experience or setting of the site and its context).**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. *Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.*	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. *This does not necessarily mean that there will be no physical*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a	Imperceptible change to the fabric and character of a designated heritage

or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.	component of no heritage value which detracts from the special interest of the building fabric.	asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.*	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

7.3 Direct heritage impact (physical and character change)

i) The following section sets out in tabular form each of the proposed interventions/works to each part of the building, setting out the proposed impact of each intervention and any mitigating circumstances.

Building element	Proposal	Impact/Explanation
External Elevations – Corporation Street		
Hanover Street to Corporation Street Ground Floor and Basement Window and Masonry	Remove first floor corner windows, sandstone mullions and transoms. Remove basement window. Remove granite march and cut masonry jamb to flush. Install new glazed door and steel gate.	The works will result in a **negligible adverse impact** by eroding historic fabric of high significance from the Corporation Street Elevation.
Basement Windows	Removal of 6no. basement windows and replacement with ventilation louvres.	The works will result in a **minor adverse impact** by eroding historic fabric of high significance from the Corporation Street Elevation.
Corporation Street to Balloon Street corner door	Removal of non-original corner door, frame and timber panel above. Infilled with modern glazing to match the two new entrances.	The proposal will have a **minor beneficial impact** in removing an intervention that detracts from the buildings aesthetic and installing high-quality materials that are in keeping with the buildings high-quality material specification.
External Elevations – Balloon Street		
Windows	Removal of 11 windows and installation of new intake and extract louvres the ventilation requirements of the retail units.	The works will result in a **minor adverse impact** by eroding historic fabric of high significance from the Balloon Street Elevation.
Windows	Installation of protective steel bars to 2no. basement windows of E Block.	The installation will have a **negligible adverse impact** in altering the buildings aesthetic, whilst safeguarding historic fabric.
External Elevations – Federation Street		
Sash windows and cill at Ground Floor Level	Removal of 3no. sash and case windows, three ground level windows and cutting of three sandstone cills to enable three new doorways.	The works will result in a **minor adverse impact** by eroding historic fabric of high significance from the Federation Street Elevation.

Ground Floor sash and case windows	Removal of 2no. sash and case windows and installation of new windows with louvre over.	The works will result in a **minor adverse impact** by eroding historic fabric of high significance from the Federation Street Elevation.
Windows	Installation of protective steel bars to 11no. basement windows of E Block.	The installation will have a **negligible adverse impact** in altering the buildings aesthetic, whilst safeguarding historic fabric.
External Elevations – Hanover Street		
Windows	Removal of 10no. windows and installation of ventilation louvres and fixed glazing.	The works will result in a **minor adverse impact** by eroding historic fabric of high significance from the Hanover Street Elevation.
Windows	Installation of protective steel bars to 5no. basement windows of E Block.	The installation will have a **negligible adverse impact** in altering the buildings aesthetic, whilst safeguarding historic fabric.
Cumulative Impact on the external character and appearance		
Visual impact	Alteration to the external elevations of the building further obscuring the original design intent of the building.	Cumulatively, the proposed alterations will have a **minor adverse impact** on the heritage asset, with the impact being balanced through bringing these parts of the building back into use.
E-Block – Lower Ground Floor		
Floor	A new plyboard sub-base is to be installed in preparation of the tenant fit out.	The proposed works has a **negligible beneficial impact** through preparing the area for re-occupation.
Walls	Cleaning and repair of the glazed bricks.	The proposed works will have a **minor beneficial impact** through bringing historic fabric back into good condition so that it can be better appreciated and avoid further decay.
New partitions	Installation of new partitions to accommodate the new use of unit 4.	The sub-division of the space will have a **minor adverse impact** on the plan form of the building and covering the glazed brickwork. Whilst the works will be implemented to be reversible as to mitigate damage to historic fabric.

Ceiling	Boarding of ceiling with fire rated plasterboard to provide fire protection, paint finish.	The proposal will have a **neutral impact** on the appreciation of the floors original construction, whilst safeguarding the building in the event of a fire.
M&E Fit out	Installation of new M&E equipment at ceiling level and to walls.	The work will have a **negligible adverse impact** on the building, through altering the appreciation of the internal floor to ceiling height that was mitigated in the buildings original design through integration of building services.
New staircases to ground floor	Forming of 2no new openings to the floor slab and installation of new staircases between the ground and lower ground floor level.	The proposal will have a **minor adverse impact** due to the removal of historic fabric and alteration to the plan form.
Tenant Fit Out	The tenant fit ensures works to the interior are undertaken in line with the Conservation Strategy in regard to internal finishes.	The proposed allowances could potentially have an accumulative result of a **neutral impact** on the buildings historic fabric, whilst the works will be implemented as identified in the Conservation Strategy, the actual extent of works is yet to be identified.
E Block - Ground Floor		
Floor	A new plyboard sub-base is to be installed in preparation of the tenant fit out.	The proposed works has a **negligible beneficial impact** through preparing the area for re-occupation.
Walls	Cleaning and repair of the glazed bricks, with brickwork retained as exposed.	The proposed works will have a **neutral impact** through bringing historic fabric back into good condition so that it can be better appreciated and avoid further decay. Whilst retaining the brickwork above exposed when it was historically was plastered reduces the overall positive impact that could be gained in undertaking works to the walls.
Ceiling	Boarding of ceiling with fire rated plasterboard to provide fire protection, paint finish.	The proposal will have a **neutral impact** on the appreciation of the floors original construction, whilst safeguarding the building in the event of a fire.
M&E Fit out	Installation of new M&E equipment at ceiling level and to walls.	The work will have a **negligible adverse impact** on the building, through altering the appreciation of the internal floor to ceiling height that was mitigated in the buildings original design through integration of building services.

New staircases to ground floor	Assessed above.	
Tenant Fit Out	The tenant fit ensures works to the interior are undertaken in line with the Conservation Strategy in regard to internal finishes.	The proposed allowances could potentially have an accumulative result of a **neutral impact** on the buildings historic fabric, whilst the works will be implemented as identified in the Conservation Strategy, the actual extent of works is yet to be identified.
Hanover House - Basement		
Floor	Cleaning of floors in preparation for a tenant to come forward.	The proposal will have a **neutral impact.**
Walls	Removal of paint to glazed bricks, repair and re-grouting of joints where required. Replacement of failed plaster with new plaster and re-decoration of external walls.	The proposed works will have a **minor beneficial impact** on the historic fabric through replacing decayed fabric, repairing fabric that is in poor condition and putting the wall finishes back into good condition.
New partitions	Installation of new partition to split the space for two tenants.	The sub-division of the space will have a **negligible adverse impact** on the plan form of the building, whilst the works will be implemented to be reversible as to mitigate damage to historic fabric.
M&E Fit out	Removal of redundant modern M&E, installation of new M&E equipment at ceiling level and to walls.	The proposed works will have a **negligible adverse impact** through obscuring the buildings original innovative M&E design and surviving components.
New staircases to ground floor	See below.	
Tenant Fit Out	The tenant fit ensures works to the interior are undertaken in line with the Conservation Strategy in regard to internal finishes.	The proposed allowances could potentially have an accumulative result of a **neutral impact** on the buildings historic fabric, whilst the works will be implemented as identified in the Conservation Strategy, the actual extent of works is yet to be identified.
Hanover House – Ground Floor		
Floor slab	Removal of floor slab to enable the installation of 3no. new staircases at the entrance and between the lower ground and upper ground floors.	The proposal will have a **minor adverse impact** due to the removal of historic fabric and alteration to the plan form. However the proposal enables direct access into the north west unit from Corporation Street.

Corner entrance stairs and floor slab	Alter the corner stair and introduce new access lift between ground and basement levels.	The proposal will have a **neutral impact** through altering a non-original intervention.
Floor	Removal of modern vinyl and OSB board to floors before repairing timber floorboards. Section of floorboards to be removed to enable the staircases to be installed.	The prosed work will have a **negligible adverse impact** on the floor, although the removal of the modern floor finish and OSB board is beneficial, the removal of the sections to create the new stair access and potential overlay of the floor has an adverse impact due to the removal of historic fabric.
Walls and columns	Removal of paint layers and re-decoration.	The proposed works will have a **negligible beneficial impact** to the wall finishes through removing layers of paint that disguise the decorative features, whilst re-decoration will bring the fabric into good condition.
Ceiling	Patch repair of plaster to 2no. ceiling locations and re-decoration.	The proposed works will have a **negligible beneficial impact** through bringing the ceilings back into good condition.
M&E Fit out	Removal of redundant modern M&E, installation of new M&E equipment at ceiling level and to walls.	The proposed works will have a **negligible adverse impact** through obscuring the buildings original innovative M&E design and surviving components.
Tenant Fit Out	The tenant fit ensures works to the interior are undertaken in line with the Conservation Strategy in regard to internal finishes.	The proposed allowances could potentially have an accumulative result of a **neutral impact** on the buildings historic fabric, whilst the works will be implemented as identified in the Conservation Strategy, the actual extent of works is yet to be identified.

7.4 Indirect heritage impact (Visual impact and change to settings)

i) Historic England's *Setting of Heritage Asset*s (Historic Environment Good Practice Advice in Planning Note 3, Second Edition (December 2017)) calls, in general terms, for a more discursive approach to Visual Impact Assessments and a reduced reliance on matrices and technical assessment. In particular, the guidance states that "*technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them*."[1]

ii) As the NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

iii) With this in mind, the following Visual Impact Assessment is presented in the form of a text discussion comprising an assessment of the extent of change to the settings of the identified heritage assets which would arise as a result of the proposed development, the impact of that change, and whether any such changes could be considered to amount to either 'harm' or 'substantial harm' within the terms set out by the NPPF.

iv) **Corporation Street** – The alterations to the Corporation Street elevation will have a negligible impact on the building's original architectural design, with the introduction of one new corner entrance and repair of the opposite corner entrance to match will reinstate the surviving symmetry of the elevation. The changes do however change how the streetscape will be read, especially when viewed from the south looking north with the Grade II listed Old Back building in the distance. The proposals will have a **negligible adverse impact** on the appreciation of the building in its setting alongside Old Bank. The proposed works erode the character of the Shudehill Conservation Area, however do not impact the character or setting of the adjacent Grade II listed Old Bank Building.

v) **Balloon Street** – Along with Hanover Street, the elevation to Balloon Street is a secondary elevation of the building, however this elevation still retains thoughtful architectural design to continue the Corporation Street and Federation Street Elevations around the buildings. The proposed works will have a **negligible adverse impact** in altering the building's contribution to the character of the Shudehill Conservation Area, but does not impact the character or setting of the surrounding heritage assets.

vi) **Federation Street**– The building was designed with corner entrances and to have a repetitive fenestration arrangement. The proposals will introduce entrances along Federation Street and remove windows, bringing M&E intake and extract where they have historically been absent. Although the proposals have been designed to retain rhythm in the elevation, they will have a **minor adverse impact** in changing the character of Federation Street elevation and therefore eroding the character of the Shudehill Conservation Area, the changes however do not impact the character or setting of the surrounding heritage assets.

vii) **Hanover Street**– Similar to Balloon Street are very much the secondary elevations of the building, however still retains thoughtful architectural design to continue the Corporation Street and Federation Street Elevations around the buildings. The proposed works will have a **negligible adverse impact** in eroding the buildings contribution to the character of the Shudehill Conservation Area, but does not impact the character or setting of the surrounding heritage assets.

7.5 Impact Assessment Conclusions

i) The direct impact assessment provided a tabulated assessment of impact on the building with the following total impacts resulting from the works:

   a. 9 cases of minor adverse Impact

   b. 10 cases of negligible adverse impact

c. 9 cases of neutral impact

d. 4 cases of negligible beneficial impacts

e. 3 cases of minor beneficial impacts

ii) Cumulatively, the direct heritage impact has the potential to result in a **negligible adverse impact** to the special interest of the heritage asset, with the proposed works eroding historic fabric both externally and internally. The greatest impacts to the building are in the alterations to Corporation Street, Federation Street, and the potential impact to the internal plan form. Whilst the full extent of works internally is yet to be established, designs presented at for this assessment only subdivide the ground floor of E-Block, the tenant fit-out guide identifies that all works will be in conjunction with the Conservation Strategy and therefore works to the internal fabric should only improve the condition. Although at present the extent of these works is yet to be established.

iii) The proposed works have been designed to be as the minimal intervention possible to enable access and use into these parts of the building without causing major levels harm to the building's special interest.

iv) It should be noted that the proposals have been largely scaled back from the 2016 proposals through a design process to be less intrusive to the appreciation of the buildings architectural form, most importantly at street level.

v) The indirect heritage impact assessment provided a proportionate assessment of how the proposed works may impact the character and setting of the Shudehill Conservation Area and any surrounding heritage assets. The proposed works would result in:

a. 1 cases of minor adverse impact

b. 3 cases of negligible adverse impact

vi) Overall the indirect heritage impact has the potential to cause a **negligible adverse impact** on the character of the Shudehill Conservation area in eroding the visual amenity. However, the proposed works in bringing the building back into use, and also being accessible by the public, will enable greater engagement with the building and therefore has a public benefit that balances the adverse impacts.

8 CONCLUSION

8.1 Overview of significance and impact

i) Hanover House and E Block is a grade II listed building and located within the Shudehill Conservation Area.

ii) The significance appraisal of section 6.2 disaggregated the individual fabric components of the building, assessed and identified the components significance to enable a clear understanding of the fabric and components contribution to the building's significance as a designated heritage asset.

iii) The impact assessment has demonstrated that the proposed works will have a negligible adverse direct heritage impact and a negligible adverse indirect heritage impact on the building as a designated heritage asset and the Shudehill Conservation Area.

8.2 Planning balance

i) The proposals enable the building to be put back into 100% occupation through undertaking alterations that will enable the ground floor and basement levels to be accessible for the first time by the public.

ii) When considered against the extensive repair works already undertaken as part of the 2016 consent and the reduction in interventions, in particular to Corporation Street, the proposals provide considerable heritage benefits whilst protecting the heritage asset from significant change that would outweigh this benefit.

iii) Ultimately, the proposed works will cause less than substantial harm to the building and the Shudehill Conservation Area, which therefore means that the proposed works comply with planning policy and achieve the aims of bringing the heritage asset back into a sustainable new use.

REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

- Planning (Listed Buildings & Conservation Areas) Act 1990.
- Department of Communities and Local Government (2019). National Planning Policy Framework.
- Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
- Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
- Historic England (2008). Conservation Principles. Policies and Guidance.
- Historic England (2017). The setting of heritage assets.
- Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
- Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
- Stephen Levrant Heritage Architecture Ltd. Hanover House & E Block. Heritage Assessment; Significance and Impact. May 2016.
- Stephen Levrant Heritage Architecture Ltd. Hanover House & E Block. Conservation Strategy. December 2020.

APPENDIX A: HISTORIC ENGLAND LIST ENTRY

COOPERATIVE WHOLESALE SOCIETY

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025287

Date first listed: 20-Jun-1988

Statutory Address: COOPERATIVE WHOLESALE SOCIETY, CORPORATION STREET

Location

Statutory Address: COOPERATIVE WHOLESALE SOCIETY, CORPORATION STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 84139 98878

Details

MANCHESTER

SJ8498 CORPORATION STREET 698-1/17/71 (East side) 20/06/88 Cooperative Wholesale Society

GV II

Offices and warehouse. 1905-9, by F.E.L.Harris, dated 1907; rear block dated 1903. Red brick with dressings of polished granite and sandstone (roof concealed). Large rectangular plan. Neo-Baroque style. Four storeys with basement and full attic storey, 9 bays divided 3:3:3 by giant pilasters, and by coupled Corinthian columns at attic level, plus canted corners finished as drums at attic level. Massive round-headed central doorway with flanking niches and side windows set in black polished granite surround with frieze lettered "COOPERATIVE WHOLESALE SOCIETY LIMITED"; segmental-headed basement windows; large canted mullion-and-transom windows to ground and 1st floors; giant colonnades to 2nd and 3rd floors, the 3rd floor windows with keyed open segmental pediments; small attic windows set in large round-headed arcades rising from paired free-standing Doric columns, roundels between the heads of the arches; balustraded parapet. Return sides similar. Rear faces Federation Street. Interior not inspected.

Listing NGR: SJ8413998878

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 388033

Legacy System: LBS

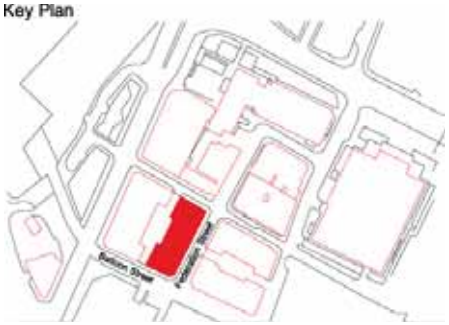
Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

APPENDIX B: EXTRACT FROM THE NOMA CONSERVATION PLAN AND UPDATED SIGNIFICANCE PLANS

6.1 New Drapery House ('E' Block) – 1903-1905, Balloon Street/Hanover Street



6.1.1 Statement of Significance

The 'E'-Block, the former New Drapery Warehouse, is the earliest remaining commercial warehouse built by the CWS's own in-house architecture department, marking the early stages of the Co-operative development in this part of Manchester. The building is material testament to the development of the CWS and in England reflecting the enormous prosperity of the Drapery Business. Furthermore, the building embodies a combination of typical construction methods with the assimilation of the new construction techniques of its time, such as ferro-concrete. Architecturally, the building is not very rare, old nor remarkable since other buildings of similar scale, type and architectural style were also being built in other parts of England.[Summary of Significance – Table 6.1 below]

Summary of Significance			
Values and Attributes			**Description – Predominant characteristics/elements**
Tangible Values		**Date**	1903-1905
		Architect	F. E. L. Harris, A.R.I.B.A.
		Listing Status	GV II – Shudehill CA
	Architectural Attributes	**Townscape**	Dominant effect, consistent street frontages, bulk, height, massing and alignment enhance streetscape perspective
		Planform	Open, 'C'-shaped plan with internal courtyard, 1 stair/lift core at main entrance
		Exterior	Edwardian Baroque: giant colonnades, round-headed top windows, paired free-standing granite Doric columns at entrance, cartouches below pilaster capitals, rear/central courtyard, iron gates.
		Interior	Original tiled stairwell w/ CWS tiles, balustrades, and wood lantern; Glazed screens at main entrance to all floors; Joinery: early office screens w/ leaded stained glass; Early furniture, original racks; Column head details; exposed structural elements; Industrial/warehouse features: large gates, doors rooflights.
		Use	Former warehouse, showroom. Vacant for several decades
		Individual Significance	Purpose built by the CWS architecture department. Earliest remaining Co-operative built warehouse on site dating from the early 20C. Individually of moderate/high architectural quality in comparison with other warehouse buildings in Manchester and across the country. Not very rare in typology nor in architectural quality.
Integrity and Authenticity		**Condition**	Poor: Damp: damage to perimeter walls, floors, ceilings. Roof in poor condition. Severe salt efflorescence, oxidation of iron and structural elements exposed and embedded.
	Completeness	**Planform**	Virtually unaltered as in the 1960's, reflecting the early design.
		Exterior	Exterior features largely remain, except for windows removed or blocked up.
		Interior	Interior features largely remain, including some early furniture/timber screens with leaded lights. Loss of interior finishes along perimeter walls.
Intangible Values	**Historic/ Communal**	**Group Value/ Association**	National significance. The 'E'-Block reflects the prosperity of the CWS and is a positive contributor to the group value of the listed estate as a handsome, authentic example of an Edwardian Baroque warehouse building associated to the prosperity of the Co-operative business at the turn of the 20C.
Capacity for Change While Retaining Significance			High. On the interior: flexible, mostly open floor plates which could potentially accommodate a wide range of uses. Generous floor to ceiling heights allow for easier accommodation of services. On the exterior, the 'rigidity' of the neo-classical architectural composition asks for consideration of façade composition: height, massing, rhythm, type and size of fenestration.

Table 6.1. 'E'-Block - Summary of Significance.

6.1.2 Description

The 'E' Block building is bounded by Hanover Street to the north, Federation Street to the east, Balloon Street to the south and by Hanover House to the west. Construction started in 1901 and was completed in 1904.

The CWS architect F.E.L. Harris, A. R. I. B. A, designed the building which was planned to accommodate the CWS Drapery Warehouse. The building was designed from the outset to be a warehouse and showroom, replacing the similar CWS premises on Dantzic Street. This was the first of the CWS buildings designed by the architecture department in what today is the Listed Estate. The architecture is a fine example of Edwardian Baroque, built in red brick with stone carved details. The load bearing brick building comprises six storeys with a double level-basement. The facades are divided in fourteen bays facing Federation Street, ten facing Hanover Street and eight facing Balloon Street, where the public entrance is set in a canted corner. An opposing entrance at Hanover Street leads to a loading bay in the central yard, originally shared with the adjacent Hanover House.

Numerous windows and roof lights allow for plenty of light and ventilation. The attic floor takes advantage of the sloped roof, which is partially concealed by parapets, creating additional inhabitable space.

The building was listed Grade II on 20 June 1988 and it falls within the northern boundary of the Shudehill Conservation Area.

6.1.3. Planning, Design and Construction

The Co-operative Wholesale Society started in 1863 using rented premises at No 3 Cooper Street in Manchester. The success of the enterprise allowed for the rental of more spacious accommodations at 53 Dantzic Street by 1865. In 1867, following the rapid growth of the Society, an architect's department was created, headed by architect F. E. L. Harris, A. R. I. B. A., in anticipation of a consistent programme of construction works to accommodate the ever growing and changing commercial needs of the CWS Ltd. In 1899 the CWS purchased a plot fronting Corporation Street and then recently created Federation Street. The Listed estate which currently occupies the majority of the land immediately north of the Shudehill Conservation Area, started by the acquisition of this plot. The construction of this New Drapery Warehouse marked the success of the Society's Drapery enterprise which started only ten years after the creation of the CWS.

The building was designed in 1901 and inaugurated on the 18th of April 1904 by Mr. T. Killon, the CWS director, in the presence of Co-operators from all parts of northern England. The day was celebrated with a special sale and was greatly praised by the local press.

Built with over a million and a half of bricks and lit by more than 1,420 incandescent lamps, (according to Mr. T. Killon's proud inauguration speech), the building provided 100,000 sq. ft. of space and featured a sprinkler tank at a height of 137 feet. The overall construction cost was £50,000.00. The materialisation of this ambitious undertaking confirmed the prosperity of the CWS business in spite of the economic downturn of 1893. The CWS became involved in the Drapery business only ten years after its opening in 1863. By the time the 'E' Block was built, the Co-operative Drapery trading had increased seventy percent in ten years.

The architectural brief, as expected, favoured functionality. The architectural solution was the construction of large open floor spaces suitable for both storage and showroom displays. However, in spite of a predominantly programmatic response, care was given to add architectural embellishments to the public areas of the building. Several original fine decorative features remain including a magnificent staircase which connects all floors at the corner of Balloon Street and Federation Street. These stairs are beautifully adorned with colourful glazed faience carrying the CWS's emblem. The original electric passengers lift (unsympathetically replaced) fits within the stairwell void which is framed by decorative cast-iron balustrades. A glazed timber floods the space with light.



Fig. 6.1.1. 1905. Illustrative view of the corner of Balloon and Federation Street with the New Drapery Building towering over the streetscape and abutting a much smaller building on corporation Street. (Source: CWS Annual 1904). The overpowering scale of the new warehouse set within the older street grain, announced the changes to be brought forth in the area.

The original concept of maximum efficiency of planform is still seen today. The need of corridors was discarded with each stair landing arriving directly at the open warehouse/showroom or storage floor. Most of the beautifully carved mahogany glazed screens separating the stair/lift hall from the open floor space still remain, although most have lost the original decorative frosted glazing featuring the CWS motto "Labour and Wait". The most complete exemplar is on the 5th floor.

The exterior of the building was executed in red brick, with pilasters in red brick with a shimmering finish. The lower sections of the walls at ground level were also executed in the same material. White glazed bricks were used in the interior courtyard, allowing for more reflection of light. The window surrounds, quoins and most of the carved embellishments are executed in sandstone, except for the polished granite columns that flank the Balloon Street entrance.





Figs. 6.1.2 and 6.1.3. 1905 (top), 2011 (bottom). View from Balloon Street looking east. The 'E' Block building (1903) to the left and the former Boots warehouse and order department (demolished) and the current view with below. For plan information refer to Fig. 2.14 - Ordnance Survey 1908 (Source: The Wheatsheaf October 1905/ 2011: SLHA).

Originally, the floors featured at least two electric hoists (an additional hoist is seen on site but not shown in the Bye-Laws drawings for all floors, with the exception of a 1904 basement drawing). The hoists were laid out adjacent to the courtyard wall, a design option seen in many other CWS buildings until the late 1930's. The main public entrance at Balloon Street had stairs with an electric passenger lift which brought clients to all showroom floors. The remainder of the floor plan seemed to comprise an office adjacent to the stair core and lavatories on the north and south return wings the plan, with mens lavatory to the south and ladies lavatories to the north.

The 1st Basement Mezzanine level was open to the public, accommodating the flannels and blankets, sheeting, linseys showroom. The Lower Basement was used for storage purposes and to house equipment such as a fan room. The Bye-Laws drawings of 1901 differ from the layout shown in the1903 drainage plans, being the latter similar to what is seen on site today. The early designs appeared to be more elaborate than what was actually executed, indicating the need to enhance flexibility (and perhaps to cut costs). The1902 drawing shows the complexity of distribution of the ventilation duct system from which vertical risers can still be seen in the perimeter walls [Volume 2. appendix E].

The ground floor was devoted to the Offices and Packing room whilst the first floor accommodated flannelettes, shirtings and quilts.



Fig. 6.1.4. 1904. The 1st floor: counters with flannelettes, shirtings and Einderdown quilts department (Source: The Wheatsheaf May 1904)



Fig. 6.1.5. 2011. General view of the 4th floor showing the original ceiling with exposed steel beams. The wall and floor finishes have suffered the effects of water damage.





Fig. 6.1.6 and **6.1.7.** 2011. Early coloured timber panelling encase the cast-iron columns on the 4th floor. This early display case was found on the sixth floor.

The 2nd floor was reserved for cotton or 'Manchester' goods while the 3rd floor comprised dress and silks department.



Fig. 6.1.8. 1904. The 1st floor: counters, flannelette, shirting and Einderdown quilts department (Source: The Wheatsheaf May 1904)

Shawls, curtains, umbrellas, trimmings and hosiery were displayed on the 4th floor.



Fig.6.1.9. 1905. The 4th floor. (Source: 'A Visit to Balloon Street' The Wheatsheaf November 1905).

The 5th floor accommodated the mercery department including mens shirts, collars, ties, caps,etc.

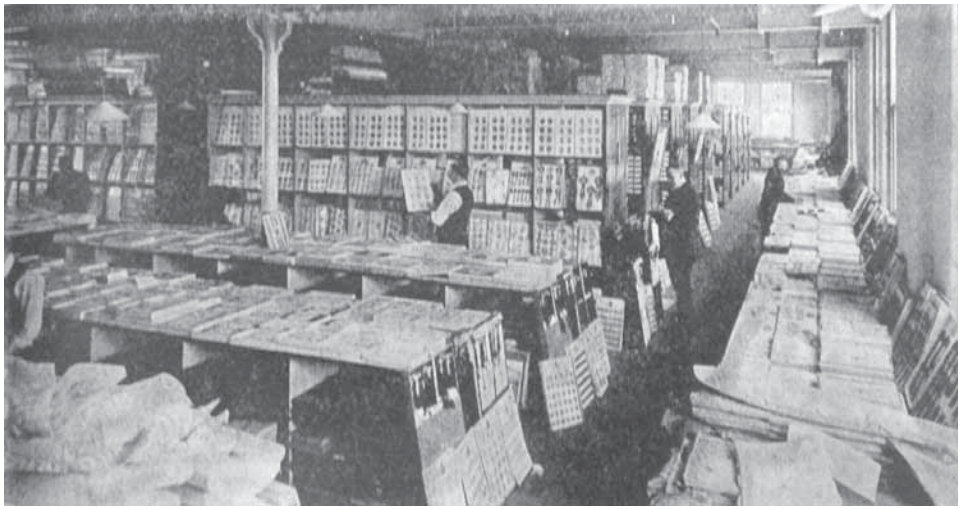


Fig. 6.1.10. 1904. The 5th floor. Umbrella and trimming department (Source: The Wheatsheaf May 1904)



Fig. 6.1.11. 1905. An interior view of the drapery warehouse' (Source: Redfern. The Story of the CWS 1913)



Fig. 6.1.12. 2011. The attic today (SLHA).

And the attic was devoted to baby linen.



Fig. 6.1.13. 1905. The Attic, 6th floor, originally the baby linen department (Source: The Wheatsheaf May 1904).

The building was considered to be almost a 'skyscraper' at the time of construction, towering above the existing context of residential and smaller industrial buildings in the area.

The construction consisted of load bearing walls and the floors were made in concrete with embedded steel reinforcement, finished with hardwood boards. In spite of being load bearing, the walls were designed with an inner cavity, plastered and painted on the interior side for the most part, except for tiled areas such as the 5th floor kitchen on the north return to Hanover House, which features a very large extract hood and an early colour scheme.

In a building of this nature, several of the significant features are the ones which inform us of the industrial warehouse past of the building. such as the ventilation flues expressed as interior pilasters running from the basement through the top of the building. Other typical features are the impressive industrial steel doors to the goods hoists. All floors, with exception of the basement were well lit, featuring a large number of timber sash windows facing all street facades and the courtyard, complemented by numerous roof lights in the attic space. The 1903 drawings of the exhaust towers show the number of flues terminating at this level which also accommodated a fan and motor chamber. Another interesting aspect of this building (and most of the Co-operative buildings) is a subway link to Federation building on the east wall of the lower basement level.

This building shares a number of characteristic with contemporary Co-operative buildings built in Manchester and around England around this period, as mentioned in the introduction to this Chapter.

6.1.4. Development and Major Changes to Existing Fabric

(Read in conjunction with Archival drawings in Appendix F - Refer to morphological/significance drawings in section 6.1.10.).

The following drawings were used as basis for the morphological and significance assessment:

1901, 1903 & 1904 Bye-Laws drawings by F. E. L. Harris A.R.I.B.A. (courtesy of the Co-operative Group and Manchester City Council Building Control Archives);

Early changes took place in the building but these appear to pertain to the use of floors as opposed to actual alterations to the fabric of the building. The Weathsheaf issue of November 1905 reported that the ground floor was changed into the curtain and shawl department and the packers were moved to the lower basement. At this time, the Drapery Warehouse started to ship their products for purchases above £10 which led to an increase of business and the creation of a system for hastening the despatching of parcels, putting the parcels hoists into constant activity. Hydraulic presses could pack bulky goods which were transported throughout England and exported.

The 1904 alterations drawings comprise the construction next to the roof towers of a concrete platform to be contained in a separate pitched room arriving at the parapet. Still in 1904, a lavatory was proposed to the 6th floor, next to the office adjacent to the main stairwell along with proposals for lavatories at basement level.

The building has been unoccupied for 34 years and it has been used as storage space. Given the consistent use as a drapery warehouse until the 1960's, the building ended up retaining much of its early configuration, escaping the alterations suffered by most of its counterparts such as the refurbishments into office space and utilities installation/upgrades along with redecoration campaigns. Naturally, the drawback caused by disuse is minimum maintenance, which in this case led to considerable deterioration of certain features over time.

The stair well is generally authentic on most floors, although it is showing considerable signs of water infiltration along with other conservation issues. The passenger's lift, enclosed within the void where the original electrical lift was designed, appears to have been completely replaced in the 1940's or 50's. The original art nouveau inspired ceramic tiles that include the CWS emblem remain but are obscured in several areas by efflorescence and show extensive crazing. The impressive stairs were executed in sandstone steps cantilevered off the walls. The cast-iron balustrade remains with a few sections missing or displaced. On the 6th floor the original octagonal glazed timber lantern remains in a fairly good state, in spite of peeling paint (which indicates presence moist). The structure of the cupola has not been assessed.

The basement floor retains its original ceiling, floor and walls with only a few recent partitions introduced near the main entrance area. The link from the 'E'-block to Federation building shows signs of damage caused by water ingress.

The ground floor windows remain intact but are boarded up for security reasons preventing natural light and ventilation into the building which, if facilitated at all floors, could help to keep the building dry. This floor has been altered considerably throughout the years; showing a number of additions from the 1930's to 1960's, along with minor additions in the recent years. Some purpose built furniture remain, most of which is early but is in fair or poor state of conservation remain. The plaster on the west wall has been lost exposing the brick substrate. Due to the lack of light and blockage of the several areas of ground and basement levels, the conditions of the walls could not be properly assessed but dampness and efflorescence are expected to be present given the levels of moisture penetration seen on the floors above.

Floors 1 to 5 are in similar state. The timber floor remains in most part, only partly damaged on the 5th, 4th, 3rd and 2nd floors to the east and west perimeter of the floor, due to water ingress in the adjacencies of the windows/openings. The dampness, rot and loss of floor boards led to deterioration of the concrete and oxidation of the embedded steel reinforcement. The ceiling and columns remain (although showing signs of oxidation, which appear to be minor) with original decorative painted timber panelling on the 4th floor. All floors remain open plan floors in accordance to the original design. Very few original or early offices remain, being the most significant a handsome set of leaded stained glass screens displayed on the 1st floor.

It is impossible to determine the exact date of construction of the third (northern) lift shaft. This hoist is not shown in the early 1901 Bye-Laws drawings. A 1903 basement drawing shows it, and it is fair to assume that in such premise, the lift shaft would have serviced all floors. However, site investigation showed that this third shaft was not executed in the same red stock brick originally used elsewhere in the building and for the construction of the original lift shafts. On the wall adjacent to this third lift (on the 5th floor) a fire door is dated 1930, with brick matching those in the lift shaft. Therefore our interpretation is that the lift might have been built early and refurbished in the 1930's.

The original vertical ventilation risers remain as pilasters protruding from the inner walls, but unfortunately most of the cast-iron ventilation grilles have been removed or lost.

The west and east walls in most cases have been stripped of their original plaster which we believe is the result of persistent water damage. The 5th, 4th and 3rd floors still feature numerous original or early utilitarian furniture, remnants of the warehouse shelving and some sections of the early showroom displays.

The southeast portion of the 2nd floor appears to have been recently blocked off due to the presence of asbestos. The northwest corner has also been blocked by a recent partition on the 1st, 2nd and 3rd floors.

The 6th floor is at roof level and remains in a fairly original state. The wood board floors are still present however damaged in certain parts due to water ingress. The original steel trusses remain in a good condition. Roof lights are still present. In essence, this floor along with many other floors below has not altered much since first built in 1904. In spite of minor alterations, these have not compromised the plan form. Obsolescence followed by the lack of assignment of a new use are the main threat for this building.

6.1.4.1 Relevant Planning History

Our research to date has not revealed any relevant planning applications.

6.1.5. The Setting

The setting of the 'E'-Block has been altered considerably since its construction. The building witnessed the construction of all CWS buildings remaining on site and the demolition of the massive Balloon Street and Garden Street range[1], along with the demolition of other earlier Co-operative buildings on the site including the replacement of the Federation building. On Hanover Street, the Hanover Street Methodist Chapel and the CWS Printing Society were demolished giving way to the site where the Old Bank was built in the early 1930's. The tight urban grain and narrow streets were replaced with large thoroughfares that could accommodate the traffic of goods sanitising the area which, along with Angel Meadows north of Miller Street, formed a pocket of slums interspersed with various industrial buildings of small or medium scale.

The 1960's introduced the high-rise buildings which crowned the transition of the area from a warehouse/industrial character to a mix of industrial and commercial components. The devastating effects of WW II brought on the 1970's and 1980's demolitions which led to the creation of open surface carpark spaces, quite detrimental to the townscape quality.

Major changes to the immediate setting were triggered by the redevelopment of the area to the south and south west of the site after the 1996 IRA bomb incident. The regeneration efforts focused on transforming the area into a shopping quarter, which currently stops south of Miller Street. Changes to the north will now be catalysed by the presence of the New Co-operative Head Office.

6.1.6. General Notes on Conditions

The main conditions and pathologies were only generally assessed through visual observation from street level or noted during our interior walkthrough in the building. A general description of the conditions noted at the time of preparation of this Conservation Plan are given below.

The building is generally in poor condition. The main conservation issues noticed on site were:

Brick and Stone Masonry

Most of the issues pertaining to masonry conservation seen in the 'E'-Block are directly related to years of water infiltration. The brick walls appear to be damp in several sections, particularly around window openings where presence of efflorescence is also noticed. Vegetation and biological growth is seen is several forms, from mild moss growth to full grown shrubs projecting from the façade, which are typical in the adjacencies of rain water pipes indicating possible leaks and presence of a microclimate ideal for such growth.

The sandstone is in fair condition, in spite of signs of spalling (at sections of cornice) and of erosion. At certain areas the stone seems to have been covered with a protective coating which is failing and might be enhancing the undesired retention of moisture beneath. Erosion is significant at the ground/basement windows surrounds, adjacent to the pavement.

The need for repointing is unquestionable, particularly at protruding elements as in the case of cornices and more exposed areas of the building such as the top roof towers and the upper sections of the facades.

Most of the interior walls were executed in painted plaster. Perhaps one of the issues with the loss of plaster on the perimeter walls is that they were not executed on lath

Severe soiling is extensive and most noticeable at the detailed decorative stone features such as the exterior window surrounds and cornices.

A detailed assessment of exterior and interior conditions is recommended for the creation of a programme of repairs to ensure that the building is stabilised and maintained water tight until further and more definite decisions on its redevelopment are made.

Concrete

Years of water infiltration led to the dampness of concrete and oxidation of the reinforced steel members. Inspection by an engineer with experience in working with concrete structures is recommended to assess the magnitude of deterioration of the concrete and inform on the feasibility of repairs versus replacement within the context of future refurbishment of the building.

Metals

The main metal items in the building are the massive cast-iron gates to the loading bay, which show signs of oxidation and material loss, particularly as the base of the leaves. Cast-iron is also used in the rain water downpipes and vent grilles on the exterior and on the interior as columns at the show room spaces and in the stair balustrades. Cast-iron pipes also run in the interior and several show considerable oxidation and water run off. Impressive iron doors to the goods lifts remain but show signs of corrosion.

The lead cover seems to be in fair condition but it is clear that it is allowing for water infiltration due to the deterioration of the timber and paint seen in the lantern from the interior. Lead is also used in the flashing and as roofing materials to some dormer window projections facing the courtyard, several sections of which is working beyond its material life-expectancy.

Steel beams are exposed at all floor levels, most of which are oxidised, most evidently next to the perimeter walls.

[1] In 1908 buildings on Balloon and Garden Street included the new bank extension (the twin building to Hanover House), the Grocery Warehouse (the first building on site built by the CWS in 1868-69) the Old General Offices, the Engine Houses, the Old Drapery Warehouse, the Kenyon's Building (replaced by Federation Building), and the Peper Factory and Workmen's Dining Room (former 53 Dantzic Street, site of 29 Dantzic Buidling today.

Timber and Joinery

The main features in wood are the main entrance doors (now blocked up) and the mahogany screens, which originally had frosted glass insets. Most of these screens survive and could be restored, although a considerable amount of the glazing has been lost. The handrails at the stairs are early and executed in nicely carved wood.

A set of early or original painted office screens are found in the 1st floor, featuring leaded glass.

The vast majority of the building's flooring is in timber boards, considerably deteriorated or removed in the perimeter sections of the building, but generally in good condition.

Windows and Doors/Openings

All the window and door openings at ground/basement level have been blocked up. Several painted timber sash windows are missing or in poor condition. Some windows have been removed and have been randomly salvaged throughout the floors. Glazing is broken in a number of them. The timber window sills and window surrounds are largely missing or deteriorated.

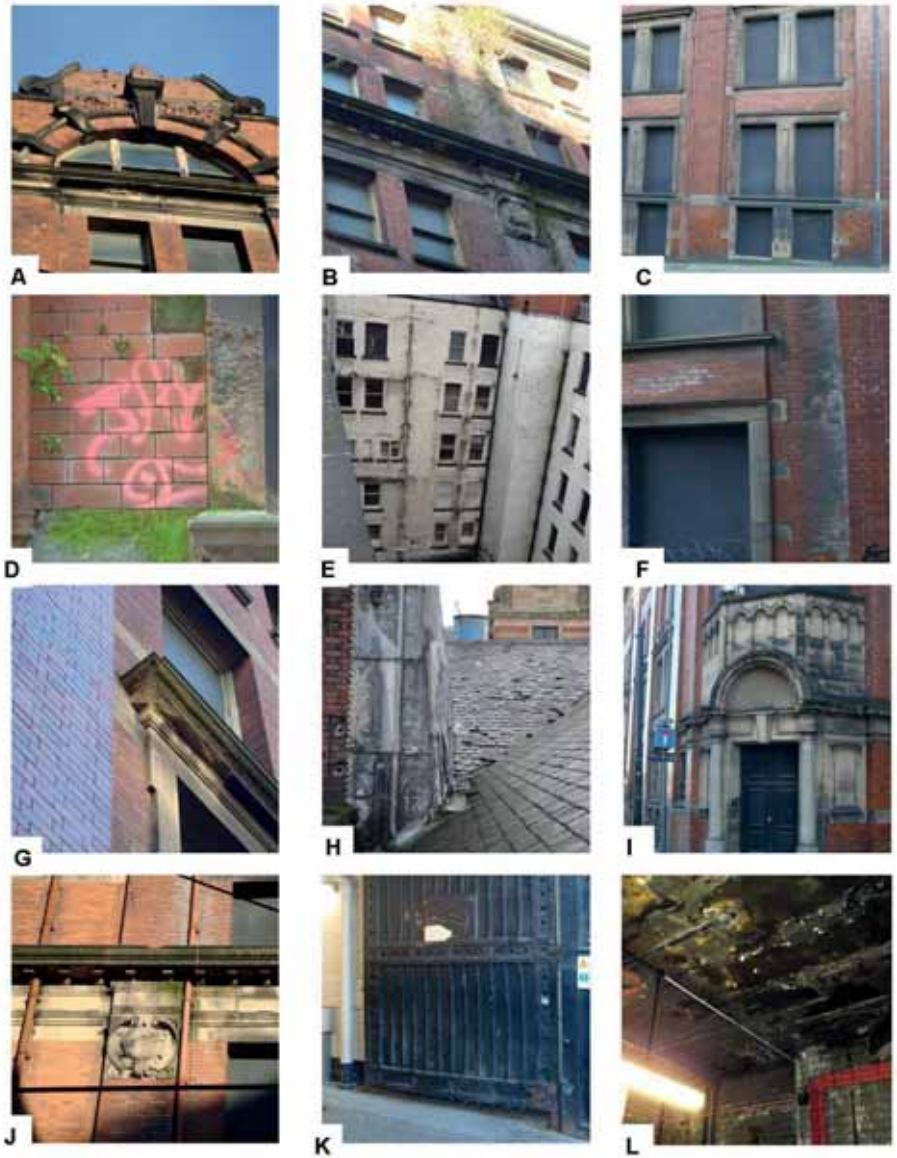
Roofs

The slate roof appears to be in fair to poor condition. Several slates are displaced and the flashings are not properly sealed or pointed, allowing for water ingress.

There is a new roof covering which replaced the original glazed cover of the loading bay. This appears to be a felt roof, which requires closer inspection.

Decorative Finishes and Paint

The most striking decorative materials not yet mentioned are the beautiful colourful faience seen in the stairwell. Very strong efflorescence and crazing is seen, mostly on the section of Federation Street adjacent to the lift lobby landing platform.





Figs. 6.1.A to 6.1.L A) Vegetation/moss growth at upper levels. B) Shrubs at damp mortar joints near RWP C) Windows blocked up D) Graffiti, moss growth, blistering of paint coating on sandstone, failed mortar joints allow for vegetation growth, removed appurtenances have left holes in the brick substrate. E) Courtyard walls: soiled and stained by water run-off, blocked up windows, failed mortar joints and cracked glazed bricks. F) Damp and efflorescence on interior and exterior walls G) Spalled/ eroded stone work. H) Poor condition of original slate roof: loose tiles allow for water ingress. I) Soiled stone work. J) Vegetation growth and soiling at stonework, efflorescence near RWP. K) Oxidation at original iron doors, sections of loss L) Severe dampness at basement floor, link to Federation Building.

Stephen Levrant Heritage Architecture

M) Damp/water ingress at the upper sections of the panelled timber lantern N) Spots of damaged flooring at basement level, generally in fair condition. O) Damp and severe efflorescence seen at basement walls. P) Damp environmental conditions and the moisture ingress lead to paint peeling. Q) Mezzanine level cluttered with furniture and remnants of historic materials. R) Tiles showing crazing and efflorescence due to water damage. S) New beam propped up against early glazed partition. T) Original glazing damaged at original entrance screen. U) Water damage to ceiling has led to oxidation of embedded steel reinforcement. V) The painted plaster rendering on most floors has been lost. X) On most floors, from 5th to the 1st floor, the east and in some same cases the west perimeters of the original timber flooring has been removed and the concrete structural revealed. Y) Original or early timber racks are now in poor condition.

6.1.7. Outstanding Features:

Refer to 6.1.10 for Morphological and Significance Plans and Significance Features Photographic Survey Sheets

Exposed original structural elements such as cast-iron columns and beams

Exterior elevations, including rear/central courtyard, gates

Original tiled stairwell with CWS tiles, balustrades, and wood lantern

Glazed screens at main entrance to all floor

Joinery at several locations where early office screens with leaded stained glass

Some of the furniture, original racks

Original column head details and exposed structural elements

Open floor plan

Features pertaining to the industrial/warehouse features such as large gates, lift doors, rooflights.

Exposed original structural elements such as cast-iron columns and beams

6.1.8. Significance

The significance of the 'E'-Block was assessed according to the criteria outlined in section 3.1.

6.1.8.1 Age and Rarity

Built at the beginning of the first quarter of the 20C, the significance of the 'E'-Block is not heavily based on its age rarity. The 'E'-Block is one of numerous Edwardian Baroque warehouse buildings of the early 20C built in Manchester and in the north of England.

6.1.8.2 Aesthetic/Architectural Interest

Aesthetically and architecturally, the building is impressive due to its sheer mass and scale and for the fine decorative details it features, which speaks of the prosperity of the Co-operative at the turn of the 20C. In spite of not being the most elaborate Edwardian Baroque buildings amongst the Listed Estate, the careful choice of materials, the handsome stone carvings and impressive ironwork amongst other features indicate the intent to impress clients and members.

6.1.8.3 Historic/Cultural Value

The historic value of the 'E'-Block relates to its presence as the earliest surviving buildings of the CWS in the NOMA Site. The cultural value of the building is intrinsically related to the development of the Co-operative in Manchester. It is an early exemplar of the Co-operative architecture in the City, built by the CWS in-house architecture department. It reflects the development of the commercial warehouses that *dominated Manchester during the 19C and early 20C.*

6.1.8.4 National/Local

Likewise, the local and national significance of the building relates to the building's Historic and Cultural significance as testimony to the development of the Co-operative Movement in England and in Manchester. In spite of serving different purposes, the 'E'-Block was comparable in size and architecture with other contemporary CWS buildings in Newcastle such as the 1900 Quayside warehouse in or the Grocery [Fig. E.13 Vol 3, Appendix E]., offices and bank building [Fig. E.15 Vol 3, Appendix E], or the Cardiff Depot [Fig. E.34, Vol 3, appendix E].

6.1.9. Sources

The Wheatsheaf, May 1902, pp 163-164

The Manchester Guardian, 19 April 1904, pp 8

Co-operative News, 23 April, 1904, pp 468

The Wheatsheaf, May 1904

CWS Annual, 1904

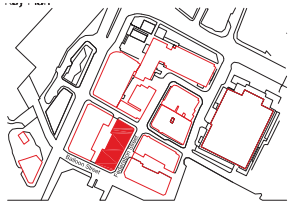
The Wheatsheaf, October 1905

The Wheatsheaf, November 1905

Redfern the Story of the CWS, 1913, pp 259

6.1.10. Morphological/Significance Plans & Photographic Survey Sheets





General Notes

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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME
EB.BF.01
- Room Name
- Room Number
- Floor
- Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- Opening blocked, window and frame removed
- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Basement Floor

Drawing Number
EB-01-BF **DRAFT 1**

Scale
NTS

Date
April 2011

Drawn By / Revised By
DP & DB/SL



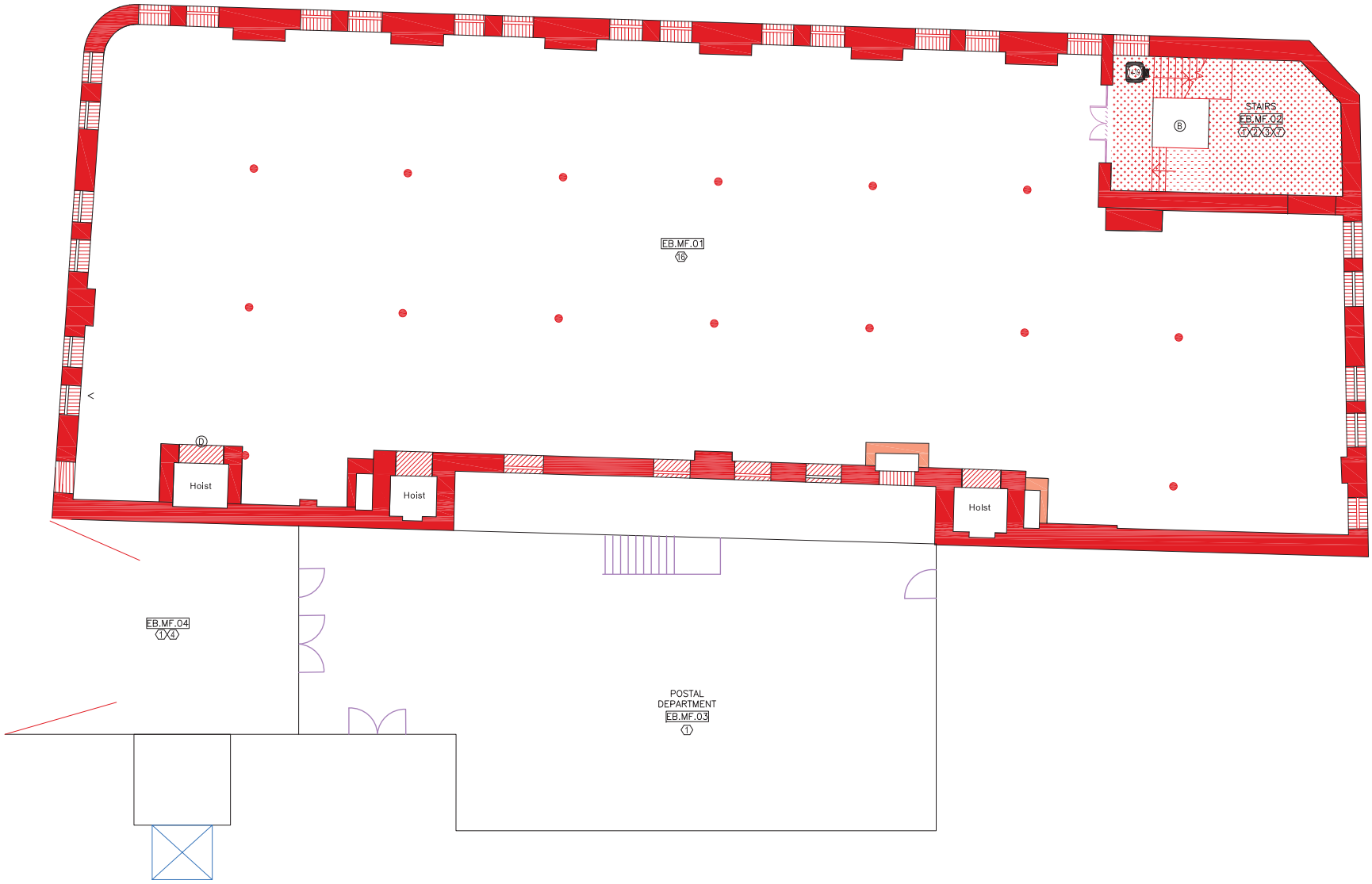
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General Significance Notes

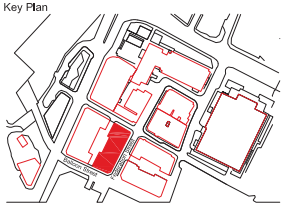
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4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
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14. Original or early light fixtures (concealed/suspected to remain)
15. Original or early machinery and/or special features (concealed/suspected to remain)
16. no access: further inspect to determine if original/early features remain. refer to photographic gazetteer of historic features for reference.

Building Specific Significance Notes

- * The Shell/windows remain and are of high significance unless stated otherwise
- A Original steel beams run over columns and midpoint between columns.
- B Lift foot print is of considerable significance however the lift is of some or no significance.
- C Original Opening may be blocked
- D The Hoist shaft does not appear on 1905 proposed drawings, but is thought to be an early addition if not an original, is consistent on all floors.



Key Plan



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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
- Possible Date
- Openings and stairs
- Walls

ROOM NAME — Room Name
EB.MF.01
Room Number
Floor
Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- Opening blocked, window and frame removed
- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

General Significance Notes

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Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Mezzanine Floor

Drawing Number
EB-02-MF **DRAFT 1**

Scale
NTS

Date
April 2011

Drawn By / Revised By
DP & DB/SL



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Legend

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- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
EB.GF.01
- Room Number
- Floor
- Building

Special notes:

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Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Ground Floor

Drawing Number
EB-03-GF **DRAFT 1**

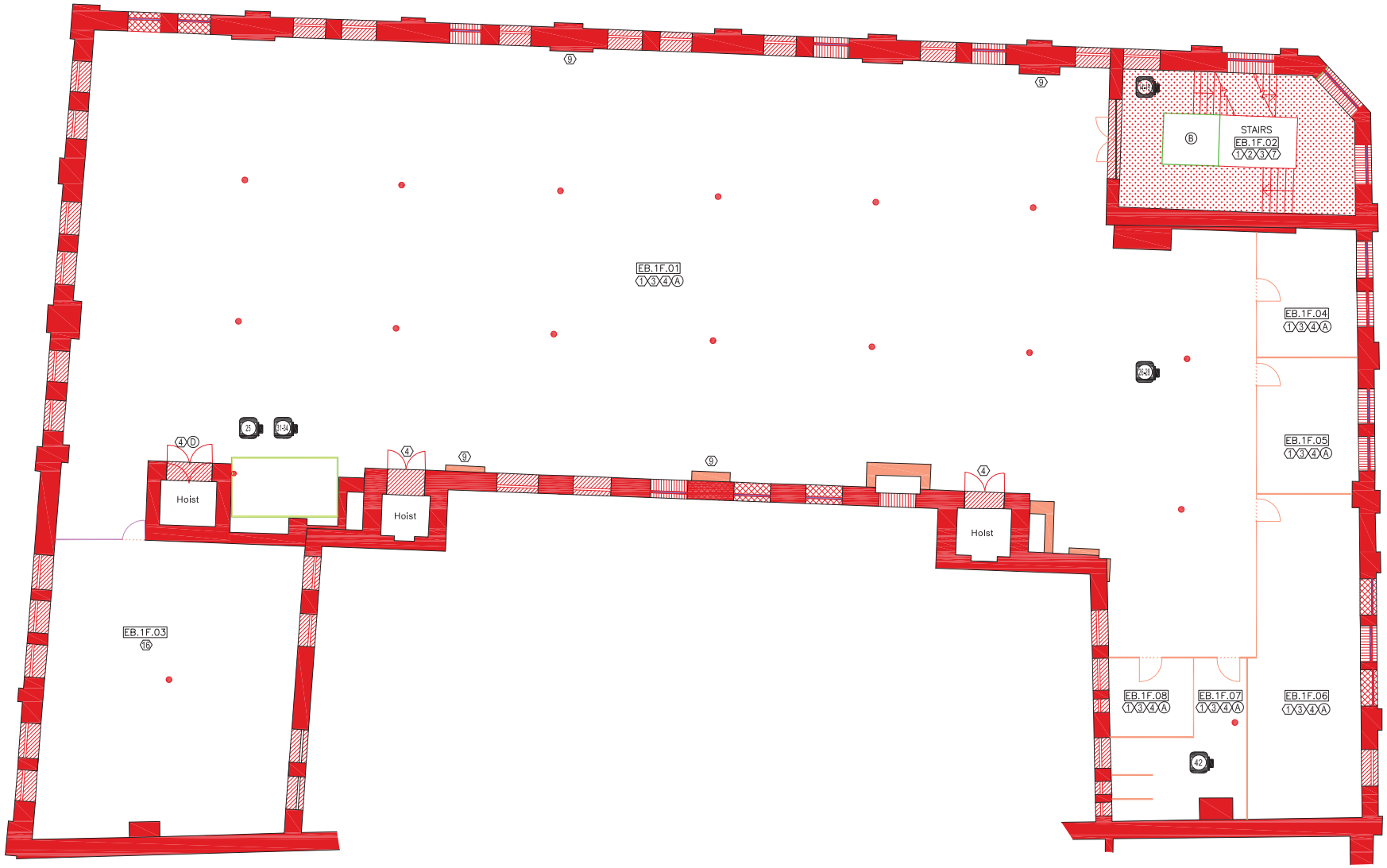
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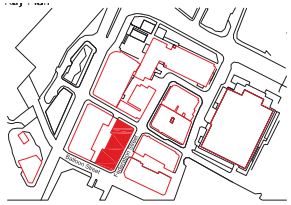
Date
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  - Walls

ROOM NAME — Room Name
EB.1F.01 — Room Number / Floor / Building

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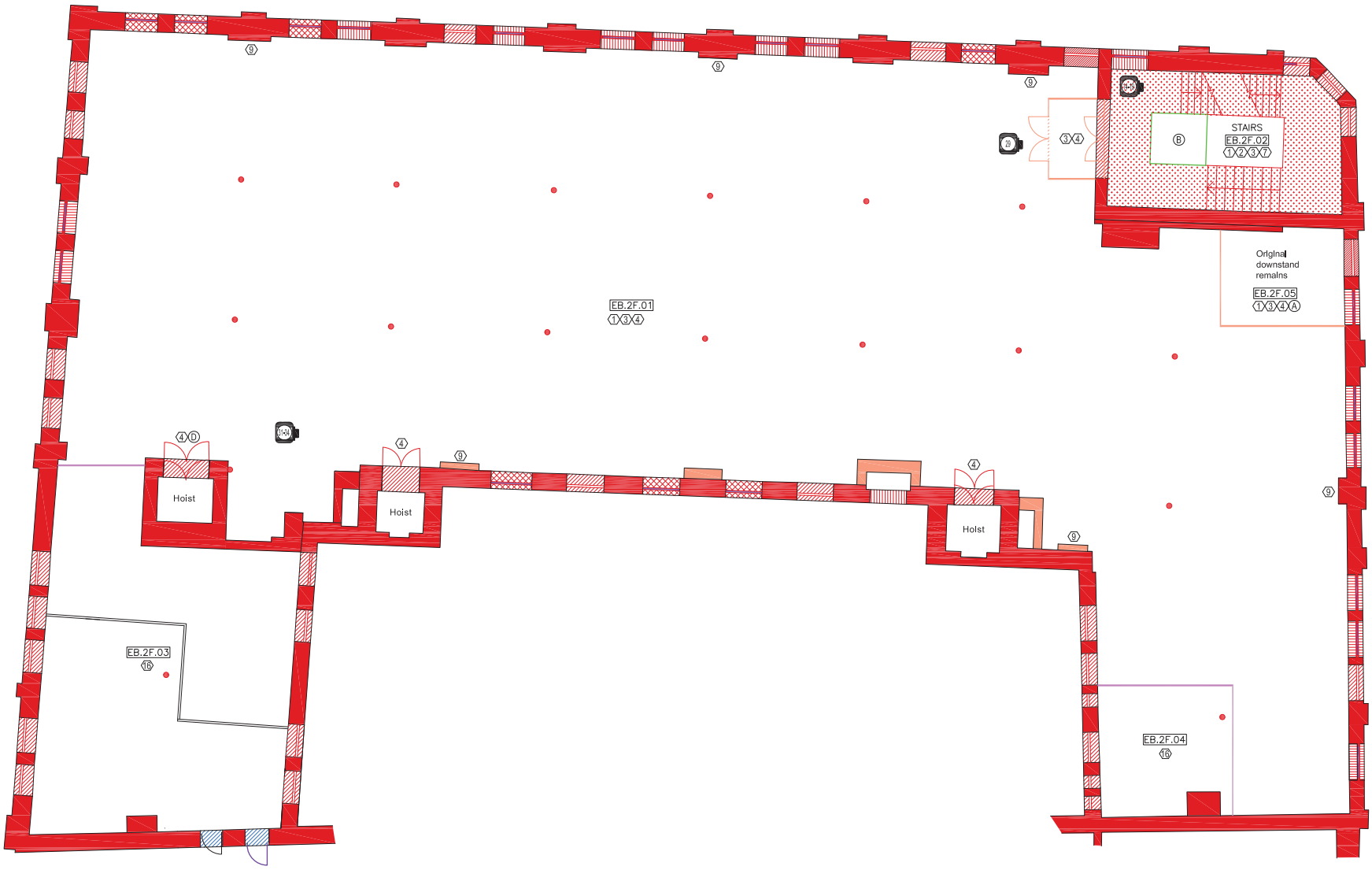
Building Specific Significance Notes

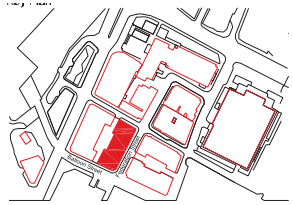
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Project: **Co-operative Estate**
Project Number: **N1877**
Clients: **The Co-operative Estate**
Drawing Title: **'E' Block**
Morphological & Significance Plan - First Floor
Drawing Number: **EB-04-1F** **DRAFT 1**
Scale: **NTS**
Date: **April 2011**
Drawn By / Revised By: **DP & DB/SL**



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General Notes

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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
EB.2F.01
- Room Number
- Floor
- Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- Opening blocked, window and frame removed
- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

General Significance Notes

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4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
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Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Second Floor

Drawing Number
EB-05-2F **DRAFT 1**

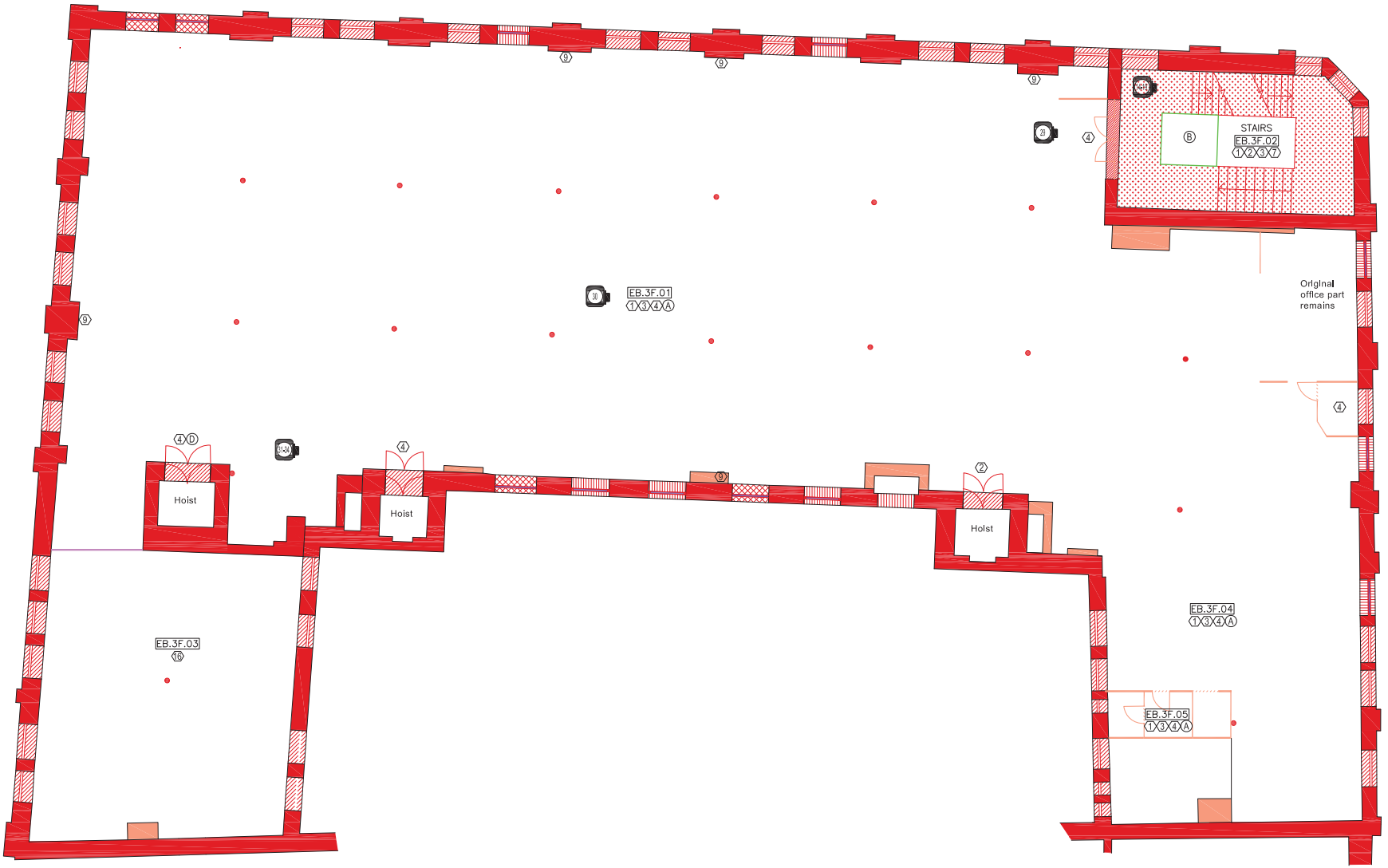
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- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
EB.3F.01 — Room Number, Floor, Building

Special notes:

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- Areas of Considerable Significance
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- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Project: **Co-operative Estate**
Project Number: **N1877**
Clients: **The Co-operative Estate**
Drawing Title: **'E' Block**
Morphological & Significance Plan - Third Floor
Drawing Number: **EB-06-3F** **DRAFT 1**
Scale: **NTS**
Date: **April 2011**
Drawn By / Revised By: **DP & DB/SL**



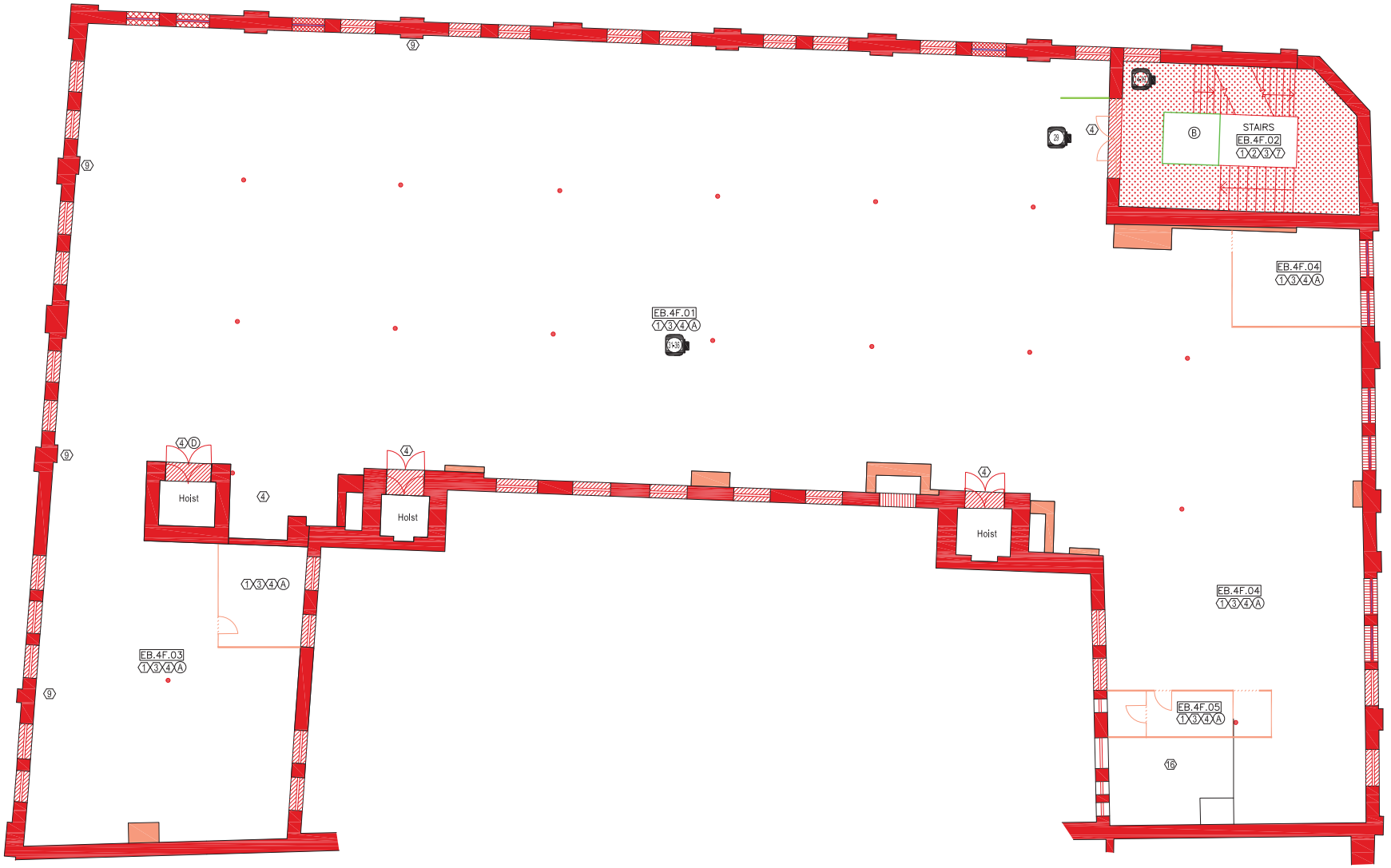
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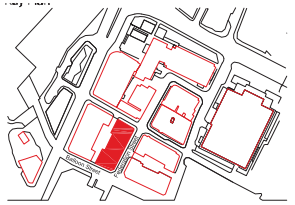
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- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
EB.4F.01 — Room Number, Floor, Building

Special notes:

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- Areas of Considerable Significance
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- Window blocked up
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Project: **Co-operative Estate**
Project Number: **N1877**
Clients: **The Co-operative Estate**
Drawing Title: **'E' Block**
Morphological & Significance Plan - Fourth Floor
Drawing Number: **EB-07-4F** **DRAFT 1**
Scale: **NTS**
Date: **April 2011**
Drawn By / Revised By: **DP & DB/SL**



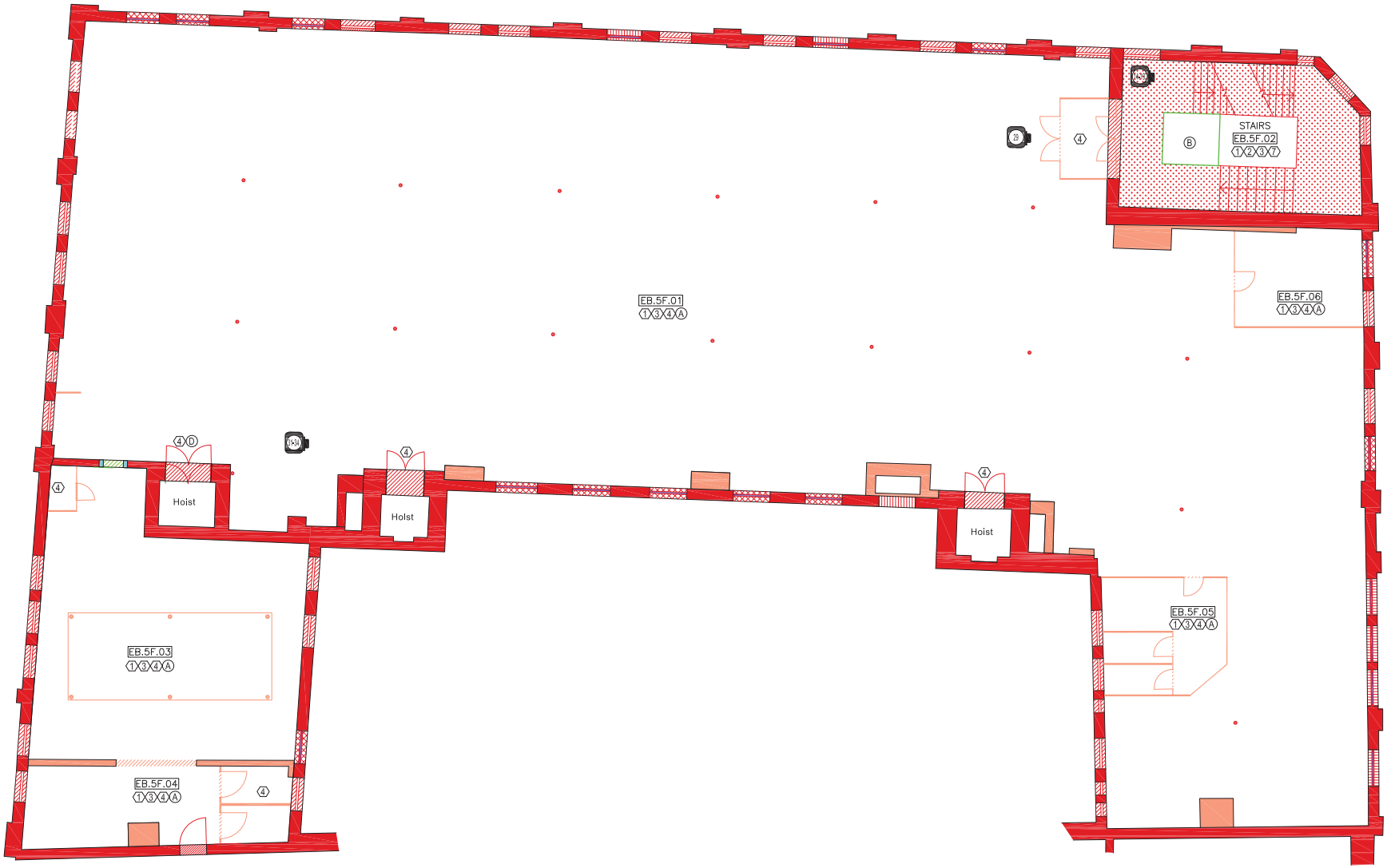
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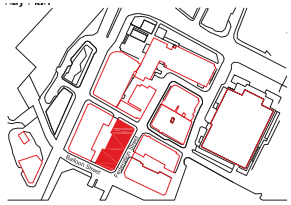
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- Post 1994
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  - Openings and stairs
  - Walls

ROOM NAME — Room Name
EB.5F.01 — Room Number, Floor, Building

Special notes:

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- Window blocked up
- Photographs of Significant Details (Refer to Significant Details Sheet)

Project: **Co-operative Estate**
Project Number: **N1877**
Clients: **The Co-operative Estate**
Drawing Title: **'E' Block**
Morphological & Significance Plan - Fifth Floor
Drawing Number: **EB-08-5F** **DRAFT 1**
Scale: **NTS**
Date: **April 2011**
Drawn By / Revised By: **DP & DB/SL**



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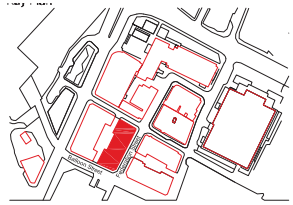
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  - Possible Date
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  - Walls

ROOM NAME — Room Name
EB.6F.01 — Room Number, Floor, Building

Special notes:

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Project: **Co-operative Estate**
Project Number: **N1877**
Clients: **The Co-operative Estate**
Drawing Title: **'E' Block**
Morphological & Significance Plan - Sixth Floor
Drawing Number: **EB-09-6F** **DRAFT 1**
Scale: **NTS**
Date: **April 2011**
Drawn By / Revised By: **DP & DB/SL**



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SIGNIFICANT DETAILS – E BLOCK BUILDING – EXTERIOR



Photo 1 - The external building envelope retains the original architectural features, such as windows. stone and brickwork.



Photo 2 - Original openings (most of which are blocked off at basement and ground floor levels). Some have lost the window frame and glazing, or either.



Photo 3 - Original glazed bricks.



Photo 4 - Original windows remain, most are blocked of, however in most cases the original frame remains behind



Photo 5 –Original opening and original quoined stonework with arched pediment framing the original iron gates.



Photo 6 - Original stone cornice and cartouche



Photo 7 - Original decorative stone details. Original windows.



Photo 8 - Original corner entrance, with decorative stonework, early doors.



Photo 9 – Original decorative stonework.



Photo 10 –Detail of typical decorative at ground/basement levels stonework**.**



Photo 11 –Decorative stone lintels, sills, cornices and cartouches.



Photo 12 –Original corner street names sign carved in stone carrying pilasters of glazed brick.

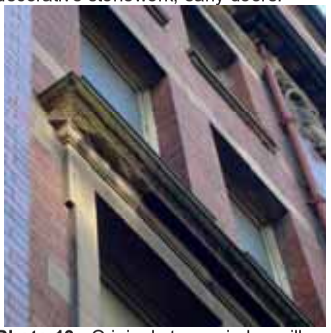


Photo 13 –Original stone window sills and brick infill.

SIGNIFICANT DETAILS – E BLOCK BUILDING – INTERIOR



Photo 14- Typical balustrade



Photo 15 – Typical stair core



Photo 16 – Typical stair core tiles



Photo 17 – Tile border design with CWS logo



Photo 18 – Tiles crazing on lower levels



Photo 19 – Typical balustrade and stair detail



Photo 20 – **EB.BS.01-** Small doors on walls all round the basement floor



Photo 21 - EB.GF.07- Thought to be original or early partitions



Photo 22 - EB.GF.09- Thought to be original or early toilets



Photo 23 - EB.GF.07- Thought to be original or early partition



Photo 24 - EB.GF.02- Original tiled flooring



Photo 25 - EB.1F.01- Original or early furniture



Photo 26 - EB.1F.01- Original glazed partitions



Photo 27 - EB.1F.05- Original glazing detail



Photo 28 - EB.1F.05- Original door with glazing



Photo 29 – Typical entrance lobby occurring on the 2nd and 5th floor and reminiscent of it on the 3rd and 4th floor



Photo 30 – EB.3F.01- Original or early cabinets



Photo 31 – Typical lift door occurring on all floors



Photo 32 – Typical ceiling occurring on all floors



Photo 33 – Typical columns and flooring occurring on all floors



Photo 34 –Typical column head



Photo 35 – EB.4F.01- original column with cladding



Photo 36- EB.4F.01- Early loose furniture



Photo 37- EB.6F.02- Original sky light



Photo 38- EB.6F.01- Original roof



Photo 39- EB.6F.01- Stray vent cover on 6th floor



Photo 40- EB.6F.06- Early loose furniture



Photo 41- EB.6F.05- Original toilet cubicles

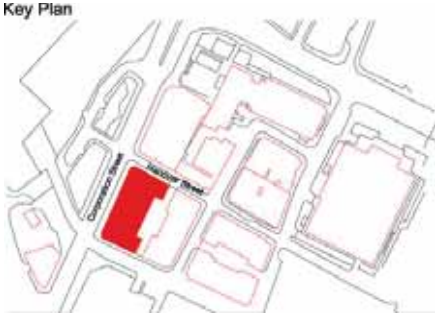


Photo 42- EB.1F.07- Original toilet cubicles


The co-operative bank

6. 2 HANOVER HOUSE (Block F) - 1905-09, Balloon Street/Corporation Street

Key Plan



6.2.1. Statement of Significance

Hanover House is one of the best examples of Edwardian-Baroque architecture built by the CWS, comparable to the best Co-operative buildings in Newcastle, Bristol and Glasgow. The building embodies the Co-operative's pervasive aim to provide excellent facilities for staff members and public, through the execution of remarkable architecture. The open plan offices are testimony to the birth of office space design whilst also reflecting the CWS's inherent need for flexibility and versatility. Unfortunately, much of the significance of this building related to specific activities of the CWS members has been lost, being the most regrettable the irreversible damage caused to the Mitchell Memorial Hall. The building remains, nonetheless, a remarkable contributor to the streetscape in this area and a great contributor to the group significance of the Listed Estate. [Summary of Significance – Table 6.2 below]

Summary of Significance			
Values and Attributes			**Description – Predominant characteristics/elements**
Tangible Values		**Date**	1905-1909
		Architect	F. E. L. Harris, A.R.I.B.A.
		Listing Status	GV II – Shudehill CA
	Architectural Attributes	**Townscape**	Dominant effect, consistent street frontages, bulk, height, massing and alignment enhance streetscape perspective. Presence on Corporation Street with conjunctive views with other listed buildings
		Planform	Rectangular, mostly open offices with minor compartmentation with marked 'C'-shaped corridor connecting 2 stair/lift cores on north and south sides. Open floor at 4th floor (no longer extant). New entrance lobby and central stairwell added in the early 1930's.
		Exterior	Edwardian Baroque: giant colonnades, round-headed top windows, giant Corinthian pilasters/columns, canted 'bay-window' corners, impressive round-headed central doorway with flanking niches and side windows set in black polished granite surround with frieze lettered "COOPERATIVE WHOLESALE SOCIETY LIMITED"; segmental-headed basement windows; large canted mullion-and-transom windows to ground and 1st floors; balustraded parapet.
		Interior	Original tiled stairwells w/ CWS tiles, balustrades. Glazed screens. Some original joinery (timber partitions, skirtings). and furniture extant. Column head details; exposed structural elements; plaster cornices. Remarkable 1930's Deco lobby & central stairs with fine stone and bronze finishes remain.
		Use	Formerly administrative offices (including architecture department office) and committee rooms and members meeting hall. Currently, office use.
		Individual Significance	Purpose built by the CWS architecture department. Second earliest remaining Co-operative building on site dating from the early 20C. Individually of high architectural quality in comparison with other office buildings in Manchester and across the country, although altered and greatly impacted by the loss of the 4th floor. Not very rare in typology nor in architectural quality.
Integrity and Authenticity		**Condition**	Fair/Good. Selective masonry repairs, particularly at parapet level (brick spall, efflorescence, failed waterproofing coating), minor efflorescence at basement.
	Completeness	**Planform**	Considerable loss of original internal lay out, however, a number of features dating from the significant 1930's alteration remain.
		Exterior	Exterior features largely remain, except for top floor/roof (Mitchell Memorial Hall).
		Interior	Several internal character defining features remain from both original and 1930's period of construction such as the original stair wells (with tiled walls, stone stairs and iron balustrades and timber handrail, early skirtings, some furniture, plaster cornices, timber partitions). Remarkable 1930's lobby & central stairs with fine stone and bronze finishes remain virtually intact.
Intangible Values	**Historic/ Communal**	**Group Value/ Association**	National significance. It reflects the prosperity of the Co-op's business and the pride of its members at a local level and National level. It is a considerable contributor to the group value of the listed estate as a fine example of an Edwardian Baroque building and that once housed the main meeting Hall of the CWS members and which house the CWS's architecture department.
Capacity for Change While Retaining Significance			Moderate/High: On the interior: flexible, mostly open floor plates which could potentially accommodate a wide range of uses. Generous floor to ceiling heights allow for easier accommodation of services. On the exterior, the 'rigidity' of the neo-classical architectural composition asks for consideration of façade composition: height, massing, rhythm, type and size of fenestration. Remarkable 1930's lobby offer great heritage potential.

Table 6.2. Hanover House – Summary of Significance.

6.2.2. Description

Hanover House, located on the east side of Corporation Street is bounded by Hanover Street to the north, Federation Street to the east, Balloon Street to the south. It was built by the Co-operative Wholesale Society between1905-9 to house offices and to serve as a warehouse. The building was listed Grade II in 1994 and is part of the Shudehill Conservation Area.

Hanover House was designed by Mr. F. E. L. Harris A.R.I.B.A., in Edwardian Baroque style, as expressed in its giant pilasters and heavy 4th floor cornice which supports an upper arcade of arched windows interspersed by roundels. The composition is topped by a balustrade parapet. The corners were embellished with domed turrets, lost during the WW II Blitz. The building benefits from ample fenestration, with bowed transom corner windows on the 1st and 2nd floors and with arched windows on the top floor (partially blocked).

The extension is finished in red brick, polish granite and sandstone. Aberdeen granite was used for the base of the outer walls, Baxenden bricks and stone from Darley Dale in Derbyshire. There are a series of cartouches showing the places in which the CWS traded at the time of construction. The building was accessible from all three street elevations, being the Corporation Street Elevation the main entrance to the office space, followed by the members entrance on Balloon Street and what appears to haven been a service entrance on Hanover Street. The plan form is predominantly rectangular with windows facing the street and the central courtyard between Hanover and the adjoining E-Block which preceded it (1903). The listing description (Refer to Appendix A) considers both Hanover and E-Block buildings simultaneously.

Much of what is seen today reflects an extensive refurbishment campaign that took place in the early 1930's.

6.2.3. Planning, Design and Construction

The construction of Hanover House marked a new chapter in the historical development of the CWS. It follows the opening of the CWS architect's department in 1897, in charge of designing and supervising construction of the quick developing Estate. The 5,000 sq. ft. plot (465 sq. mt.), on which both Hanover House and the E-Block stand today, was purchased in 1899 at a cost of £98,587 starting what is known today as the Listed Estate.

The Hanover House was, for many years, one of a pair. The second of the pair was the adjacent G-Block building to the south, built simultaneously and-demolished in the late 1970s to make way for the Co-operative Bank's new headquarters [Figs 6.2.2 and 6.2.1].



Fig. 6.2.1. Corporation Street (1907). Hanover House to the right in the background. The predecessor of the G-Block in the left foreground. City Buildings to the left in the foreground. Corporation Street was completely built on both sides. (Source: Confirm source.)



Fig. 6.2.2. The CWS headquarters with Hanover Street (Block F) to the left and Block G (demolished) to the right. Illustration: (Source: P. Redfern, 1913).



Fig. 6.2.3. 1930- The recently built Old Bank, Hanover House in the centre and block G (now demolished) in the foreground. (Source: CWS archive).



Fig. 6.2.4. 1940- The Old Bank, is at the back, Hanover House in the centre and block G (now demolished) in the foreground. (Source: CWS archive).

The remaining architecture still reveals the care taken in the original design, intended to house the architect's department.

The development of the site started with the construction of the E-Block, originally called the New Drapery Warehouse, inaugurated in April 1904.

Hanover House was an answer to a pressing demand for a large meeting hall. By 1890, 900 delegates required ample facilities for meetings. Hanover House was erected between 1905 and 1907, with meetings being held at the newly completed facilities in September of 1905.

The building was originally planned as an office with special facilities to accommodate social functions of CWS members. The 1st floor originally comprised offices, the 2nd floor board rooms and committee rooms, the 3rd floor dining room, store room and drawing office and the 4th floor originally housed the Mitchell Memorial Hall [Vol 3, appendix F]

The construction incorporated the advancement of construction technology of its time: ferro-concrete as structural elements and a 2" cavity wall system. The steel construction was by the firm Reuben Bennett, Manchester.

Amongst the technological advancements features at Hanover House, the most impressive were the spacious electric lifts (to bring the large numbers of members up to the Mitchell Memorial Hall) and the heating system of warm air ducted from the boiler plant in 'E' block, distributed through ten masonry built ducts which ran vertically within the external walls. High quality finishes were used such as '*dark grey polished granite'* and '*marble*' at the entrances, '*panellings, partitions and fittings throughout' were 'of first class polished mahogany*'. The corridors were in mahogany frames with panelling at lower level and glazing above. Stained glass designs at the top of the windows represented agriculture, flour, dairying, spinning, cotton, coal and other industries in the Hall with the CWS motto "Labour & Wait" in the dining room (Wheatsheaf 1907).

Aside from the impressive exterior, adorned with cartouches with the engraved names of cities in which the CWS traded, the most remarkable areas of the building were the handsome entrance halls adorned in fine polished stones and multi-coloured tiles and the Mitchell Memorial Hall which covered the top floor of the building. The hall was named after J T W Mitchell, the President of the CWS from 1874 until his death in 1895. The Hall could hold business meetings of 1,200 delegates, with a dining room that could provide for 1,000 diners at a single sitting. The Hall was an elaborately decorated space with ample dimensions of 107 feet long by 67 feet wide and 33 feet high. The top of the building was severely damaged during the Manchester Blitz in December 1940. however, at the time in which rebuilding efforts materialised, it was decided that the Hall was no longer needed and the space was divided up for other uses.

6.2.4. Development and Major Changes to Existing Fabric

(Read in conjunction with Archival drawings in Appendix F - Refer to morphological/significance drawings in section 6.2.10.).

The Building Control Archives in the Manchester City Council holds records for a number applications submitted for approval. However, the understanding of the alterations is made difficult by the lack of drawings accompanying several these applications. It is hard to determine the extent and/or the location of interventions by only reading the text information.

The morphological and significance drawings in section 6.2.10 were primarily based in information provided in the following drawings provided by the MCC:

1905 Bye-Laws drawings by F. E. L. Harris A.R.I.B.A.;

1930 Bye-Laws, Refurbishment plan by W.A. Johnson A.R.I.B.A.;

1963 Remodelling of Secretarial Block. Internal and external refurbishments to all floors, including removal of central stairs, new roof design (largely not implemented).

1966 Remodelling of Secretarial Block. New Offices on 4th floor previously Mitchell Hall.

1968 – Alterations to form travel department. Ground, 1st Floor at southwest corner. Elevation.

1968 – Boiler House in F Block – Alterations to courtyard between Hanover and E-Block, replacement of glazed canopy with new roof, refurbishments to the ground and basement floors.

There are accounts of early alterations to Hanover House. The 1913 publication by P. Redfern *"The Story of the CWS – 1863-1913"* notes the move of the dining room from the 3rd floor to the basement. However, the first major campaign of alterations documented through drawings dates back to 1930.

The 1930 Archival 'Bye-Laws' drawings dated October 1930 (also signed by W. A Johnson) were consulted at the MCC Building Control Archives (application 20428). These drawings show alterations to the ground, 1st, 2nd and 3rd floors.

During the Manchester Blitz, the building was directly hit with incendiary bombs which destroyed the Mitchell Memorial Hall. The repairs were limited to a simple reconstruction of the 4th floor, reroofing and replacement of the original large arched windows for smaller rectangular units within the partially blocked up arches.

As typical in other buildings of the Listed Estate, Hanover has been subjected to numerous alterations to accommodate the changing needs of the Co-operative. Most of the work consisted of erection of light weight partition walls, removal of original walls including fireplaces and service dumbwaiters. There has been extensive concealment of decorative fabric. Through the installation of suspended ceilings and raised flooring along with, the painting of the handsome decorative blue-green and cream tiles on the stairways.

Basement – The cross section (Refer to Appendix F), confirms that the basement housed the dining room, as mentioned in P. Redfern's account. There is an active basement link to the Old Bank on the north side of the building and to the E-Block.

Ground Floor – The original open floor office space is sub-divided into postal department areas with a small guest room. The traffic department is separated on the southwest corner of the building. The most significant alteration consists of the high-end refurbishment of the main entrance which included the redesign of the entrance steps and replacement of the existing stairwell with a new one in pre-cast concrete. The new stairwell design accommodated a central lift (in addition to the two original ones by the north and south entrances). This refurbishment preserved the high quality finishes of the original and as finished in high quality materials in an Art Deco style. We had the opportunity to visit this space generally locked up from public and staff access. The remaining architectural quality of materials employed is outstanding, with marble clad walls and flooring, bronze handrails, glazed doors with decorative iron work and wrought iron wall sconces. It is possible to see remnants of the original cornices beyond the 1930's ceiling finishes.



Figs. 6.2.5 A through **6.2.5 I**. 2011. A) Original features dating from 1907 (partitions w/ mahogany panelling and glazing, decorative capitals at columns, plaster cornices and ceilings. B) The concealed 1930's lobby looking west. C) The lobby, looking at the former lift , stair and office access opening. D) View of blocked up main entrance door with elaborate Roman marble wall cladding, original coffered plaster ceiling and cornices and arch. E) 1030's coffered plaster ceiling on both sides with a stone porch with recessed light niches. F) Detail of octagonal light fixture opening showing the original plaster ceiling detail above. G) Art Deco decorative handrail and stone plinth/steps. H) Concealed 1930's stair well from ground to 4th floor with original composite stone wall cladding, bronze handrails and terrazzo flooring. I) 1930 typical recessed ceiling fixture.

Still on this floor, the men's lavatory was subdivided into ladies and men's lavatory. The adjacent E-Block store room was transformed into dining room ladies staff lavatory and dressing rooms. The original men's lavatory is subdivided into ladies and mens room. The entrance doors appear to have been replaced by this time showing a double set of revolving doors at Balloon Street. An opening seems to have been already made connecting Hannover and E-Block in this area. into glazed inward concave recess to accommodate double doors at the secondary staff entrance at Hanover Street.

1st Floor – The original plan, which consisted of a 6 feet wide, central, 'C'-shaped corridor, with open plan offices on all sides, was converted into a number of peripheral offices. A new corridor is proposed with a footprint similar to the original (but incorporating 2 niches and doors), suggesting that the original corridor partitions had been removed by 1930. The men's lavatory is refurbished and a Ladies' Lavatory is created adjacent to the partially blocked up southern stair well. Most of the partitions we see today on the First Floor belong to this period.

Second Floor –Some of the 1930's partition and the stairwell also remains but with later additions, disfiguring the clarity of the early plan form. It is rather unfortunate that significant rooms such as the boardroom and drapery sub-committee rooms have been demolished with their respective fireplaces.

Third floor – By this time, an opening had already been made into the 'E'-Block to accommodate the ladies lavatory on the southern side of the plan. To the north, the gentleman's lavatory remained. The two wide openings into the original dining room were blocked up with the only access now being at the corridor. The dining room was moved to the basement in 1913 but an additional dining room are provided at the third floor again. By this time, the dumbwaiters that supported the servery had already been removed. The use of the spaces reflected a club type of environment with a number of reading, writing and smoke rooms. The original architect's room is subdivided into ladies room. The general addition of ladies rooms is evidence of the growing involvement of female staff and visitors as a social transformation since the turn of the century. The elevated central platform remains to this date. Most likely remnants of decorative ceilings and cornices are concealed beneath modern suspended/acoustical ceiling systems.

The 1930's alterations did not seem to impact the Mitchell Memorial Hall on the 4th floor.

1963 – Drawings dated June 1963 reflect a refurbishment of considerable size involving all rooms and including the demolition of the 1930's stairs, additions of toilets and a reconstruction of a factory type glazed roof, rebuilt on the 5th floor. There is no site evidence to confirm the execution of the 1963 drawings.

1966 – conversion of basement into dining room and of offices into filing and stock rooms. (architect unknown)

1960's- Works to repair the building's upper storeys (drawings missing)

January 1950 - Accommodation "in lieu of the Meeting Hall destroyed by enemy action" (execution unknown), since a similar application was submitted in March 1966, for the addition of an extra floor and flat roof.

1966 – Archival 'Bye-Laws' drawings dated May 1966 (signed by G.S Hay/CWS) were consulted at the MCC Building Control Archives (application TP50624). These drawings reflect the post-ward damage repairs to the 4th floor, creation of a flat roof and respective façade alterations. The drawings show creation of a Ladies Lavatory, reinforcement at all piers facing Corporation Street

In spite of the building control text records, it is impossible to determine whether both the 1950 and the proposed 1966 scheme were ever implemented.

Due to the lack of records, several alterations are considered to have been undertaken without liaison with the Manchester City Council such as the removal and replacement of the original glazed roof in over the loading bay courtyard, the removal of the original lifts and dumbwaiters that serviced the kitchen and dining room areas on the 3ds, 4th and 5th floor.

1968- 28/06/1968. Alterations to form offices, etc for the travel department, Ground and First Floor. G.S Hay F.R.I.B.A. National Chief Architect. J. R. Tucker A.R.I.B.A., Regional Architect. (Application 70020)

Includes architectural and steel work and foundations drawings.

6.2.4.1 Relevant Planning History

The relevant planning history available to date is:

Application #	Date	Architect	Description
N/A	08.03.1905	F.E.L. Harris	Original drawings. Plans, sections, elevations, drainage plan/elevations.
20428	14.10.1930	W. A Johnson	Refurbishments. Plans, sections.
TP15941	Approved 4.1.50		New office accommodation on 4th and 5th floors in lieu of meeting hall destroyed by enemy action
TP42732	Approved 3.7.63		Remodelling of secretarial block, Corporation Street, Balloon Street, Hanover Street, City.
57149	25.02.63	G.S. Hay Architect	Remodelling Secretarial Block. Roof Plan.
TP50624	Approved 3.8.66		(Corporation Street/Balloon Street) Reinstatement of war damaged 4th floor block F (late Mitchell Hall) to be formed into office
	Approved 13.08.68	G.S Hay F.R.I.B.A.	Alterations to form offices for the travel department. Ground and First Floor plans, elevation
TP51846	Approved 1.3.67		1 Balloon Street, Conversion of dining rooms and office with new partitions and screens to form filing and stock room in basement of 'F' block
	08.10.68		Boiler Room in 'F-Block' – Steel work and foundations, plans, sections, elevations.
062006/LO/CITY1/01	Approved 5.1.04		LBC internal alterations to loading bay, postal room and WCs including new goods lift
069441/LO/2003/C1			LBC for installation of door access system and installation of lighting

6.2.5. The Setting

The setting of Hanover House has been altered considerably since its construction. The building witnessed the construction of all Co-operative buildings remaining on site, including the erection of its twin structure, the G Block, and the demolition of the massive Balloon Street and Garden Street range[2], along with the demolition of other earlier Co-operative buildings on the site including the replacement of the Federation building. On Hanover Street, the Hanover Street Methodist Chapel and the CWS Printing Society were demolished giving way to the site where the Old Bank was built in the early 1930's. The tight urban grain and narrow streets were replaced with larges thoroughfares that could accommodate the traffic of goods, bringing forth a new street grid of a more industrial character which eventually extended north of Miller Street, reaching the slum area of Angel Meadows.

The 1960's introduced high-rise buildings which facilitated the transition from a warehouse/industry focused area with mixed industrial/residential component to a more commercial, office based environment. The 1980's brought forth a number of demolitions which led to the creation of open surface carpark spaces but for the setting of Hanover House, perhaps the most significant demolition occurred at the end of the 1970's with the removal of the G Block replaced with a new Co-operative Bank.

Major changes to the immediate setting were triggered by the redevelopment of the area to the south and south west of the site after the 1996 IRA bomb attack. The regeneration efforts focused on transforming the area into shopping quarters which stops south of Miller Street. Changes to the north will now be catalysed by the presence of the New Co-operative Head Office.

6.2.6. General Notes on Conditions

The main conditions and pathologies were only generally assessed through visual observation from street level or noted during our interior walkthrough in the building. A general description of the conditions noted at the time of preparation of this Conservation Plan are given below.

The building is generally in good condition and the main conservation issues noticed on site were:

Brick and Stone Masonry

The exterior of the building is generally, in fair to good condition. The sandstone and granite are well preserved, in spite of signs of soiling or moss growth on most decorative protruding elements such as cornices, window heads and sills. There is need for selective repointing, particularly at cornices, window heads and upper sections of the facades. Some holes from removed façade appurtenances are unsightly, along with exposed cables, disused lighting fixtures and recently installed equipment such as surveillance cameras).

The brick walls appear to be damp at parapet level where presence of efflorescence is noticed. The slightly shimmering glazed brick used at the return elevations (similar to the 'E'-Block) is in good condition with the exception of a few spalled units.

The interiors do not show concerning signs of deterioration aside from spot areas with efflorescence in the basement. In the 1930's entrance hall currently concealed from the public access, a few conditions are noticed although the area is in remarkable good condition: In the central stairwell, the Manu marble dado and the terrazzo floors are cracked in a few locations. The marble clad 1930's lobby will greatly enhance the building if submitted to a sensitive restoration or refurbishment campaign. The floors are particularly stained and light fixtures are missing or only partially remain.

Concrete

No concerning conditions were noticed. The exposed sections of concrete slabs which appear to be in good condition.

Metals

The main metal items in the building are the decorative balustrades in the stairwells and the decorative lettering on the façade, both of which appear to be in good condition.

A set of early or original painted office screens are found in the first floor, featuring leaded glass.

Timber and Joinery

The main joinery features in the building are section of the original mahogany glazed screens seen on the ground floor.

The hardwood block flooring in hearing bone pattern is extant in large areas of the building, including basement and appears to be in reusable condition. Some high timber decorative skirtings featuring reveals are in keeping with the early 1930's Deco style.

Original decorative timber handrails remain at both stairs.

Windows and Doors/Openings

The main features in wood are the three historic panelled and glazed entrance doors (with the Corporation Street blocked up).

The windows appear to be original or early with the exception of the top floor windows which were replaced after the 1950's/1960's in the refurbishment campaigns that followed the post-WW II destruction. The glazing in a number of windows seems to be covered with a reflective film detrimental to the appearance of the building. Several window openings are provided with secondary glazing.

Roofs

The main roof issue is a consequence of the loss of the top floor which has lead to an undesired exposure of the inner brick walls, exposing an 'enlarged parapet' to the elements. Attempts to make this wall impervious to water infiltration through the application of bituminous coatings have failed as the coating has deteriorated considerably. This coating prevented the brick wall from breathing leading to the spalling of the brick face. Furthermore, the moisture content in the brick walls at roof level is

[2] In 1908 buildings on Balloon and Garden Street included the new bank extension (the twin building to Hanover House), the Grocery Warehouse (the first building on site built by the CWS in 1868-69) the Old General Offices, the Engine Houses, the Old Drapery Warehouse, the Kenyon's Building (replaced by Federation Building), and the Peper Factory and Workmen's Dining Room (former 53 Dantzic Street, site of 29 Dantzic Buidling today.



Figs. 4.2.8.A to 4.2.8.L. 2011. A) Walls are exposed due to bomb damage. Attempts to waterproof the walls with coating have failed and trapped water beneath further deteriorating the brick substrate. B) Idem. C) Salt efflorescence at mortar joints. Vegetation growth. D) Soiling/damp stains at stone cornice, failed pointing, salt efflorescence at new brickwork with cement mortar. E) Basement: Efflorescence at interior mortar joints, walls covered with paint coatings. F) Basement: Crack at concrete slab G) Cracked marble, missing wall sconces and light fixtures, soiled surfaces. H) Early stone floor stained. I) Cracked artificial marble dado wall. J) Unsightly cable management. K) Original over painted decorative glazed tiles. L) Roof, gutters and RWP in need of maintenance.
Stephen Levrant Heritage Architecture

confirmed by the presence of moss growth. The mortar joints at the parapet coping stones need to be repointed as sections of the roof brick walls should. The failed pointing ahs allowed for vegetation growth in the masonry joints. The water infiltration and the modern pointing with cement mortar leads has caused some efflorescence noticeable particularly at the brick infilled arched at top level.

Decorative Finishes and Paint

The most striking decorative materials in the building interior are the beautiful colourful decorative tiles present in the north and south original stairwells. Unfortunately this remarkable feature was over painted.

Plaster decorations plays a significant role in the building as part of the 1930's refurbishment campaign, used in the finishes of columns, capitals, door surrounds and in the decoration of walls with clerestory windows.

6.2.7. Outstanding Features

Exterior elevations, including rear/central courtyard.

Original stairs, balustrades and handrails.

Original tiled finishes at stairwell with CWS tiles and mosaic floor

Joinery at several locations where early screens exist

Section of 1930's refurbishment including WC

Original columns and column heads

6.2.8. Significance

The significance of the Hanover House is assessed according to the criteria outlined in section 3.1.

6.2.8.1 Age and Rarity

Built in the first quarter of the 20C, the significance of the Hanover House is not heavily based on its age or in its rarity. The building is one of several handsome exemplars of commercial Edwardian Baroque architecture in Manchester and in England, along with others built by the CWS in the same period.

6.2.8.2 Aesthetic/Architectural Interest

Aesthetically, the Hanover House reflects the architectural vocabulary of its period, harmoniously expressed in a Baroque inspired composition, finished in high quality materials and fine details. It is well crafted but not an outstanding. As seen in other buildings of this period, technological advancements were incorporated into the design, such as the ferro-concrete structural frame, and advanced ventilation system (still extant), electric hoists, etc…The intent of the architectural department, housed in this building, to instil a sense of pride in the Co-operative members and to make the building into an aesthetic statement on Corporation Street is clear.

The buildings of the CWS were meant to reassure the members and the wider public of the success and prosperity of the enterprise. In case of the Hanover House, this heightened concern for the architectural details was reflected in the elevations, in the grandiosity of the Mitchell Memorial Hall, in the treatment of the domed corners of the roof, which were regrettably destroyed during the WWII Blitz. The material treatment of the stairs with beautiful multi-coloured tiles and the high level of craftsmanship still seen in the early basement partitions and exterior carvings is a testament to the Co-operative's commitment to the high quality architecture and to the welfare of its employees. .

Architecturally, the building was quite a unique exemplar of office building, due to the variety of functions it originally housed. This significance today is diluted due to the current general office use and, most importantly, due to the loss of the highly significant all Mitchell Memorial in the WW II Blitz.

6.2.8.3 Historic/Cultural Value

The dignified headquarters built by the CWS to better accommodate its numerous staff and growing number of members is a statement of the Society's Commitment to both, particularly expressed in exterior fabric of the original work and early refurbishments (1913-1930). Historically, this building becomes relevant as the second purpose built office/warehouse building on this area, to be used for members meetings and by the recently formed CWS architecture department.

6.2.8.4 National/Local

The Hanover House is a building of local and national significance, one of the best examples of the Co-Operative architecture in Manchester and in Britain. The building functioned as the Manchester office headquarters, housed the CWS's architectural department and it featured what was possibly the most impressive of the Co-operative's meeting rooms. The building is comparable to other Co-operative buildings in Britain, such as the Newcastle building, which also features an impressive meeting and dining room (ca. 1900) [Figs. E.15 and E.17, Vol. 3, Appendix E] and the Bristol Depot (ca. 1906) [Fig. E.30, Vol. 3, Appendix E].

6.2.9. Sources

The Wheatsheaf , December 1905, pp 01

The Manchester Guardian, 5 March 1907, pp 5

The Manchester Guardian, 23 April 1907, pp 12

The Manchester Guardian, 16 September 1907, pp 8

The Manchester Guardian, 23 September 1907, pp 11

The Wheatsheaf, October 1907, pp 54, 55

The Wheatsheaf, November 1907

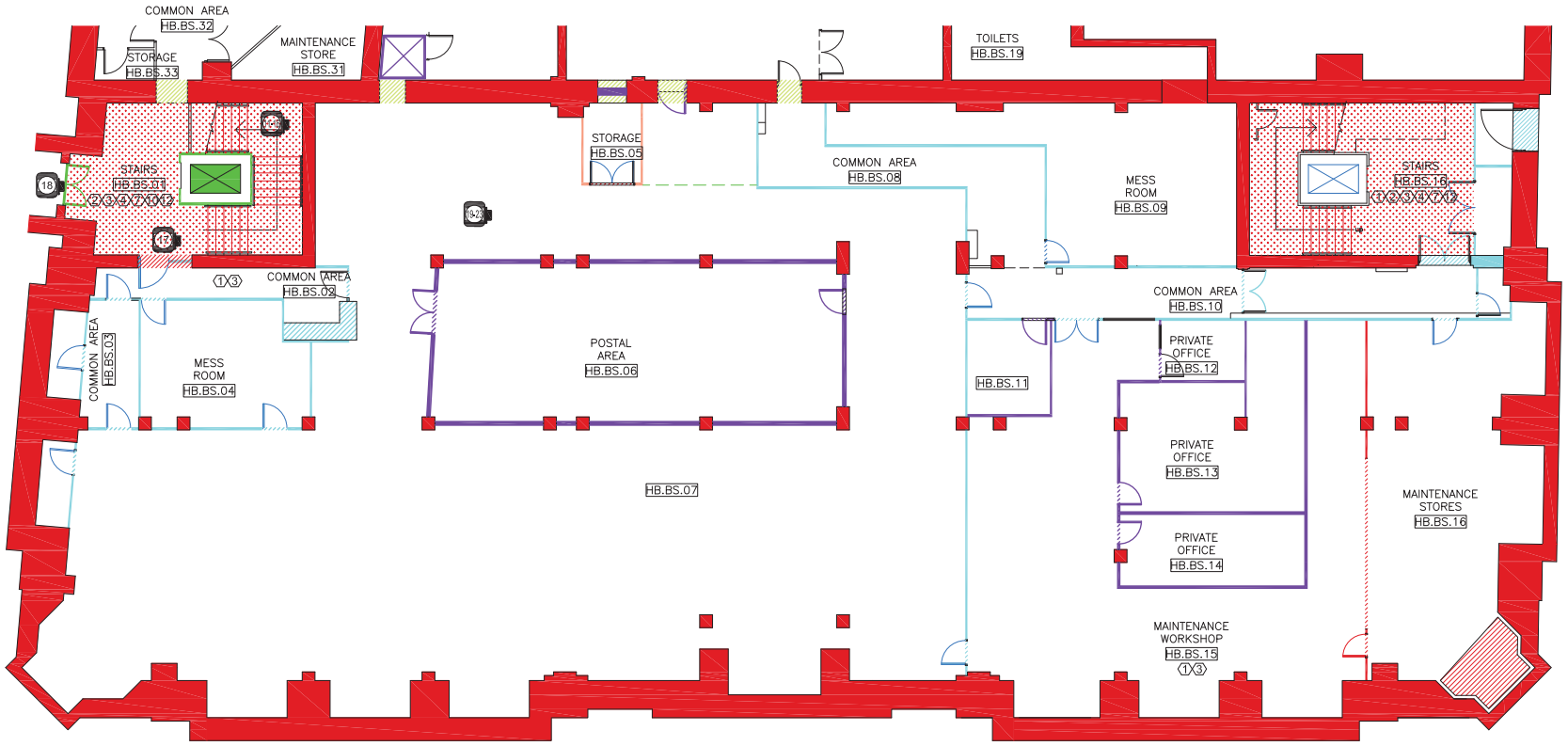
CWS Annual, 1908

CWS Annual, 1915, pp 2-5

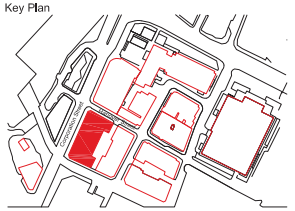
Redfern. The Story of the CWS, 1913, pp 321 - 322

'Told in Brief', 1934.

6.2.10 Morphological/Significance Plans & Photographic Survey Sheets



Key Plan



General Notes

1. Please note that Information used to produce these drawings is based on architectural drawings supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site prior commencement of works.

Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
- Possible Date
- Openings and stairs
- Walls

ROOM NAME — Room Name
HB.BF.01 — Room Number, Floor, Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- (1) Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
Hanover
Morphological & Significance Plan - Basement Floor

Drawing Number
HB-01-BF **DRAFT 1**

Scale
NTS

March 2011

DP & AM/SL

General Significance Notes

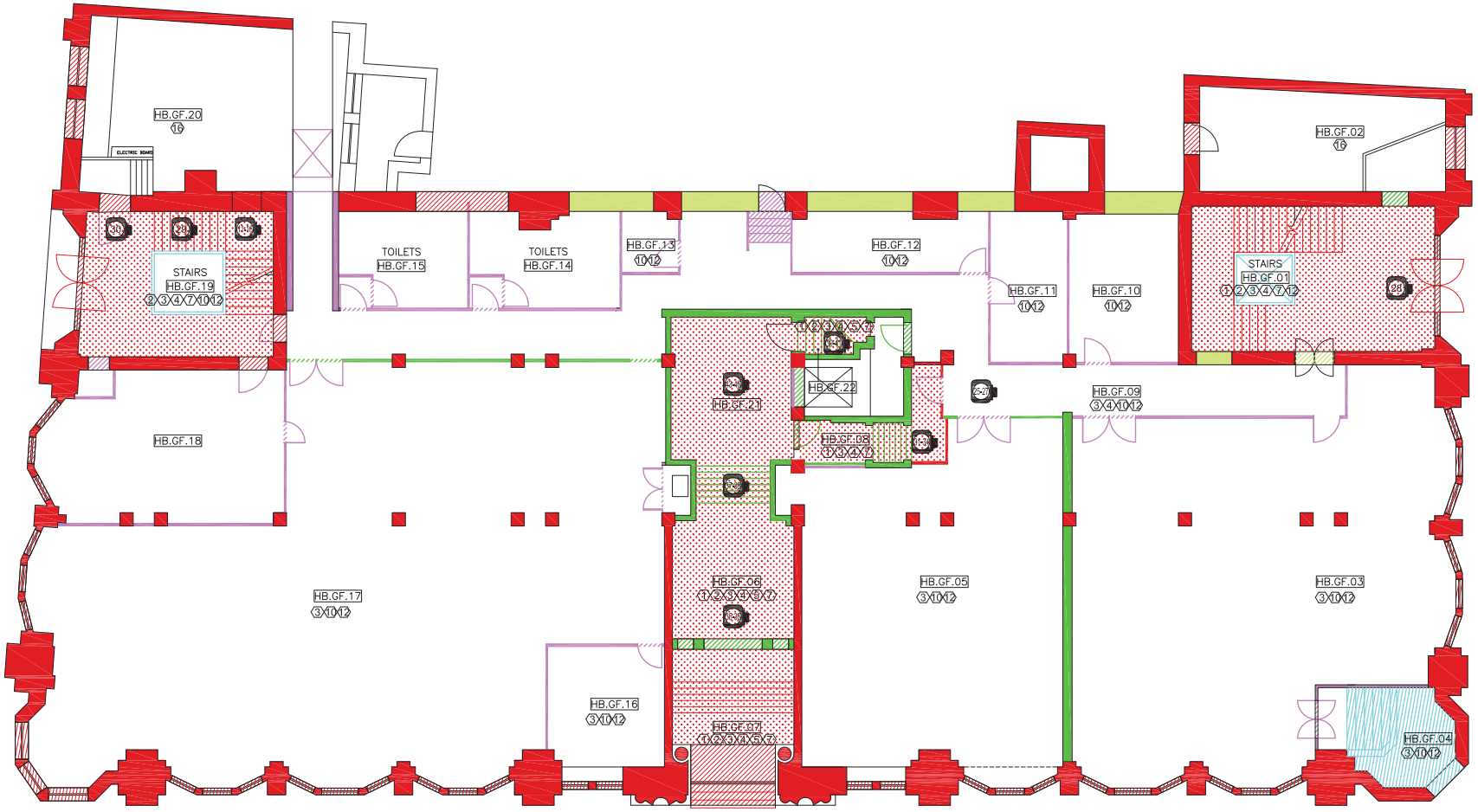
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2. Original or early wall finishes or cladding (exposed)
3. Original or early skirtings and/or flooring (exposed)
4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
7. Original or early stair/steps and/or railings/balustrades (exposed)
8. Original or early window (concealed)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
10. Original or early ceilings and/or cornices and/or ceiling finishes (concealed/suspected to remain)
11. Original or early wall finishes or cladding (concealed/suspected to remain)
12. Original or early skirtings and/or flooring (concealed/suspected to remain)
13. Original or early joinery and/or panelling (concealed/suspected to remain)
14. Original or early light fixtures (concealed/suspected to remain)
15. Original or early machinery and/or special features (concealed/suspected to remain)
16. no access: further inspect to determine if original/early features remain. refer to photographic gazetteer of historic features for reference.

Building Specific Significance Notes

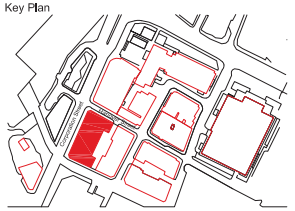
- The Shell/windows remain and are of high significance unless stated otherwise



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Key Plan



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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
- Possible Date
- Openings and stairs
- Walls

ROOM NAME — Room Name
HB.GF.01 — Room Number / Floor / Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- 1 — Photographs of Significant Details (Refer to Significant Details Sheet)

General Significance Notes

1. Original or early ceilings and/or cornices and/or ceiling finishes (exposed)
2. Original or early wall finishes or cladding (exposed)
3. Original or early skirtings and/or flooring (exposed)
4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
7. Original or early stair/steps and/or railings/balustrades (exposed)
8. Original or early window (concealed)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
10. Original or early ceilings and/or cornices and/or ceiling finishes (concealed/suspected to remain)
11. Original or early wall finishes or cladding (concealed/suspected to remain)
12. Original or early skirtings and/or flooring (concealed/suspected to remain)
13. Original or early joinery and/or panelling (concealed/suspected to remain)
14. Original or early light fixtures (concealed/suspected to remain)
15. Original or early machinery and/or special features (concealed/suspected to remain)
16. no access: further inspect to determine if original/early features remain. refer to photographic gazetteer of historic features for reference.

Building Specific Significance Notes

- The Shell/windows remain and are of high significance unless stated otherwise
- 24 — Typical ceiling detail for the ground floor

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
Hanover
Morphological & Significance Plan - Ground Floor

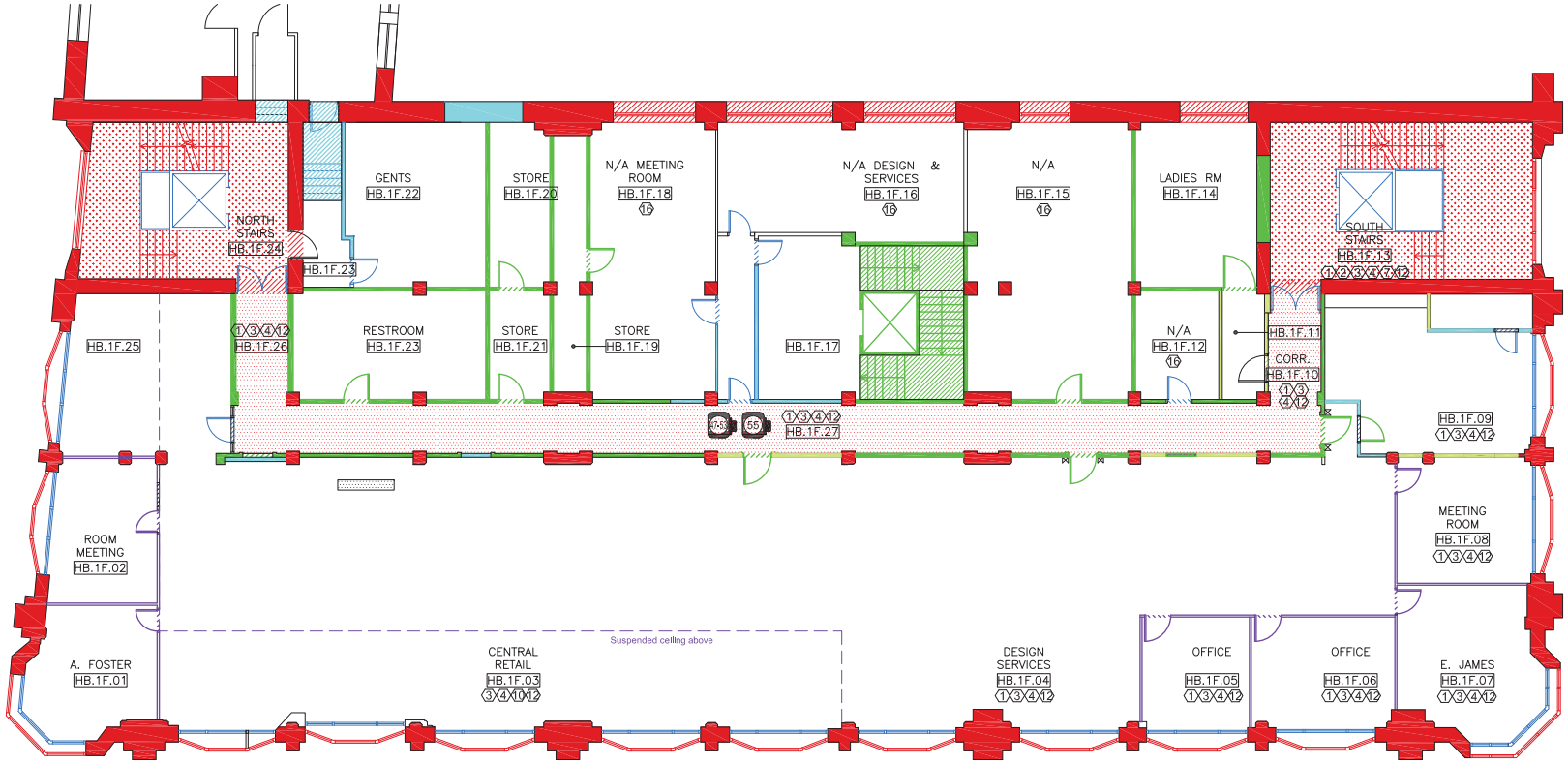
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HB-02-GF **DRAFT 1**

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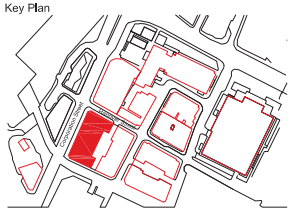
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Key Plan



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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
- Possible Date
- Openings and stairs
- Walls

ROOM NAME — Room Name
HB.1F.01 — Room Number, Floor, Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- 1 — Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
Hanover
Morphological & Significance Plan - First Floor

Drawing Number
HB-03-1F **DRAFT 1**

Scale
NTS

March 2011 **AM/DP & DB/SL**



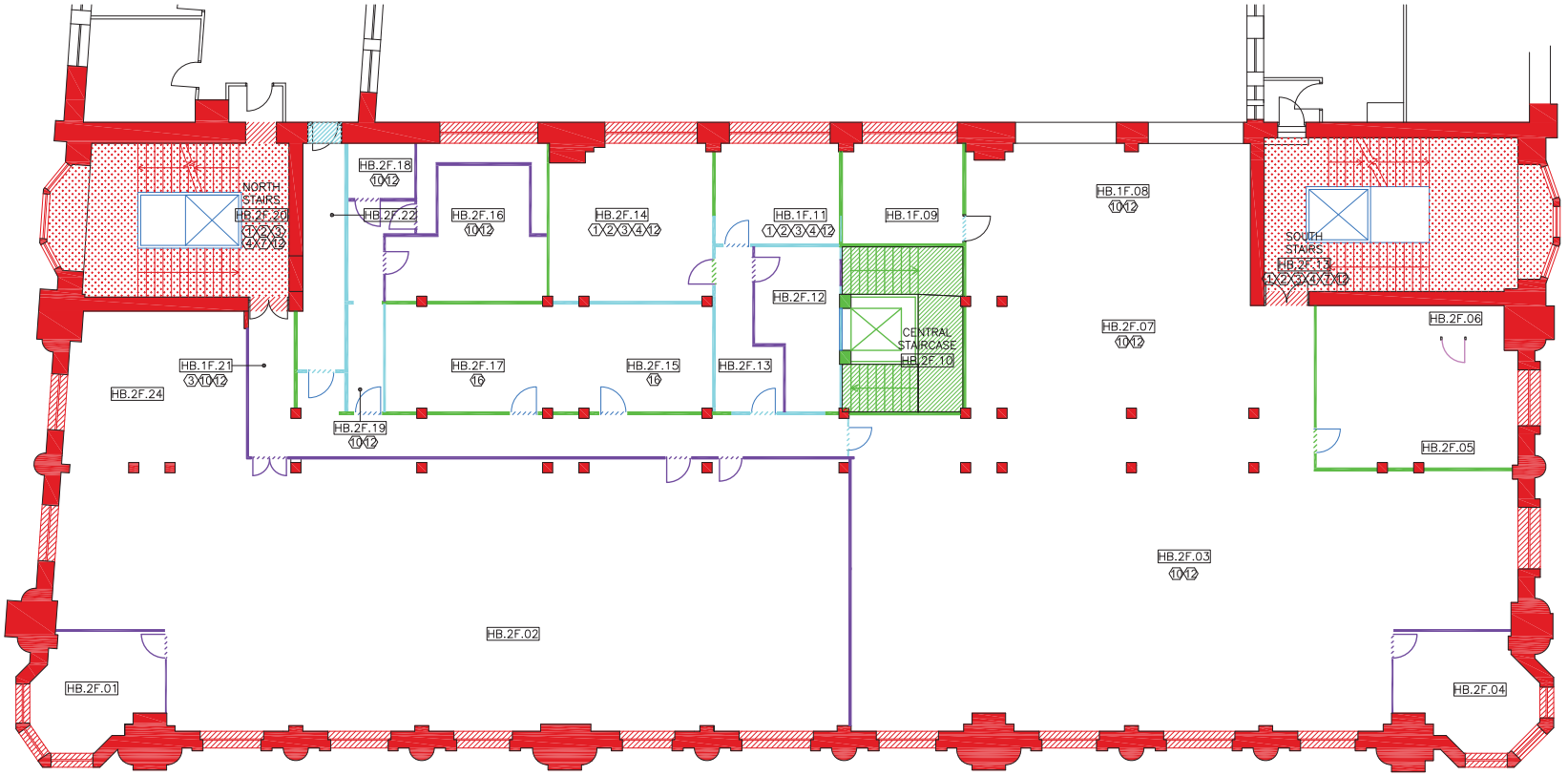
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General Significance Notes

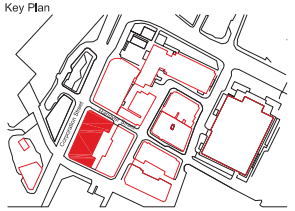
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5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
7. Original or early stair/steps and/or railings/balustrades (exposed)
8. Original or early window (concealed)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
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12. Original or early skirtings and/or flooring (concealed/suspected to remain)
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15. Original or early machinery and/or special features (concealed/suspected to remain)
16. no access: further inspect to determine if original/early features remain. refer to photographic gazetteer of historic features for reference.

Building Specific Significance Notes

- The Shell/windows remain and are of high significance unless stated otherwise
- 64 — Typical original column and ceiling detail



Key Plan



General Notes

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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
- Possible Date
- Openings and stairs
- Walls

ROOM NAME — Room Name
HB.2F.01 — Room Number, Floor, Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
Hanover
Morphological & Significance Plan - Second Floor

Drawing Number
HB-04-2F **DRAFT 1**

Scale
NTS

March 2011 **AM/DP & DB/SL**



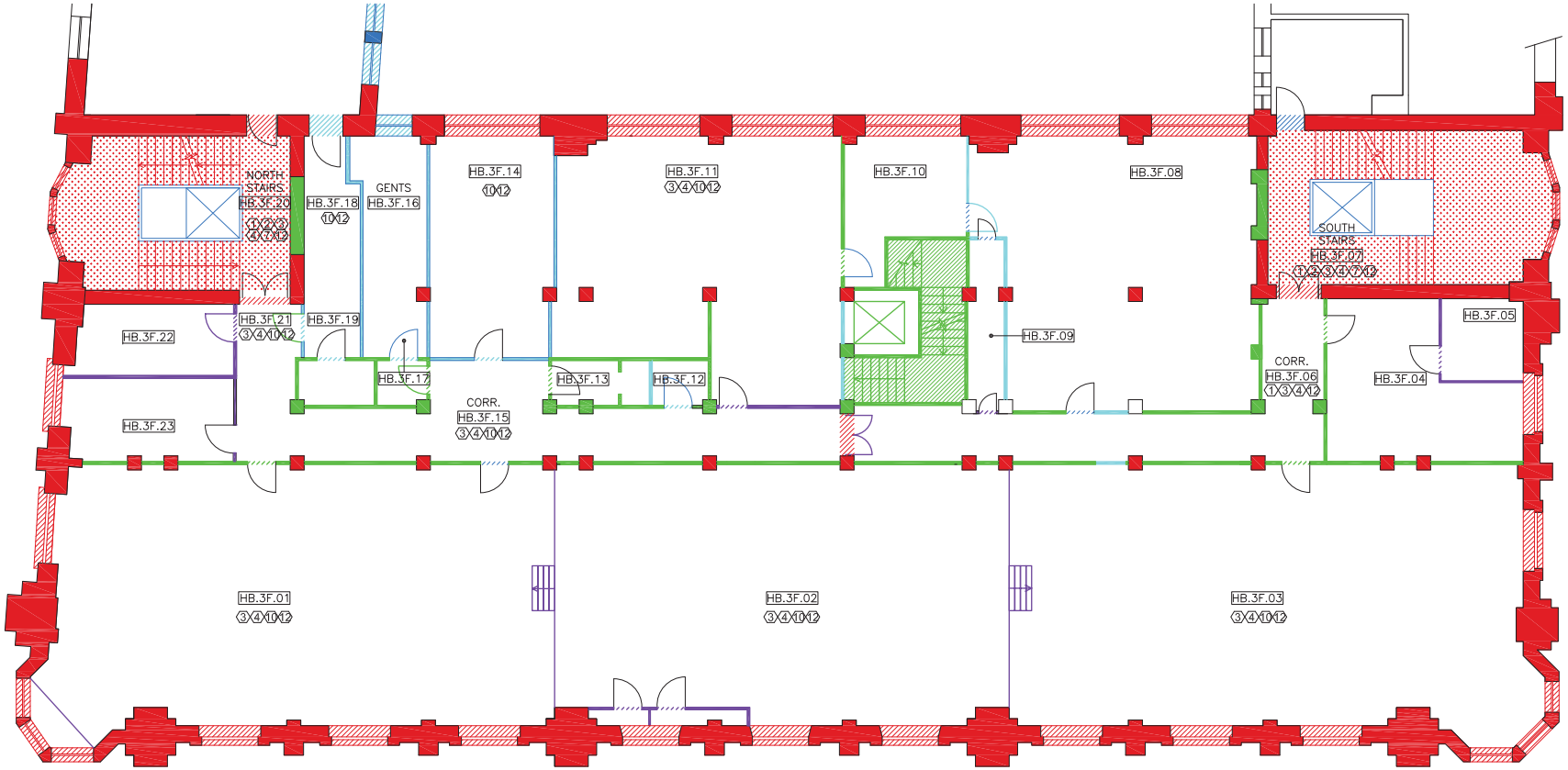
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F: 0208 748 4992

General Significance Notes

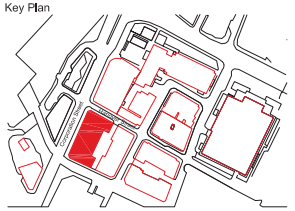
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Building Specific Significance Notes

- The Shell/windows remain and are of high significance unless stated otherwise
- 59 Original or early joinery around window, present on parts of the 2nd floor and also on the 3rd floor



Key Plan



General Notes

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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
- Possible Date
- Openings and stairs
- Walls

ROOM NAME — Room Name
HB.3F.01 — Room Number / Floor / Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- (1) Photographs of Significant Details (Refer to Significant Details Sheet)

General Significance Notes

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Building Specific Significance Notes

- The Shell/windows remain and are of high significance unless stated otherwise
- (59) Original or early joinery around window, present on parts of the 2nd floor and also on the 3rd floor
- (63) Typical architrave found on 3rd floor

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
Hanover
Morphological & Significance Plan - Third Floor

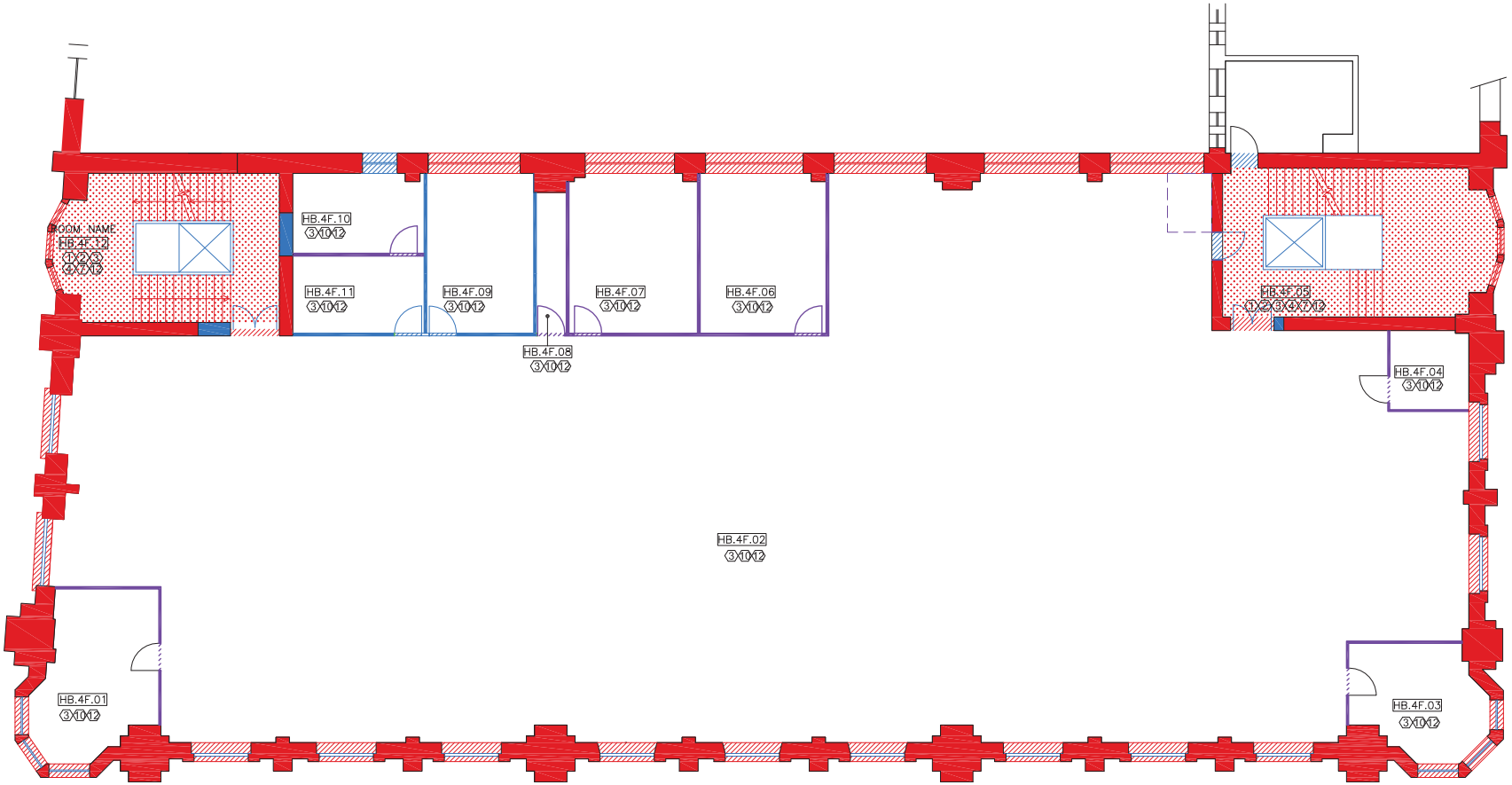
Drawing Number
HB-05-3F **DRAFT 1**

Scale
NTS

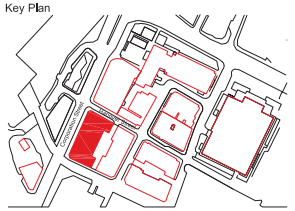
March 2011 **AM/DP & DB/SL**



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Key Plan



General Notes

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Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
- Possible Date
- Openings and stairs
- Walls

ROOM NAME — Room Name
HB.4F.01 — Room Number / Floor / Building

Special notes:

- Areas of High Significance
- Areas of Considerable Significance
- Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
Hanover
Morphological & Significance Plan - Fourth Floor

Drawing Number
HB-06-4F **DRAFT 1**

Scale
NTS

March 2011 **AM/DP & DB/SL**



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Building Specific Significance Notes

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SIGNIFICANT DETAILS – HANOVER HOUSE – EXTERIOR

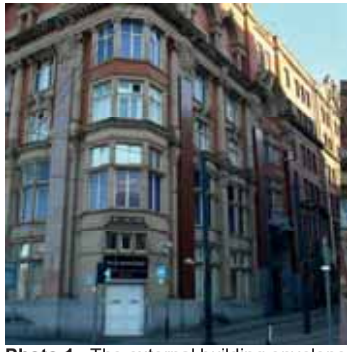


Photo 1. The external building envelope largely retains the original architectural features such as stone and brickwork and most windows.



Photo 2. .The large majority of windows are original, except for the top range which is a post WWII construction inset in the original arched top floor with roundel windows Balustrated parapet.



Photo 3. Central bay windows with original elaborate stone work.



Photo 4. Typical stone cornice, decorative cartouche, quoined, canted, tramsom windows with decorative mullion/columns and lintels



Photo 5. Impressive round-headed central doorway, flanking niches and side windows set in black polished granite surround with frieze & lettering

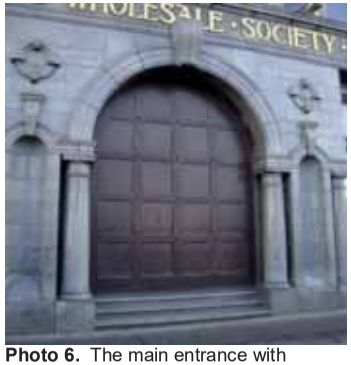


Photo 6. The main entrance with original door and finishes now unused and blocked off.



Photo 7. Balloon Street entrance is now the main entrance featuring elaborate stone embellishments and early joinery



Photo 8. Early entrance doors



Photo 9. Decorative egg and dart stone transom at side entrance door



Photo 10. Early street signs

SIGNIFICANT DETAILS – HANOVER HOUSE – INTERIOR



Photo 11. Typical Stairs



Photo 12. Typical stair landing



Photo 13. Typical stair balustrade



Photo 14. Typical stair handrail



Photo 15. Typical stair detail



Photo 16. Typical stair tiles



Photo 17. HB.BS.01- Original opening



Photo 18. HB.BS.01- Original doors linking to old bank



Photo 19. HB.BS.07- Original herringbone flooring



Photo 20. HB.BS.07- Original ceiling



Photo 21. HB.BS.07- Original joinery



Photo 22. HB.BS.07- Original Skirting



Photo 23. HB.BS.07- Original furniture



Photo 24. Typical ceiling detail for the ground floor



Photo 25. HB.GF.09- Early partitions



Photo 26. HB.GF.09- Early opening and architrave remains



Photo 27. HB.GF.09- Original and early Skirting



Photo 28. HB.GF.01- Original doors

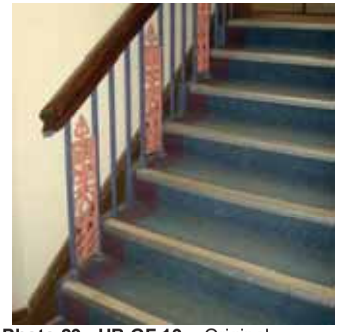


Photo 29. HB.GF.19- Original balustrade



Photo 30. HB.GF.19- Original opening and architrave



Photo 31. HB.GF.08 – Early partitions and finishes



Photo 32. HB.GF.08 – Early joinery and finishes



Photo 33. HB.GF.08 - Early door and joinery



Photo 34. HB.GF.08- Early stairs and skirting



Photo 35. HB.GF.06- Early door and finish



Photo 36. HB.GF.06- Original Ceiling



Photo 37. HB.GF.06- Early stairs



Photo 38. HB.GF.06- Early stairs finishes



Photo 39. HB.GF.22- Early central stairs



Photo 40. HB.GF.22- Early handrail and finishes on central stair core



Photo 41. HB.GF.22- Early ceiling and light fitting



Photo 42. HB.GF.21- Early door



Photo 43. HB.GF.21- Early wall cladding and detailing



Photo 44. . HB.GF.21- Early floor finish



Photo 45. HB.GF.21- Early ceiling covering original ceiling



Photo 46. HB.GF.21- Early light fixture

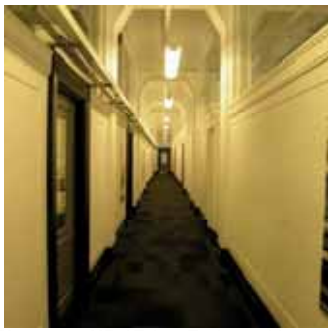


Photo 47. HB.1F.27- Early corridor with early joinery



Photo 48. HB.1F.27- Early door and architrave



Photo 49. HB.1F.27- Early door opening blocked and early partitions



Photo 50. HB.1F.27- Early joinery detail



Photo 51. HB.1F.27- Early partition joinery



Photo 52. HB.1F.27- Early central corridor joinery



Photo 53. HB.1F.27- Early corridor column detailing



Photo 54. Typical original column and ceiling detail



Photo 55. HB.1F.27- Early skirting



Photo 56. HB.2F.13- ca. 1930's moulded ceiling and arched wall.



Photo 57. HB.2F.14- Early, possible original dado panelling.



Photo 58. HB.2F.14- Typical original ceiling detail



Photo 59. HB.2F.14- Original or early joinery around window, present on parts of the 2nd floor and also on the 3rd floor.



Photo 60. Typical original skirting around columns



Photo 61. HB.2F.14- Early, possible original dado panelling.



Photo 63. HB.3F.15 – Typical architrave found on 3rd floor, disfigured by later interventions.

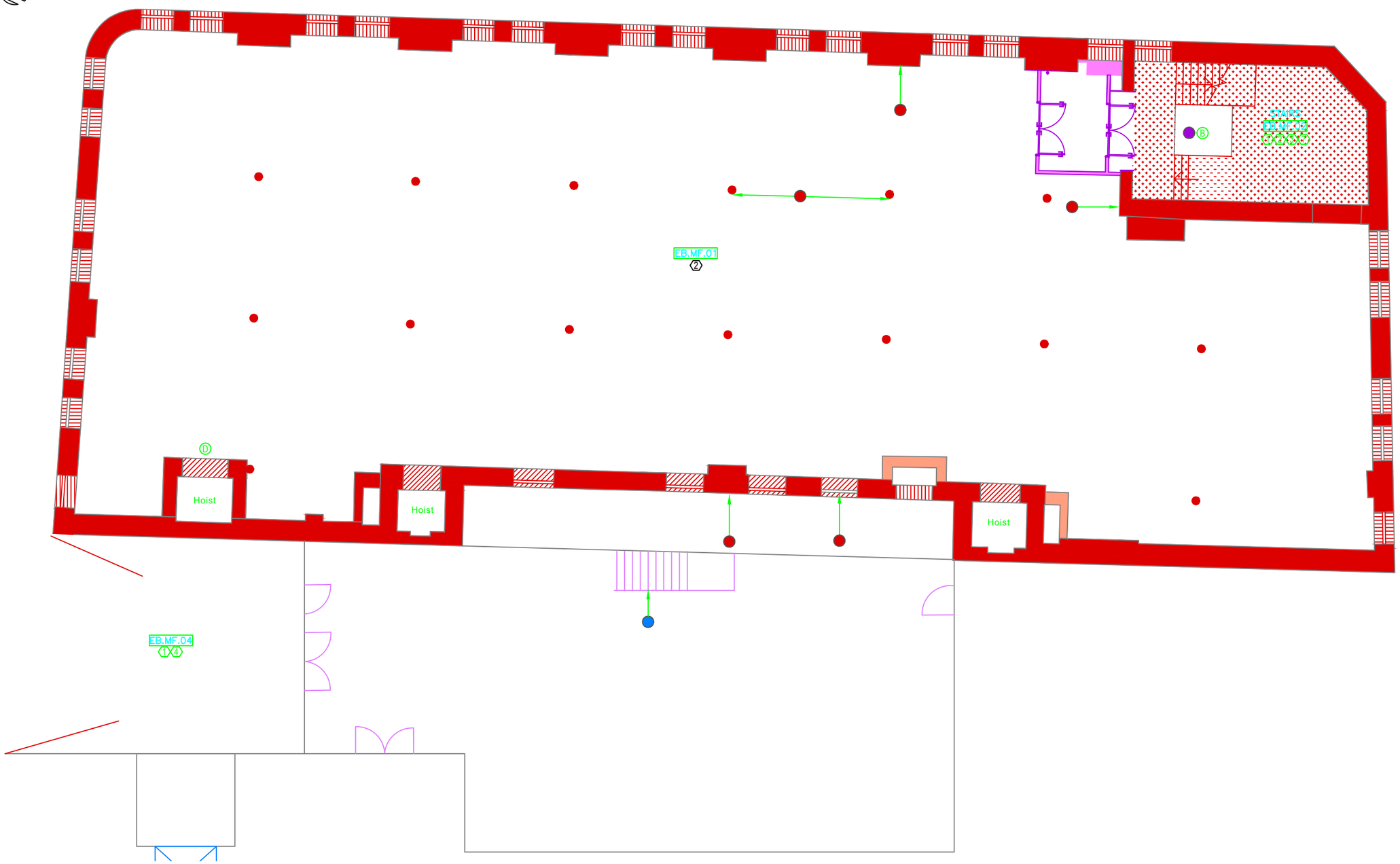


Photo 64. HB.3F.03 - ca. 1930's architrave

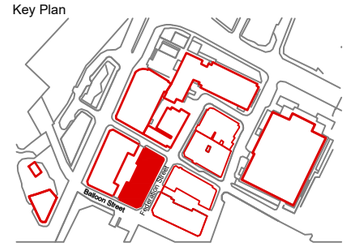


Photo 65. HB.3F.15- ca. 1930's architrave

APPENDIX C: UPDATED MORPHOLOGICAL PLANS – BASEMENT AND GROUND FLOOR LEVELS



Key Plan



General Notes

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Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01 — Room Number, Floor, Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
- Detrimental Areas
- Typical High Significance Features
- Typical Considerable Significance Features
- Typical Some/Low Significance Features
- Typical None/Detrimental Features
- Opening blocked, window and frame removed
- Window blocked up
- Photographs of Significant Details (Refer to Significant Details Sheet)

Significance Notes

HIGH SIGNIFICANCE

- The envelope, windows, original doors. (i.e.: walls, doors, windows, roofs, gates, original openings and exterior decorative elements and signage).
- The original structure of the building: columns, floor slabs, bressumers, roof trusses, girders, including original column encasements and capitals where applicable.
- Interior partitions or rooms that pertain to the original or architecturally dominant period of construction in main public areas with highly decorative finishes.
- Highly decorative public areas and/or architectural elements at areas of access into the buildings (i.e: hallways, lift lobbies, stone or concrete stairs, decorative railings, stone clad walls, decorative mural panels, decorative glazed tiles or faience, decorative terrazzo flooring, etc... For further details on specific features, refer to section 6.0.2 in CP, Volume II.

CONSIDERABLE SIGNIFICANCE

- Interior original partitions/rooms in open floor/general spaces or secondary/service areas, or partitions/compartmentation that closely reflects the function of the building (i.e.: warehouse, office, educational, bank). For further details on specific features, refer to section 6.0.2 in CP, Volume II.
- Architectural, historic structural or M&E features that are material evidence of the technological advancements of their time. For further details on specific features, refer to section 6.0.2 in CP, Volume II.

SOME/LOW SIGNIFICANCE

- Interior partitions/rooms or finishes that in spite of pertaining to the original (or architecturally dominant period of construction), feature low decorative or craftsmanship levels.
- Interior partitions/rooms which due to the loss and alterations to original finishes no longer contribute to the special interest of the building.
- Interior partitions/rooms that in spite of being built between 1930-present day (generally considered of no significance) still enclose an area with a considerable amount of original architectural details or features.

NO SIGNIFICANCE/ DETRIMENTAL

- Interior partitions/rooms and finishes that do not pertain to the original or architecturally dominant period of construction and do not fall in the previous categories.
- Interior partitions/ rooms that reflect recent refurbishment campaigns and which visually block and/or physically damage relevant architectural features, impairing the apprehension of the significant (generally original) design ethos.

Interior Feature Identification Notes

1. Original or early ceilings and/or cornices and/or ceiling finishes (exposed)
2. Original or early wall finishes or cladding (exposed)
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Building Specific Significance Notes

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- A Original steel beams above.
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- C Original opening may be blocked.
- D The hoist shaft does not appear on 1905 proposed drawings, but is thought to be an early addition if not an original, is consistent on all floors.

Project
Co-operative Estate

Project Number
N1877

Clients
NOMA GP Ltd.

Drawing Title
'E' Block
Morphological & Significance Plan - Mezzanine Floor

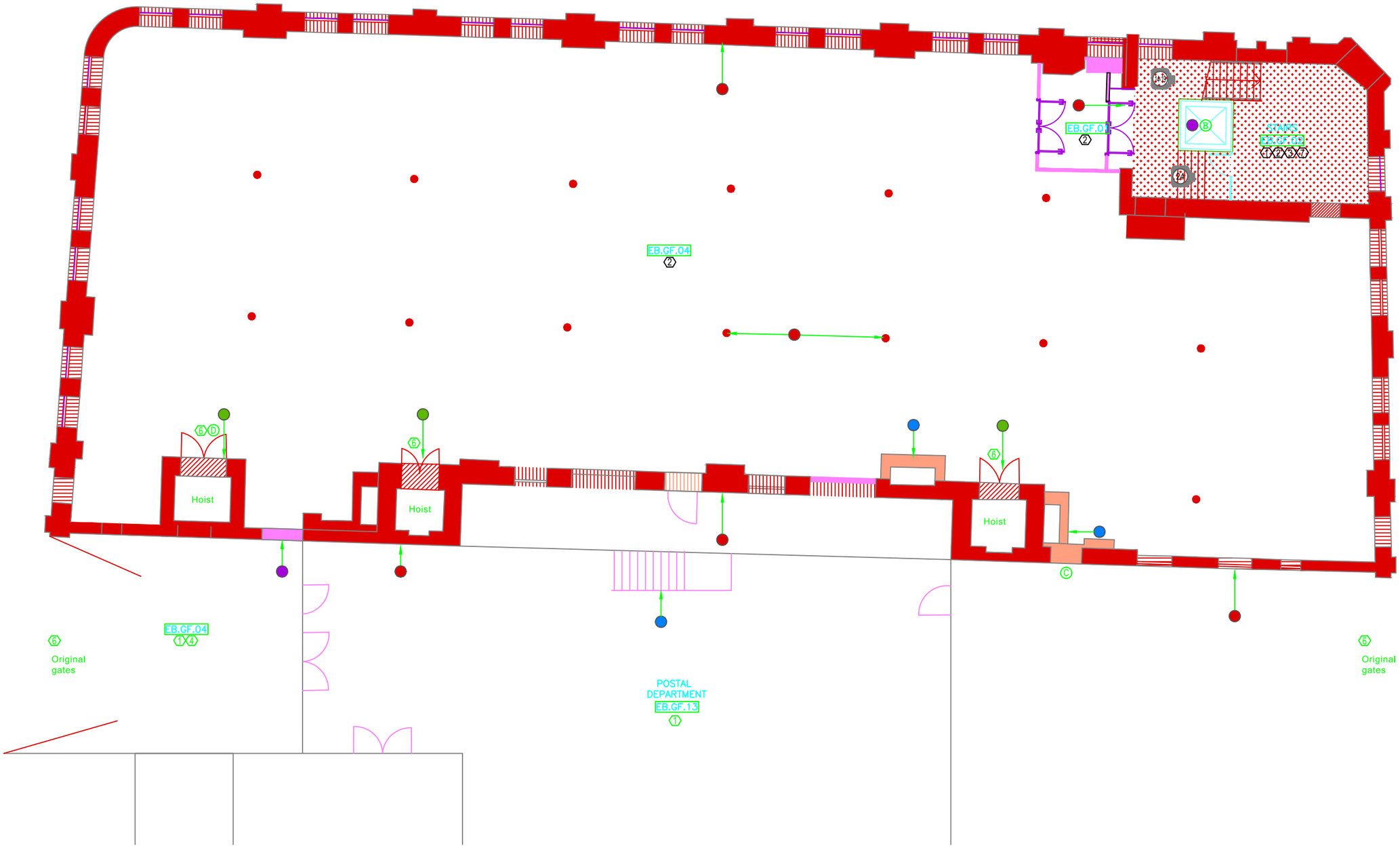
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EB-03-GF

Scale
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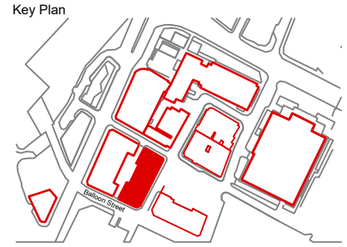
Date
December 2020

Drawn By / Revised By
DP & DC

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Key Plan



General Notes

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Morphology Legend

- 1903 to 1929
- 1930 to 1965
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ROOM NAME — Room Name
HB.GF.01
- Room Number
- Floor
- Building

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- Low Significance Areas
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Project
Co-operative Estate

Project Number
N1877

Clients
NOMA GP Ltd.

Drawing Title
'E' Block
Morphological & Significance Plan - Ground Floor

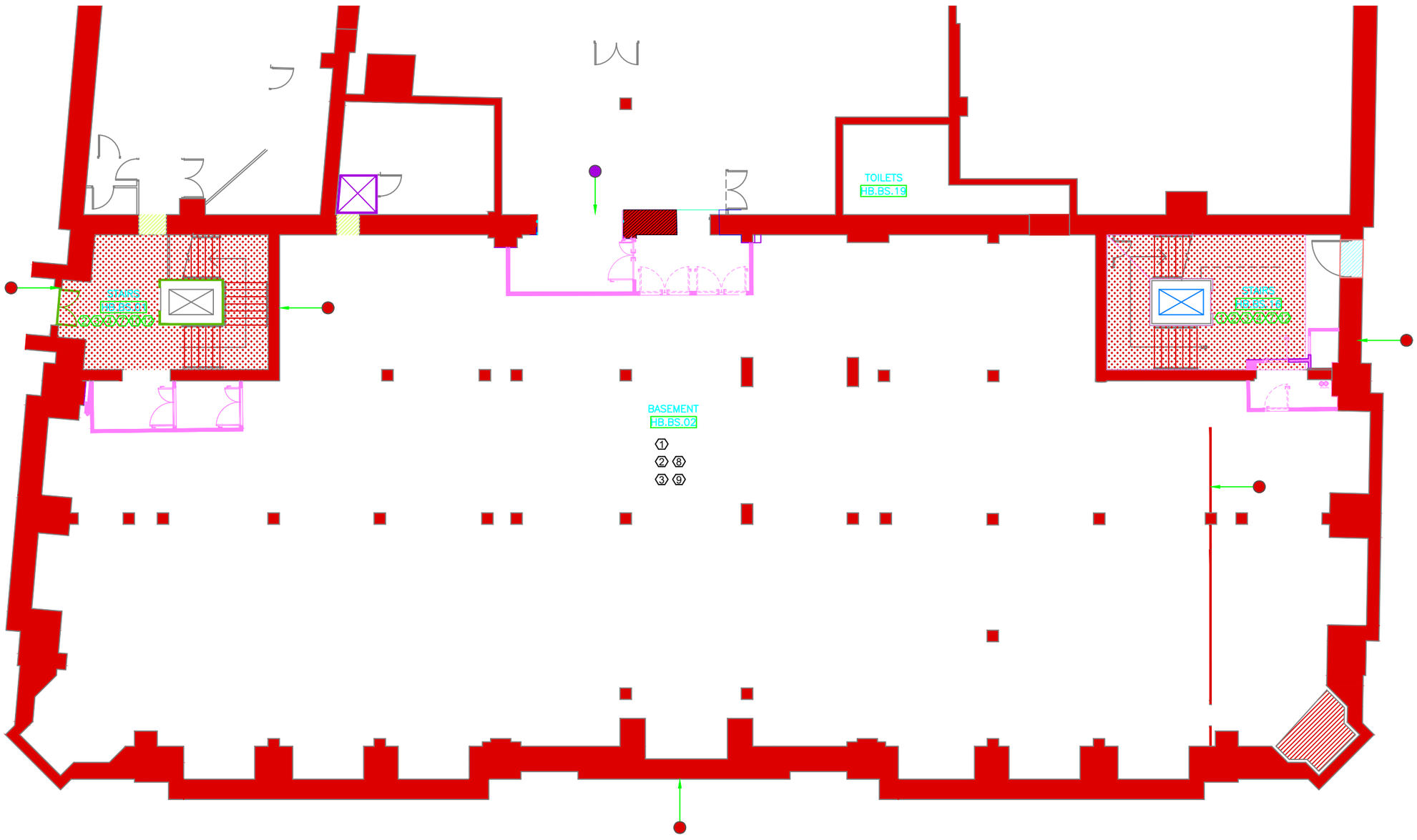
Drawing Number
EB-03-GF

Scale
NTS

Date
December 2020

Drawn By / Revised By
DP & DC

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Key Plan



General Notes

1. Please note that information used to produce these drawings is based on architectural drawings supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings.

Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01
- Room Number
- Floor
- Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
- Detrimental Areas
- Typical High Significance Features
- Typical Considerable Significance Features
- Typical Some/Low Significance Features
- Typical No Signifi./Detrimental Features

(1) Photographs of Significant Details (Refer to Significant Details Sheet)

Significance Notes

HIGH SIGNIFICANCE

- The envelope, windows, original doors. (i.e.: walls, doors, windows, roofs, gates, original openings and exterior decorative elements and signage).
- The original structure of the building: columns, floor slabs, bressumers, roof trusses, girders, including original column encasements and capitals where applicable.
- Interior partitions or rooms that pertain to the original or architecturally dominant period of construction in main public areas with highly decorative finishes.
- Highly decorative public areas and/or architectural elements at areas of access into the buildings (i.e: hallways, lift lobbies, stone or concrete stairs, decorative railings, stone clad walls, decorative mural panels, decorative glazed tiles or faience, decorative terrazzo flooring, etc... For further details on specific features, refer to section 6.0.2 in CP, Volume II.

CONSIDERABLE SIGNIFICANCE

- Interior original partitions/rooms in open floor/general spaces or secondary/service areas, or partitions/compartmentation that closely reflects the function of the building (i.e.: warehouse, office, educational, bank). For further details on specific features, refer to section 6.0.2 in CP, Volume II.
- Architectural, historic structural or M&E features that are material evidence of the technological advancements of their time. For further details on specific features, refer to section 6.0.2 in CP, Volume II.

SOME/LOW SIGNIFICANCE

- Interior partitions/rooms or finishes that in spite of pertaining to the original (or architecturally dominant period of construction), feature low decorative or craftsmanship levels.
- Interior partitions/rooms which due to the loss and alterations to original finishes no longer contribute to the special interest of the building.
- Interior partitions/rooms that in spite of being built between 1930-present day (generally considered of no significance) still enclose an area with a considerable amount of original architectural details or features.

NO SIGNIFICANCE/ DETRIMENTAL

- Interior partitions/rooms and finishes that do not pertain to the original or architecturally dominant period of construction and do not fall in the previous categories.
- Interior partitions/ rooms that reflect recent refurbishment campaigns and which visually block and/or physically damage relevant architectural features, impairing the apprehension of the significant (generally original) design ethos.

Interior Feature Identification Notes

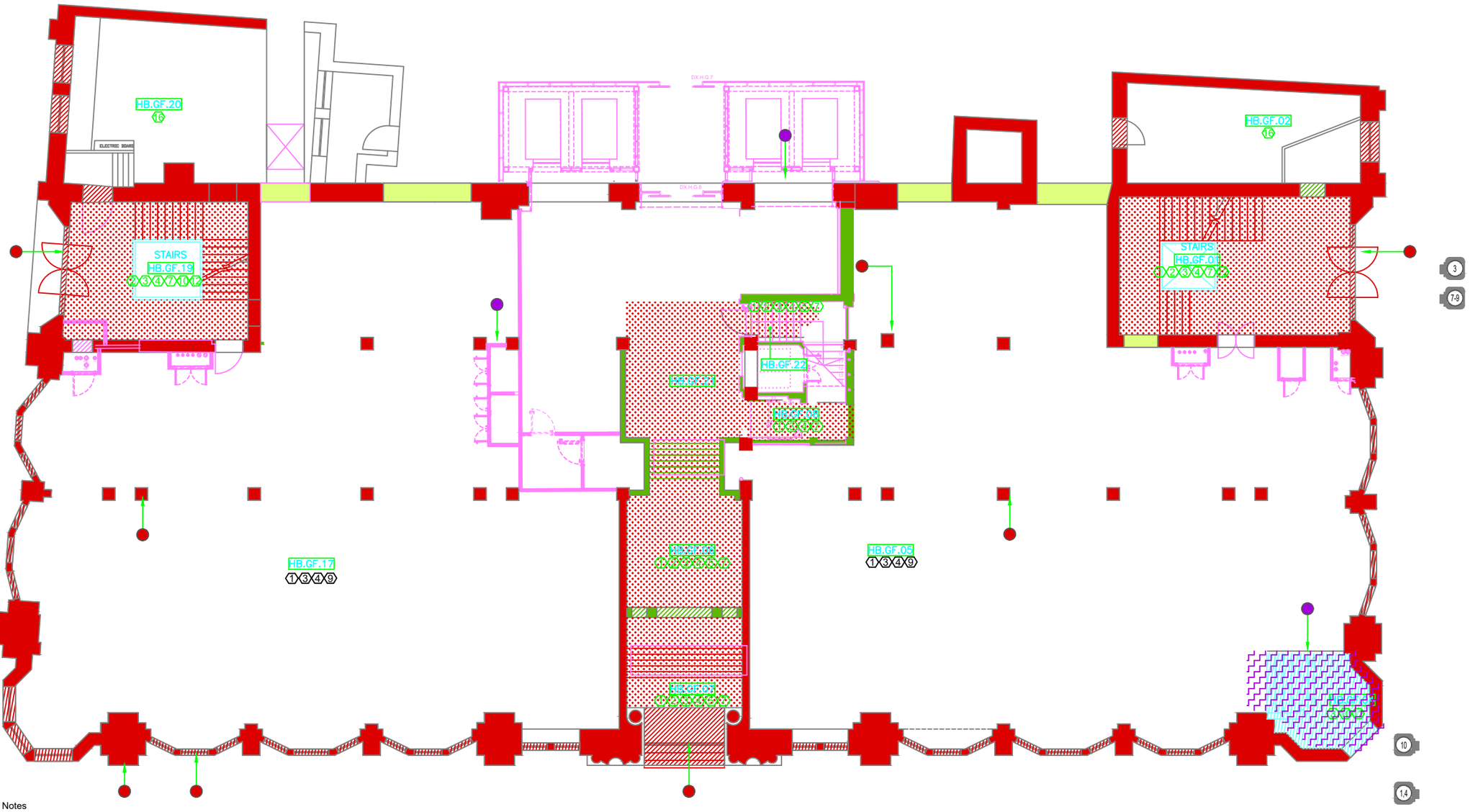
1. Original or early ceilings and/or cornices and/or ceiling finishes (exposed)
2. Original or early wall finishes or cladding (exposed)
3. Original or early skirtings and/or flooring (exposed)
4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
7. Original or early stair/steps and/or railings/balustrades (exposed)
8. Original or early window (concealled)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
10. Original or early ceilings and/or cornices and/or ceiling finishes (concealed/suspected to remain)
17. Original or early wall finishes or cladding (concealed/suspected to remain)
12. Original or early skirtings and/or flooring (concealed/suspected to remain)
13. Original or early joinery and/or panelling (concealed/suspected to remain)
14. Original or early light fixtures (concealed/suspected to remain)
15. Original or early machinery and/or special features (concealed/suspected to remain)
16. no access: further inspect to determine if original/early features remain. refer to photographic gazetteer of historic features for reference.

Building Specific Significance Notes

- The envelope/windows remain and are of high significance unless stated otherwise
- (24) Typical ceiling detail for the ground floor

Project **Co-operative Estate**	Project Number **N1877**
Clients **NOMA GP Ltd.**	
Drawing Title **Hanover** **Morphological & Significance Plan - Basement Floor**	
Drawing Number **HB-01-BF**	Scale **NTS**
Date **December 2020**	Drawn By / Revised By **DP & DC**

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Project
Co-operative Estate

Project Number
N1877

Clients
NOMA GP Ltd.

Drawing Title
Hanover
Morphological & Significance Plan - Ground Floor

Drawing Number
HB-02-GF

Scale
NTS

Date
December 2020

Drawn By / Revised By
DP & DC

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