

Heritage defect repair specification and methodology

1-3 Back Turner Street,
Manchester M4 1FR



Prepared for: Artal

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1. Introduction

1.1 Background

1.1.1 Instructions were confirmed by Alex Farmer of Artal on 07 September 2020 to inspect and report on the condition of 1-3 Back Turner Street, Manchester.

1.1.2 The premises are not listed within its own entity, however is located within the Smithfield Conservation Area. The building comprises four storeys (plus attic) and appears to have been constructed in the early 1900's forming a warehouse. The building is four bays in length, predominantly brick in a simplified Edwardian Baroque style, using glazed buff terracotta detailing to pilasters, capitals and cartouches, along with the entire ground floor plinth level.

1.1.3 The building is rectangular in plan, on a corner of Back Turner Street, in close proximity Shudehill Interchange and Manchester Arndale Centre.

1.1.4 This report relates to the specification of materials and methodology, to support a discharge of conditions pursuant to the relevant, relatable planning applications in coincidence with a wider development.

1.2 Survey details

1.2.1 The site inspections were carried out by James Clark BSc (Hons) MRICS and Liam Piercy BSc (Hons) on:

- Tuesday 15 September 2020.
- Monday 28 September 2020.

1.2.2 The weather conditions at the time were a combination of clear and sunny, and overcast and dry.

1.2.3 The survey comprised a visual inspection from vantage points at ground level of all external areas to the front, left side and rear elevations from vantage points at ground level. Internally, limited access was provided to inspect.

1.2.4 The roofs were not inspected during the inspection, and all survey data was afforded from ground level in absence of a mobile elevated platform.

1.3 Summary

External condition

1.3.1 The external fabric of the building is generally in fair condition. There are defects to the brickwork, pointing, glazed buff terracotta and copings, which require short term repairs to prevent further deterioration and to improve the aesthetics of the building.

1.3.2 The tables below identify the location, element, description of defect and proposed remedial works.

Internal condition

1.3.3 The internal fabric of the building is generally in very poor condition. There are various points of water ingress leading to damage of ceilings, floors, walls and internal joinery and stud partition walls are impact damaged throughout. The majority of the timber windows are either missing or dislodged, falling inwards to the building to both front and rear elevations.

1.3.4 Repairs to the internals areas are not included within this report.

Windows

1.3.5 The windows to the premises generally comprise of timber framed single glazed windows. The windows do not appear to be the original widows and have been replaced circa 30 years ago. The condition of the timber windows ranges from fair to poor, with several cracked/missing single glazing panes noted throughout and numerous missing window frames. The retrofit modern single glazed timber windows do not follow the historic pattern, and we believe they do not contribute to the historic interest of the building and we believe that wholesale replacement would be more beneficial to improve the aesthetics, thermal efficiency, whilst more importantly, restoring the historic interest of the premises.

1.3.6 We recommend that the existing non-historic windows are replaced with a modern alternative, whilst remaining sympathetic and the design in keeping with the local adjacent buildings. The architect is to submit proposals, in-line with planning condition D, including sectional plans for Conservation Officer/Local Authority approval at the early stages of the development.

Stone lintels

1.3.7 To the rear elevation, there is minor stone decay to isolated lintels caused by general weathering which is normal based on the age and location of the elements. We do not deem any intervention or repairs to these areas at this time due to the decay only being in the early stages. Should any aesthetic repair be required, we can provide an appropriate, sensitive and reversible repair method.

External doors

1.3.8 The external doors are generally in poor condition. The retrofitted external roller shutters to both entrances are severally corroded and will require replacement in the short term.

1.3.9 Low-light levels made it difficult to assess the condition of the internal entrance doors, and access was not afforded during our second site visit. We will update our schedule when power can be enabled on-site recording the condition and schedule any itemised repairs.

1.3.10 The tables below identify the location, element, description of defect and proposed remedial works.

1.4 Further information/consultant comments

Structural Engineer

- 1.4.1 Localised investigation works have been undertaken internally to the façade piers to assess the condition of the steel frame. It was found in two piers steel columns are embedded and tightly packed into the façade masonry – a typical detail in buildings of this era which often leads to regent street disease when the façade corrodes. As the location of these steels correlate to the cracking patterns on the terracotta externally, further investigation works externally are required to ascertain the condition of the external flanges of these two columns; it is likely that these are in poor condition and will continue to corrode and crack the terracotta. Unfortunately given that the steels are tightly packed into the façade the front flanges to these columns cannot be exposed or accessed internally, as such these investigations require careful removal and reinstatement of the existing terracotta.
- 1.4.2 Given recent experience on previous jobs and based on internal investigations, we anticipate blast cleaning and paint protecting of the embedded steel columns may be required to prevent further damage to the terracotta piers. If left unprotected we are likely to face an ongoing maintenance issue with further cracking, however at this stage this is speculative, and the extent of works required can be confirmed following localised external investigations.
- 1.4.3 All other structural engineering works are outlined in Appendix D.

Planning Consultant

- 1.4.4 As is outlined in the Heritage Assessment prepared by KM Heritage, 1 & 3 Back Turner Street forms a former five-storey boot and shoe warehouse/manufacturers constructed in the early 1920s as an extension to the adjoining J. & E. Smith boot and shoe manufacturers at No. 5 Back Turner Street. The building is four bays in length and is in a simplified Edwardian Baroque style, using glazed buff terracotta detailing, such as pilasters, capitals and cartouches, along with the entire ground floor plinth level. The building extends through to form a rear elevation on Back Thomas Street, where the quality of materials and design was kept to a very basic level.
- 1.4.5 1-3 Back Turner Street retains some architectural integrity, which reflects the typical warehouse architecture of the early part of the 20th century through its materials, detailing and design. However, the building retains none of its original sash windows or doors and was extensively refurbished during the c.1990s.
- 1.4.6 The replacement of the non-historic windows with sympathetic modern alternative, in keeping with the local adjacent buildings would therefore be appropriate in this instance.

Architect

- 1.4.7 As outlined within the comments from the planning consultant, the existing windows are non-historic and are generally in disrepair throughout. The proposals detailed below have been selected by the design team as a sympathetic, functional modern alternative, whilst remaining minimal in appearance thus not detracting from the historic significance of the wider building.

- 1.4.8 All proposals are to be read in conjunction with drawing(s), as provided by Hollis and located within Appendix E:
- Elevation – Back Turner Street.
 - Elevation – Soap Street.
- 1.4.9 We propose to infill the basement windows (windows 1, 2 & 3) using matching bricks, in a header course brick bond arrangement to match the front elevation. The introduction of the brick infill, including pointing, will be undertaken in line with the Heritage Surveyors recommendation, as documented in Appendix A – A6 & A7.
- 1.4.10 We propose to remove the existing arched windows (windows 5, 6 & 7) and replace with a 'Seniors SF52 structural glazed curtain wall', with a polyester powder coated aluminium frame (sympathetic colour TBC and approved) and 'Low Iron' double glazed units.
- 1.4.11 We propose to remove the retrofitted modern door (door 4) and replace with a 'Seniors SF52 structural glazed curtain wall', with a polyester powder coated aluminium frame (sympathetic colour TBC and approved) and 'Low Iron' double glazed units.

Limitations

- 1.4.12 In addition to the published limitations we were restricted during our inspection in the following ways:
- The inspection of the elevations was from vantage points at ground level.
 - There were various windows at ground floor level that were boarded over.
 - We have not carried out a full inspection of the fire escape staircase to the rear, and observations were made from ground level only. Once the structural engineer has assessed the structural capability, we will inspect and amend our schedule accordingly.
 - We have not carried out any intrusive surveys.
 - We have not tested or commissioned any further reports on the rainwater goods or below ground drainage.
 - Our inspection of the internal areas was focussed on recording the condition of internal elements of the window frames and doors. All other elements were excluded due to the significant refurbishment programme scheduled.
 - Lighting levels to the internal areas, particularly the ground floor are poor and impeded visibility of internal doors and windows.

External

Windows and external doors

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
1.	Back Turner Street Elevation	Windows – Basement	1	Unknown – Window was boarded at the time of our inspection.
2.	Back Turner Street Elevation	Windows – Basement	2	Unknown – Window was boarded at the time of our inspection.
3.	Back Turner Street Elevation	Windows – Basement	3	Unknown – Window was boarded at time of inspection.
4.	Back Turner Street Elevation	External door – Ground floor	4	Unknown – Roller shutter was down at the time of our inspection.
5.	Back Turner Street Elevation	Windows – Ground floor	5	Unknown – Window was boarded at the time of our inspection.
6.	Back Turner Street Elevation	Windows – Ground floor	6	Unknown – Window was boarded at the time of our inspection.
7.	Back Turner Street Elevation	Windows – Ground floor	7	Unknown – Window was boarded at the time of our inspection.
8.	Back Turner Street Elevation	External door – Ground floor	8	Unknown – No access at the time of our inspection. When access is afforded, we will amend our schedule accordingly.
9.	Back Turner Street Elevation	Windows – First floor	9	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
10.	Back Turner Street Elevation	Windows – First floor	10	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
11.	Back Turner Street Elevation	Windows – First floor	11	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
12.	Back Turner Street Elevation	Windows – First floor	12	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
13.	Back Turner Street Elevation	Windows – First floor	13	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
14.	Back Turner Street Elevation	Windows – First floor	14	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
15.	Back Turner Street Elevation	Windows – First floor	15	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
16.	Back Turner Street Elevation	Windows – First floor	16	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
17.	Back Turner Street Elevation	Windows – Second floor	17	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
18.	Back Turner Street Elevation	Windows – Second floor	18	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
19.	Back Turner Street Elevation	Windows – Second floor	19	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
20.	Back Turner Street Elevation	Windows – Second floor	20	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
21.	Back Turner Street Elevation	Windows – Second floor	21	Poor condition, with poor decoration and early signs of timber decay. 1 no. missing glazing pane. See Appendix A = 'A1'
22.	Back Turner Street Elevation	Windows – Second floor	22	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
23.	Back Turner Street Elevation	Windows – Second floor	23	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
24.	Back Turner Street Elevation	Windows – Second floor	24	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
25.	Back Turner Street Elevation	Windows – Third floor	25	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
26.	Back Turner Street Elevation	Windows – Third floor	26	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
27.	Back Turner Street Elevation	Windows – Third floor	27	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
28.	Back Turner Street Elevation	Windows – Third floor	28	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
29.	Back Turner Street Elevation	Windows – Third floor	29	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
30.	Back Turner Street Elevation	Windows – Third floor	30	Poorly decorated and early signs of timber decay. See Appendix A = 'A1'
31.	Back Turner Street Elevation	Windows – Third floor	31	Poor condition, with poor decoration and early signs of timber decay. 1 no. missing glazing pane. See Appendix A = 'A1'
32.	Back Turner Street Elevation	Windows – Third floor	32	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
33.	Back Turner Street Elevation	Windows – Fourth floor	33	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
34.	Back Turner Street Elevation	Windows – Fourth floor	34	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
35.	Back Turner Street Elevation	Windows – Fourth floor	35	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
36.	Back Turner Street Elevation	Windows – Fourth floor	36	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
37.	Back Turner Street Elevation	Windows – Fourth floor	37	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
38.	Back Turner Street Elevation	Windows – Fourth floor	38	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
39.	Back Turner Street Elevation	Windows – Fourth floor	39	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
40.	Back Turner Street Elevation	Windows – Fourth floor	40	Poor condition, with poor decoration and early signs of timber decay. See Appendix A = 'A1'
41.	Soap Street Elevation	External Door – Ground floor	41	Unknown – Door was boarded at the time of our inspection.
42.	Soap Street Elevation	External service door – Ground floor	42	Unknown – Door was boarded at the time of our inspection.
43.	Soap Street Elevation	External Door/window – Ground Floor	43	Unknown – Door was boarded at the time of our inspection.
44.	Soap Street Elevation	External Door – First Floor	44	Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly.
45.	Soap Street Elevation	Windows – First floor	45	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
46.	Soap Street Elevation	Windows – First floor	46	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. There is 2 no. cracked and missing glazing panes and rotten timber boarding covering another pane. See Appendix A = 'A1'
47.	Soap Street Elevation	Windows – First floor	47	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
48.	Soap Street Elevation	Windows – First floor	48	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. The lower sections of the glazing has been boarded up in an attempt to prevent water ingress. See Appendix A = 'A1'
49.	Soap Street Elevation	Windows – First floor	49	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. There is 1 no. cracked window pane. See Appendix A = 'A1'
50.	Soap Street Elevation	External Door – Second Floor	50	Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly.

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
51.	Soap Street Elevation	Windows – Second floor	51	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
52.	Soap Street Elevation	Windows – Second floor	52	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
53.	Soap Street Elevation	Windows – Second floor	53	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
54.	Soap Street Elevation	Windows – Second floor	54	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
55.	Soap Street Elevation	Windows – Second floor	55	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
56.	Soap Street Elevation	External Door – Third floor	56	Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly.

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
57.	Soap Street Elevation	Windows – Third floor	57	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
58.	Soap Street Elevation	Windows – Third floor	58	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
59.	Soap Street Elevation	Windows – Third floor	59	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
60.	Soap Street Elevation	Windows – Third floor	60	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
61.	Soap Street Elevation	Windows – Third floor	61	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
62.	Soap Street Elevation	External Door – Fourth floor	62	Unknown – Access was restricted. When access is afforded, we will update our schedule accordingly.

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
63.	Soap Street Elevation	Windows – Fourth floor	63	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
64.	Soap Street Elevation	Windows – Fourth floor	64	The window has historically been removed and currently is an open reveal allowing water ingress and vermin. See Appendix A = 'A1'
65.	Soap Street Elevation	Windows – Fourth floor	65	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
66.	Soap Street Elevation	Windows – Fourth floor	66	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
67.	Soap Street Elevation	Windows – Fourth floor	67	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
68.	Soap Street Elevation	Windows – Fifth floor (stairwell)	68	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'

Item	Location	Element	Number (from left side to right)	Condition/proposed repair method
69.	Soap Street Elevation	Windows – Fifth floor (stairwell)	69	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'
70.	Soap Street Elevation	Windows – Fifth floor	70	Poor condition, with poor decoration and early signs of timber decay. The window appears incorrectly fitted/packed and is falling into the building. See Appendix A = 'A1'

Elevations

Front Elevation – Back Turner Street

The elevation plan (ref: Elevation Back Turner Street) submitted in conjunction with this report numbers and identifies the isolated defects throughout the elevation. Areas highlighted in red require repairs as itemised within Appendix A (A1-10 & B1-B6).

Item	Location	Element	Description of area	Repair method
71.	Façade	Elevation generally	The façade is soiled with biological growth and carbon sulphation.	See Appendix A – A2 & A4
72.	Façade	Brickwork	Degraded decoration to brickwork and arches.	See Appendix A – A3
73.	Façade	Brickwork	Extensive vegetation growth to the coping and left flank.	See Appendix A – A5
74.	Façade	Pilaster 3 (P3)	Aerosol graffiti to the external brickwork and terracotta pilaster.	See Appendix A – A2

Item	Location	Element	Description of area	Repair method
75.	Façade	Pilaster 4 (P4)	Aerosol graffiti to the external brickwork and terracotta pilaster.	See Appendix A – A2
76.	Façade	Brickwork	Aerosol graffiti to the external brickwork.	See Appendix A – A2
77.	Façade	Brickwork	Historic fixings to accommodate old signage.	See Appendix A – A6
78.	Façade	Brickwork	Redundant service penetration.	See Appendix A – A7
79.	Façade	Low-level stonework	Delamination to the surface of the sandstone.	See Appendix A – A11
80.	Wall base plinth	Elevation	Cracking to the sandstone wall base plinth in various areas.	See Appendix A – A9
81.	Pilaster	Pilaster 1 (P1)	Small chipped corner to the sandstone base of the pilaster.	See Appendix A – A10
82.	Pilaster	Pilaster 3 (P3)	Small blown stone to pilaster, due to corroded iron.	See Appendix A – A10
83.	Pilaster	Pilaster 3 (3)	Cracking to terracotta pilaster.	See structural engineers comment. Repair: See appendix A – A8 & A9.
84.	Pilaster	Pilaster 4 (P4)	Isolated cracking to terracotta pilaster.	See Appendix A – A8 & A9.
85.	Coping stones	Coping stones (ground floor, third floor and fourth floor)	Loose and defective pointing to coping stones.	See Appendix A – B1
86.	Coping stones & Brickwork	High level coping stones (fourth floor)	Aerosol graffiti and stone decay present.	See Appendix A – A2

Item	Location	Element	Description of area	Repair method
87.	Coping stones.	Coping stones to chimney.	Loose and defective pointing to coping stones.	See Appendix A – B1

Left Side Elevation – Shudehill

The elevation plan (ref: Elevation Shudehill) submitted in conjunction with this report numbers and identifies the isolated defects throughout the elevation. Areas highlighted in red require repairs as itemised within Appendix A (A1-10 & B1-B6).

Item	Location	Element	Description of area	Repair method
88.	Façade	Brickwork	Isolated sections of decaying brickwork (highlighted in yellow on the plans).	See Appendix A – A7
89.	Façade	Brickwork	Aerosol graffiti present.	See Appendix A – A2
90.	Façade	Brickwork	Isolated sections of loose and defective mortar joints.	See Appendix A – A6
91.	Façade	Brickwork	Extensive buddleia growth to high level.	See Appendix A – A2
92.	Façade	Cementitious render	Loose and defective cement render to the elevation.	See Appendix A – B2
93.	Coping stones	High level coping stones	Loose and defective pointing to coping stones.	See Appendix A – B1

Rear Elevation – Soap Street

The elevation plan (ref: Elevation Soap Street) submitted in conjunction with this report numbers and identifies the isolated defects throughout the elevation. Areas highlighted in red require repairs as itemised within Appendix A (A1-10 & B1-B6).

Item	Location	Element	Description of area	Repair method
94.	Façade	Elevation generally	The façade is soiled with biological growth.	See Appendix A – A2

Item	Location	Element	Description of area	Repair method
95.	Façade	Brickwork	Large sections of loose and defective mortar joints. Prominent to the 'toothed in' section.	See Appendix A – A6
96.	Façade	Brickwork	Aerosol graffiti to the external brickwork.	See Appendix A – A2
97.	Façade	Limestone lintel.	The lintel above the service door and windows is evidencing early signs of stone decay. Whilst this generally isn't a cause for concern at present, a repair may be made to improve the aesthetics. The stone should be cleaned to remove any paint to promote breathability, as per the detailed method.	General note for monitoring within the report. <i>We don't feel</i> a repair is suitable or required at this stage.
98.	Fire escape stairs.	Wrought iron staircase.	The staircase is generally corroded.	See Appendix A – B3
99.	Fire escape stairs.	Wrought iron staircase balustrade.	Fractured cast iron finial.	See Appendix A – B4
100.	Fire escape stairs.	Wrought iron staircase balustrade.	Missing balustrade rail.	See Appendix A – B5
101.	Fire escape stairs.	Cast iron floor grilles.	Corroded and broken floor grille to the first landing.	See Appendix A – B6

Appendix A

Repair methodology



Item	Repair description
GN1 - General mortar repair notes.	<u>Notes</u> 1. Work should not be undertaken in frosty conditions, or where the temperature is likely to fall below 8°C during the execution of the work or until the mortar has hardened. 2. Ensure the rate of drying is consistent to all mortar joints, ensuring areas of strong draughts are excluded from the working area. 3. Direct artificial/forced heating is not to be used to accelerate the drying time.
A1 – Replacement Windows	We recommend that the existing non-historic windows are replaced with a modern alternative, whilst remaining sympathetic and the design in keeping with the local adjacent buildings. The architect is to submit proposals, in-line with planning condition D, including sectional plans and fixing details for Conservation Officer/Local Authority approval at the early stages of the development.
A2 – Façade cleaning – Removal of biological soiling and aerosol graffiti.	<u>DOFF Masonry Cleaning</u> 1. Allow to appoint a competent DOFF certified contractor to undertake all works. 2. Using the DOFF cleaning method (a low pressure, high temperature steam clean), allow to undertake a small 300mm x 300mm trial area and seek approval from a Heritage Surveyor, prior to continuing. 3. Following the trial, and should the method be suitable, allow to undertake façade cleaning using the DOFF cleaning method to carefully and gently remove areas of biological soiling and graffiti to the brickwork elevations and pilasters.
A3 – Façade cleaning – Removal of degraded paint finish to ground floor brickwork.	<u>DOFF Masonry Cleaning</u> 1. Allow to appoint a competent DOFF certified contractor to undertake all works. 2. Using the DOFF cleaning method (a low pressure, high temperature steam clean), allow to undertake a small 300mm x 300mm trial area and seek approval from a Heritage Surveyor, prior to continuing. 3. Following the trial, and should the method be suitable, allow to undertake façade cleaning using the DOFF cleaning method to carefully and gently remove areas of biological degraded paintwork to the brickwork elevations and pilasters.

Item	Repair description
A4 - Façade cleaning – Removal of atmospheric pollutants (carbon sulphation).	<u>TORC Masonry Cleaning</u> 1. Allow to appoint a competent TORC certified contractor to undertake all works. 2. Using the TORC cleaning method (a gentle swirling vortex, made up of a mixture of water and a low air pressure with a safe inert fine aggregate), allow to undertake a small 300mm x 300mm trial area, using a large nozzle cone and a calcite aggregate and seek approval from a Heritage Surveyor, prior to continuing with cleaning. 3. Following the trial clean, and should the method and aggregate be suitable, allow to use a calcite aggregate with a maximum micron size of 250 and a Mohs hardness rating of 3.0-3.5, agree with the Heritage Surveyor, the isolated areas to be cleaned, and undertake isolated cleaning to remove carbon sulphation. 4. Following completion of the cleaning, using a grouting sponge, wipe down previously cleaned areas to remove any excess fine aggregate from the elevation.
A5 – Removal of vegetation.	<u>Preparatory works</u> 1. Using a safe access platform, cut back branches and remove roots by hand only, taking care to keep disruption to the surrounding surfaces to an absolute minimum. <u>Application of Herbicide</u> 1. Using an appropriate herbicide, treat remaining roots and areas if they cannot be suitably removed. <u>Finishing</u> 1. Following removal of vegetation, allow to repoint any mortar joints that have been removed in coincidence, using the mortar specification as detailed in A6.

Item	Repair description
A6 - Isolated pointing repairs to external elevations	<u>Preparation</u> - Where any re-pointing works are to be carried out, a sample should be taken of the area by an appointed reputable mortar analysis consultant, to ensure a like for like match of the aggregate and mortar contents. - Re-pointing where specified, loose and defective mortar joints shall be raked out/carefully chiselled using a plugging chisel, square to a depth of not less than 15mm, to give an effective key. Extra care shall be taken where mortar is strong and well adhered. On no account shall angle grinders or other power tools be used during the removal process. <u>Mortar mix and method of application</u> - Pre-wet the affected surface, ensuring the area is damp, but not saturated, prior to commencement. - Starting from top to bottom, the filling of the joints shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed. At the same time, it shall be kept well within the confines of the joint and never allowed to spread over the face of the brickwork. - The mortar mix for re-bedding or repointing to comprise of Natural Hydraulic Lime (NHL) 3.5 with a well graded, washed sharp sand in a 3:1 mix, to comply with BS EN 13139. The sand used must be the sand as identified in the mortar analysis and mortar 'biscuits' should be prepared for the satisfaction of the Conservation Officer. - Should a colour match be required for aesthetic purposes, a crushed matching brick can be incorporated within the mix in small quantities. - The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray. <u>Finishing</u> - Using a stipple brush or a stiff bristled brush, tamp the mortar joint to ensure good compaction, cohesion and to bring through the aggregate, as the mortar begins to 'firm up' to prevent wet mortar smearing on adjacent brickwork.

Item	Repair description
A7 – Isolated brick repairs.	To areas of defective and missing brickwork, matching bricks should be sought and approved by the Conservation Officer or of the local authority, Heritage Surveyor. Each brick is to be assessed and marked to determine which ones are beyond repair, prior to works commencing with a heritage surveyor. No power tools are permitted to remove affected bricks. - Once the replacement bricks have been sourced and approved, the bricks should be bedded using an NHL 3.5, mixed with a well graded, washed sharp sand in a 3:1 mix, to comply with BS EN 13139, to include crushed matching brick dust to achieve a colour match with adjacent mortar joints, allowing to always follow the plumb of the wall. - Once the mortar has gone off, a stipple brush should be used to brush back the aggregate on the mortar joint. - The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray.
A8 – Hairline cracks to terracotta.	<u>Application</u> - To areas of terracotta exhibiting signs of isolated cracking (1 to 2mm), using an NHL 2 fine lime mortar mix, in a 1:2 ratio, allow to carefully fill damaged areas using a filling knife, ensuring good coverage and ensuring the mix is pushed deep into the cracks. - Allow to colour match the terracotta with a natural pigment and incorporate into the mix, in line with the manufacturers guidelines. - Mortar samples/'biscuits' are to be made up using different matching pigments to suit the satisfaction of the heritage surveyor, prior to application. <u>Finishing</u> - Using a damp grouting sponge, wipe clean the crack, removing any excess mortar. Ensure the mortar joints are suitably protected following the guidelines in GN1. - The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray.

Item	Repair description
A9 – Large areas of cracking to terracotta.	<u>Application</u> 1. To areas of terracotta exhibiting signs of isolated cracking (<3mm) a depth greater than 30mm, carefully tap test surrounding areas to ensure the masonry is sound. Dampen the area with water, ensuring not to saturate the crack. 2. Using an NHL 2 lime mortar mix, in a 1:2 ratio, using well graded, washed sharp sand down to 3.5mm. Laying the mix on with a trowel, cover the area to suit the depth of the damaged area. 3. Allow to colour match the terracotta with a natural pigment and incorporate into the mix, in line with the manufacturers guidelines. 4. Mortar samples/'biscuits' are to be made up using different matching pigments to suit the satisfaction of the heritage surveyor, prior to application. <u>Finishing</u> 5. Using a damp grouting sponge, wipe clean the crack, removing any excess mortar. Ensure the mortar joints are suitably protected following the guidelines in GN1. 6. The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray.

Item	Repair description
A10 – Dutchman indent repairs	Note: All workmanship to be carried out in accordance with BS 6270-1:1982. <u>Preparation</u> 1. Identify the type of stone that is to be repaired and provide an appropriate sample for approval of the Heritage Surveyor. 2. Identify the unit of stonework to be repaired, giving an identification mark and producing a template and working drawing, for approval of the heritage surveyor. 3. Identify the natural bed of the stone, ensuring it is vertical and at right angles to the wall face (joint bedded). <u>Preparation of Stone Unit</u> 1. Using hand tools only, work the exposed stone and joint faces of each replacement stone to a square and true surface, working the face to a true architectural profile compatible with adjacent existing work, forming out of solid stone and avoiding mitred joints. <u>Preparation to existing stone unit</u> 1. Using the approved template and identification marks, using hand tools, carefully cut out defective stone until structurally sound material is reached and an adequate bond can be achieved, leaving cavities cut square and taking great care to avoid damage to retained faces and arrises. 2. Wash down cavities and arrises using low pressure water to leave clean. <u>Laying stone indents</u> 1. Lay the new solid stone indent piece on a full even bed of mortar, joints are to be kept as fine as possible, commensurate with forming sound joints using stone adhesive for tacking purposes. 2. Mortar mix is to be the same as specified within 'A5 - Isolated pointing repairs to external elevations' 3. Stone adhesive should not be used in a continuous film, as to not impair the water circuitry of the stone.
A11 – Consolidation/Shelter coat repair.	Allow to undertake a plastic repair to the area of decaying sandstone, using a 'St. One SandStone' repair kit, as supplied by Saint-Astier Lime Mortars, with a suitable colour match, to be approved on-site by the Heritage Surveyor. <u>Preparation</u> 1. As per the manufacturers recommendations. <u>Application</u> 1. As per the manufacturers recommendations. <u>Finishing</u> 1. As per the manufacturers recommendations.

Item	Repair description
B1 – Repointing to coping stones.	<u>Preparation</u> 1. Re-pointing where specified, loose and defective mortar joints shall be raked out square to a depth of not less than 15mm, to give an effective key. Extra care shall be taken where mortar is strong and well adhered. On no account shall angle grinders or other power tools be used during the removal process. <u>Mortar mix and method of application</u> 2. Starting from the top of the joint working down to the bottom, the filling of the joints shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed of the joint. At the same time, it shall be kept well within the confines of the joint and never allowed to spread over the face of the coping stone. 3. The mortar mix for re-bedding or repointing to comprise of Natural Hydraulic Lime (NHL) 5 with a well graded, washed sharp sand in a 3:1 mix, to comply with BS EN 13139. The sand used must be the sand as identified in the mortar analysis and mortar 'biscuits' should be prepared for the satisfaction of the Conservation Officer/Heritage Surveyor. 4. The masonry wall should be covered in hessian sheets at the end of each day to protect from the elements and prevent shrinkage. At the start of each working day, fresh pointing from the previous day should be wetted with a light spray. <u>Finishing</u> 5. Using a stipple brush or a stiff bristled brush, tamp the mortar joint to ensure good compaction, cohesion and to bring through the aggregate, as the mortar begins to 'firm up' to prevent wet mortar smearing on adjacent brickwork.
B2 – Removal of cementitious render to brickwork.	<u>Preparation</u> 1. Prior to commencement of any removal works, a tap test should be carried out to identify all loose and friable cementitious render and agreed on-site with a Heritage Surveyor. 2. 'Live' render should be carefully removed using a hammer, aided by a chisel if necessary. 3. Following the removal of the loose 'live' render, a small 500mm x 500mm section should be removed as a trial section and approved by a Heritage Surveyor. This should be carried out using a hammer aided by a chisel if necessary with extreme caution to be taken to prevent damage to the brick surface. <u>Removal of render</u> 1. Should the heritage surveyor be satisfied that the removal of the render will not cause damage to the existing brickwork, allow to carefully remove render as follows. 2. Use a hammer and chisel to carefully remove render in small sections to prevent damage to the brickwork.

Item	Repair description
B3 – Corrosion treatment to wrought iron staircase.	<u>Preparation</u> 1. Prior to removal of the corrosion, clean all iron elements using warm water and a cloth to remove general dirt, grime and moss growth. <u>Removal of corrosion</u> 1. Where areas of light corrosion have occurred, using an appropriately graded emery cloth as agreed with the Heritage Surveyor, carefully remove surface corrosion, taking care to remove any paint residue before redecoration works. 2. To areas of more aggressive corrosion, using a copper wire brush to remove corrosion. Following the removal, use an appropriate emery cloth, as agreed with the Heritage Surveyor, to sand down surfaces and removing any dust left on the surface. 3. Ensure all dirt, dust and grease is removed before applying any fresh coatings. Note: This method should be used as a first port of call due to the sensitive nature of the approach. Should corrosion remain, the heritage surveyor is to be consulted and a suitable abrasive cleaning method will be specified accordingly, as per the recommendations of the structural engineer.
B4 – Brazing repair to fractured cast iron finial.	<u>Preparation</u> 1. Allow to photograph and record the area of damage, marking up the area of repair for the approval of the Heritage Surveyor. 2. Preheat the casting slowly, gently and uniformly to reduce the risk of shock of the iron on cooling. <u>Brazing</u> 3. A specialist historic iron worker should undertake the repair, using a bronze alloy filler rod to form a smooth and unobtrusive joint. Note: The appointed Heritage Surveyor is to assess the fracture closely when safe access is afforded, prior to the commencement of any repair works, to ensure the crack is not cosmetic.
B5 – Replacement cast iron balustrade.	<u>Preparation</u> 1. Allow to photograph the missing area and measure the diameter of the adjacent balustrade, to achieve a like for like match. 2. Using emery cloth, carefully sand the baluster hole to ensure clean and free from corrosion. <u>Matching and repair</u> 3. Using the dimensions taken on-site of an adjacent balustrade, source a matching piece of straight cast iron, free from defect, fractures or casting flaws, for the approval of a Heritage Surveyor. 4. Preheat the baluster hole slowly, gently and uniformly to reduce the risk of shock of the iron on cooling. 5. Insert the matching balustrade into the baluster, and allow to carefully weld in place, ready for redecoration in a sympathetic metal paint.

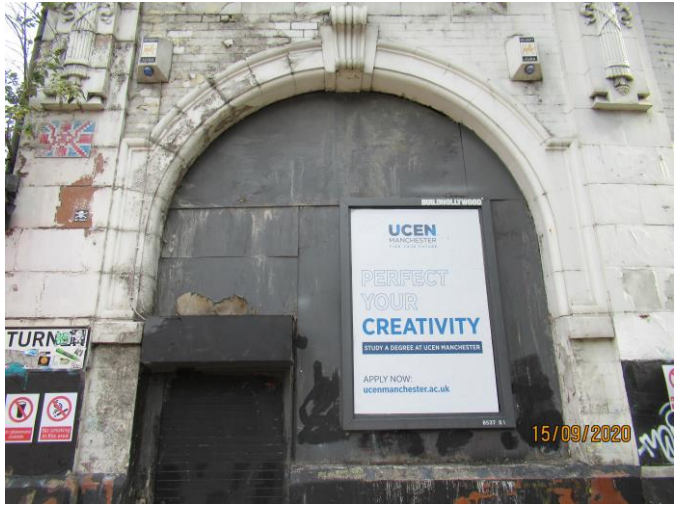
Item	Repair description
B6 – Replacement of corroded floor grille.	<u>Preparation</u> 1. Allow to photograph the corroded area and a matching grille and take appropriate measurements, to assist achieving a like for like match. 2. Carefully remove a non-defective floor grille and commission a foundry to cast a like for like grille. <u>Matching and repair</u> 3. Allow to reinsert both grilles back in place, ensuring a good and tight fit is achieved. 4. Undertake any adequate treatment works, ready for redecoration in a sympathetic metal paint.

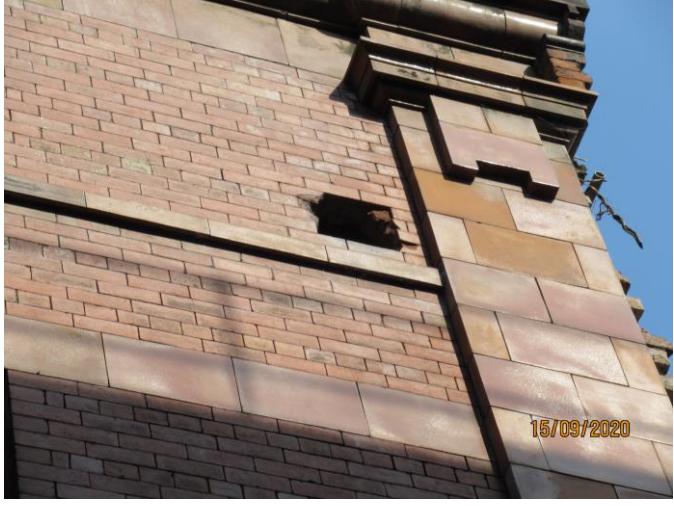
Appendix B

Photographs



1.	Typical view of the Back Turner Street elevation.	 28/09/2020
2.	Typical view of the Back Turner Street elevation.	 28/09/2020
3.	Typical view of the front elevation, stone pilasters and missing windows.	 15/09/2020

4.	Typical view of vegetation growth to the elevation.	
5.	General view of carbon sulphation, degraded paintwork and biological staining to arch and brickwork.	
6.	Typical view of aerosol graffiti to the painted terracotta pilaster.	

7.	View of historic signage fixings to front elevation.	
8.	View of missing brickwork to the front elevation.	
9.	View of delaminated sandstone pilaster base to the front elevation.	

10.	View of delaminated sandstone pilaster base to the front elevation.	 15/09/2020
11.	View of chipped exposed sandstone stone to pilaster base to the front elevation.	 29/09/2020
12.	View of cracking to the sandstone wall base plinth to the front elevation.	 15/09/2020

13.	View of cracking to the sandstone wall base plinth to the front elevation.	
14.	View of corroded iron work and delaminated stone work to the front elevation.	
15.	Typical view of cracking to terracotta pilaster.	

16.	Typical view of defective pointing to coping stones.	
17.	Typical view of missing windows to front elevation.	
18.	Typical view of missing windows to front elevation.	

19.	Typical view of cracked modern retrofitted timber window to front elevation.	 A photograph of a two-story brick building facade. The focus is on a window with a modern retrofitted timber frame. The window is divided into two panes, with the right pane showing significant cracking and damage. The brickwork is a mix of red and brown tones. A date stamp '15/09/2020' is visible in the bottom right corner of the photo.
20.	Typical view of modern retrofitted timber window to front elevation.	 A photograph of a similar window to the one in the previous image. This window also has a modern retrofitted timber frame and is divided into two panes. The right pane shows some graffiti in blue paint. The brickwork is red and brown. A date stamp '15/09/2020' is visible in the bottom right corner of the photo.
21.	Typical view of modern retrofitted timber window to front elevation.	 A photograph of a window with a modern retrofitted timber frame, similar to the others. The window is divided into two panes, and the right pane is slightly open. The brickwork is red and brown. A date stamp '15/09/2020' is visible in the bottom right corner of the photo.

22.	Typical view of modern retrofitted timber window to front elevation.	
23.	Typical view of modern retrofitted timber window to front elevation.	
24.	Typical view of corroded roller shutter to entrance door.	

25.	Typical view of corroded roller shutter to entrance door.	 28/09/2020
26.	Typical view of roller shutter door to entrance door.	 28/09/2020
27.	Typical view of painted basement windows.	 15/09/2020

28.	Typical view of painted basement windows.	
29.	Typical view of painted basement windows.	
30.	General view of Shudehill elevation.	

31.	View of aerosol graffiti and vegetation growth to defective brickwork.	
32.	Typical view of cement render to elevation.	
33.	General view of Soap Street elevation.	

34.	General view of Soap Street elevation.	
35.	Typical view of degraded mortar and brickwork elevations.	
36.	Typical view of degraded mortar and brickwork elevations.	

37.	View of extensive vegetation growth to brickwork elevation.	 A photograph showing a brick wall with significant green foliage growing over it. The date stamp '26/09/2020' is visible in the top right corner.
38.	View of early stone decay to limestone lintel.	 A close-up photograph of a brick wall showing a horizontal section of decayed stone or plaster, revealing a lighter-colored material underneath. The date stamp '28/09/2020' is visible in the bottom right corner.
39.	Typical view of early stone decay to limestone lintel.	 A photograph showing a horizontal section of decayed stone or plaster, revealing a lighter-colored material underneath. The date stamp '15/09/2020' is visible in the bottom right corner.

40.	General view of modern retrofitted windows to rear elevation.	
41.	Typical view of modern retrofitted windows to rear elevation.	
42.	Typical view of modern retrofitted windows to rear elevation.	

43.	Typical view of modern retrofitted windows to rear elevation.	
44.	Typical view of modern retrofitted windows to rear elevation.	
45.	Typical view of modern retrofitted windows to rear elevation with vegetation growth to elevation.	

46.	Typical view of modern retrofitted windows to rear elevation.	 A photograph showing two modern, dark-framed windows installed in a red brick wall. The windows are set within a recessed area of the wall. A date stamp '28/09/2020' is visible in the bottom right corner of the image.
47.	General view of corroded iron staircase.	 A photograph showing a general view of a rusted, corrugated metal staircase attached to a brick wall. The staircase has a mesh-like structure and is supported by brackets. A date stamp '28/09/2020' is visible in the bottom right corner of the image.
48.	Typical view of corrosion to iron staircase.	 A close-up photograph of the rusted metal staircase, showing significant corrosion and structural wear. The metal is heavily pitted and discolored. A date stamp '28/09/2020' is visible in the bottom right corner of the image.

49.	View of missing balustrade rail.	 A photograph showing a red brick wall with scaffolding. A metal rail is visible, but the balustrade rail is missing. A date stamp '28/09/2020' is in the bottom right corner.
50.	View of corroded cast iron floor grille.	 A photograph showing a close-up of a corroded cast iron floor grille. The grille is made of a grid of small squares. A date stamp '28/09/2020' is in the bottom right corner.

Appendix C

KM Heritage - Heritage Assessment

Back Turner Street

Manchester, M4 1DN

Townscape, Visual and Heritage Assessment

March 2020

Consultancy for the
Historic Built Environment

KMIHeritage

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1 Introduction

- 1.1 This report has been prepared to support a planning application for proposals affecting the site at Back Turner Street, Manchester M4 1DN. The report has been prepared for Salboj Ltd.

Purpose

- 1.2 The purpose of the report is to assess the proposed scheme against national and local policies relating to the historic built environment.
- 1.3 This report should be read in conjunction with the accompanying drawings and Design & Access Statement prepared by Jon Matthews Architects.

Nomenclature

- 1.4 The Back Turner Street site is referred to as 'Site' throughout this report.
- 1.5 In 2015 English Heritage changed its name to 'Historic England'. A new charity, officially called the English Heritage Trust, took the name of English Heritage and responsibility for managing the National Heritage Collection of state-owned historic sites and monuments across England. In this report reference is made both to 'English Heritage' and 'Historic England'.

Organisation

- 1.6 This introduction is followed, in Section 2, by a description and analysis of the Site and its heritage context. Section 3 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline of the proposed scheme and its effects is provided in Section 4. Section 5 assesses the proposals against that policy and guidance. Section 6 is a summary and conclusion.

Authorship

- 1.7 The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. Nick has twenty years' experience in the property sector, including most recently as a Director of the Conservation Team at integrated design consultants, Alan Baxter & Associates. Nick spent nine years at English Heritage as Principal Inspector of Historic Buildings & Areas where he led a specialist team of

historic building inspectors, architects, and archaeologists on a wide range of heritage projects in East & South London. Previously Conservation Officer at the London Borough of Bromley, Nick began his career at international real estate consultancy Jones Lang LaSalle as a Chartered Surveyor. This experience has given Nick an in-depth understanding of the property industry, listed building and planning process, heritage policy and guidance and funding bodies.

- 1.8 Historical research and drafting for this report was carried out by Anne Roache MA, DipFEcol. Anne is a researcher with over 25 years' experience. She has worked for leading commercial organizations in the fields of property, planning and law. Alongside a specialisation in the archaeology, architectural and social history of London, Anne is also a qualified Field Ecologist, practiced in carrying out a range of ecological surveys.

2 The site and its context

The Site

- 2.1 The 0.16 h site is bounded by High Street, Back Turner Street, Nicholas Croft, Shudehill and Soap Street and contains the following buildings: Nos. 30-32 Shudehill, a one storey vacant shop unit; No. 1 Nicholas Croft, a one storey vacant shop unit; No. 3 Nicholas Croft, a one storey shop; Nos.1-3 Back Turner Street, a five and six storey, derelict warehouse dating from the 1920s. No. 5 Back Turner Street, a derelict warehouse dating to 1873, was demolished in September 2018 as it was in a dangerous condition. The vacant lot at the High Street end previously contained a five storey warehouse building which was demolished in the 1980s (fig. 1¹).
- 2.2 Back Turner Street is located in central Manchester, close to major retail complex of the Arndale Centre. Its northern end is situated at a key nodal point at the junction of Shudehill and Nicholas Croft, where a number of different regeneration areas come together.
- 2.3 The site lies within central Manchester's 'Northern Quarter' which has been recognised as an area of heritage importance representing the unique place that Manchester holds in the history of commerce and the industrial revolution as evidenced by its remaining historic fabric.²

¹ Manchester City Council, Online: <https://www.manchester.gov.uk>

² Taylor, S. and Holder, J. (2008) *Manchester's Northern Quarter: the greatest meer village*. Swindon: English Heritage.



Figure 1: Location of the Site (marked with dot)

Historical background

A brief history of Manchester

- 2.4 First named *Mamucium* by the Romans (CE 77-84), this small settlement was a castrum (military encampment) established where the Rivers Medlock and Irwell met. It is thought that the earliest settlement proper was established c.620 around the area of the present cathedral. In 1301 Edward I bestowed the Great Charter of Manchester making it a free borough made up of eight hamlets within the township of Manchester.
- 2.5 The textile industries of south Lancashire began to flourish in the 16th century and Manchester emerged as a centre for textile finishing processes. By the 17th century it had expanded its role as a market centre for the surrounding district, handling textiles which were also being exported to Europe. By the 1790s, it was the principal commercial centre for the north west and eventually superseded London as the preeminent centre for overseas trade in cotton cloth. Manchester was given the moniker 'Cottonopolis' and a branch of the Bank of England was established here in 1826.
- 2.6 This commercial success was facilitated by the revolution in transportation brought about by the advent of the canal era which began with the Bridgewater Canal³ in 1761. This ran for 41 miles (66 km) connecting Manchester to the Mersey. Later

³ Considered to be the first true canal constructed in England.

the Rochdale Canal, which officially opened in 1804⁴, completed the link between Hull and Liverpool running for 32 miles (51 km) across the Pennines from the Bridgewater Canal to join the Calder and Hebble Navigation at Sowerby Bridge in West Yorkshire.

- 2.7 Under the influence of its canals and their associated industries, Manchester grew; sprawling south and eastwards via unplanned streets. Economic success brought a concomitant population boom and Manchester grew more than threefold in just 30 years from an estimated population of 22,481 in 1773 to 75,281 by 1801.
- 2.8 The first steam powered cotton spinning mill opened on Shudehill in 1782 and began boom in mill construction along the Irk and Medlock valleys⁵. Steam power gave proprietors the freedom to locate mills anywhere and, in time, build larger and larger premises eventually this would accommodate an integrated and complete manufactory where raw textile material entered the mill and unbleached cloth left it.
- 2.9 The new mills were usually built of red brick (sometimes local stone) with form following function in that the main body of the mill was long and narrow in order to accommodate rows of large windows on the opposite long elevations to take best advantage of daylight. The number of bays (length of the building) was dictated by the number of spinning mule machines installed. As the number of mules increased, the length of the mill increased. The exteriors were not highly decorated although some attention might be given to grand main entrance gates. Stair columns were built in external towers which were sometimes embellished with castellations. Specialised mill architects began to appear and from the late 18th to the beginning of the 19th century, the number of mills in Manchester doubled and continued to increase.
- 2.10 By the end of the 19th century commercial warehouses and showrooms supporting this textile business characterised Manchester's commercial core. These prestigious buildings of iron and steel faced with stone and tile decoration were influenced by the grand merchant houses of Venice. The 19th century also brought the railways and consequently warehouses, sidings and viaducts came to dominate the city fringe.

⁴ Completed in 1807.

⁵ Between 1782 and 1816 the number of steam powered mills rose in the Manchester area from 1 to 86.

Shudehill and the Northern Quarter

- 2.11 The Northern quarter was an important district of city centre trading and commercial townscape which developed during the 18th and 19th centuries. The 18th century development comprised of small weaving cottages some of which survive in and around Turner Street and Thomas Streets.⁶
- 2.12 The mid-late 19th century saw larger textile and other warehouses built, many of these red brick 5-6 story buildings survive to give the Smithfield Conservation Area much of its character.
- 2.13 The area was also known for its food markets with Smithfield wholesale market being one of the largest in the city. Established in 1821, it sold fruit, vegetables, meat wholesale and retail. It would later be extended to include a fish market.
- 2.14 The early street pattern - well established by the time of the first OS survey of 1845 - can still be discerned to some extent although they have been disrupted by later road developments cutting east-west through the area, to create easier access through the dense grid of narrow streets (fig. 2).



Figure 2: OS map surveyed 1845 (area of Site outlined) ⁷

- 2.15 The dense urban grain of the city, punctuated by large Victorian industrial developments, can be appreciated from the OS map of 1906 which emphasises the mass of the city centre rail terminals and the municipal buildings surrounding the

⁶ Manchester City Council, Conservation Areas, Online: www.manchester.gov.uk

⁷ OS Lancashire CIV (includes: Manchester; Salford.) Surveyed: 1845. Published: 1848

Cathedral. Large warehouse buildings, of the later 19th century, survive in the SW sector of the Smithfield Conservation Area, along Oldham Street, Market Street and Church Street (fig. 3).



Figure 3: OS Revised: 1906 (Site highlighted)

- 2.16 Much of central Manchester remained largely unaltered throughout the 20th century until ambitious regeneration programmes of the 1960s onwards began to replace the finer urban grain with large blocks of modern offices, car parks and shopping centres. The 1969 map shows how some city centre blocks had already become more homogenised. Smithfield's wholesale and fish markets still remain just as they had always done (fig. 4)

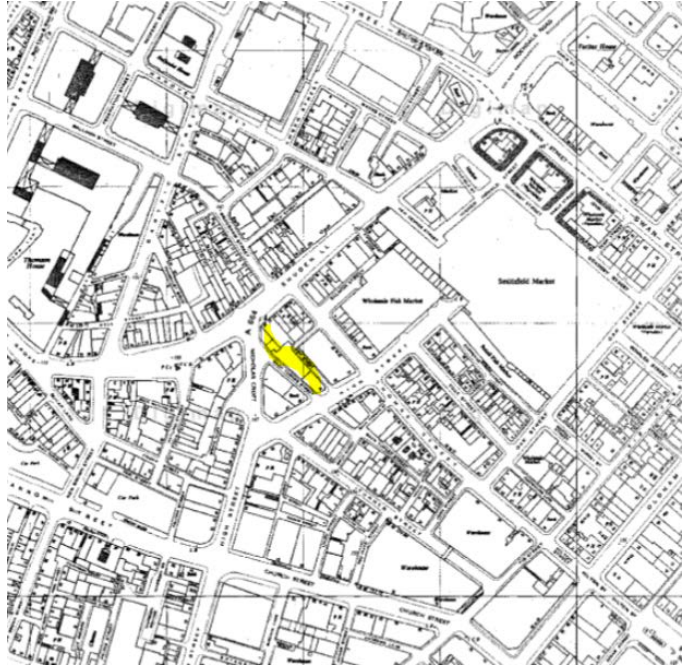


Figure 4: OS 1969

- 2.17 The 1986 OS shows the massive Arndale shopping centre to the west of the site the building of which had resulted in swathes of older buildings and whole streets cleared away. The former wholesale fish market has been partly built upon and converted into a garden centre. beautifully detailed boundary walls demarcating the old fish market site remained however and had been grade II listed in 1973. Smithfield market is shown on the map as a car park but would eventually also be built upon and retaining some of its boundary walls facing on to Swan Street (fig. 5).

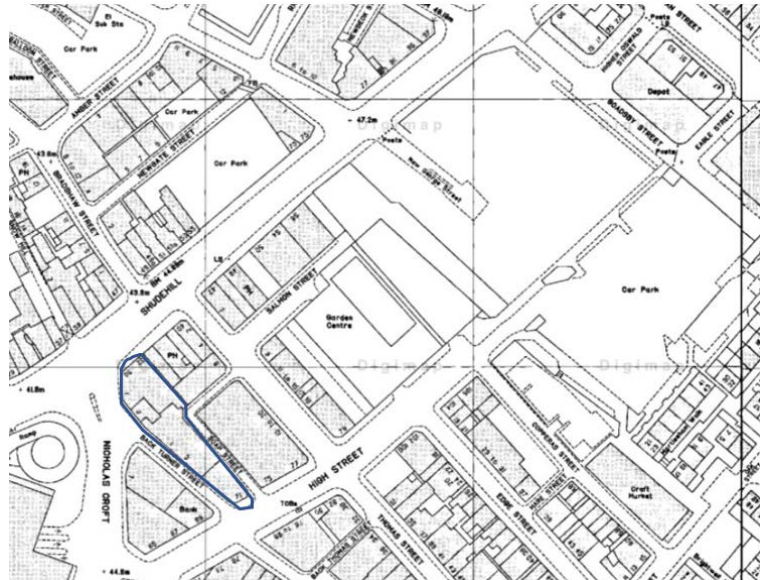


Figure 5: The Site and nearby vacant market areas, OS 1986

Back Turner Street

- 2.18 The 1st edition OS published in 1850, shows that the early incarnation of the Site, had several large warehouse-type buildings to its northern end and beside these a terrace of 16 'back-to-back' dwellings, half of which faced onto Back Turner Street and half onto Back Thomas Street (figs. 6 & 7⁸). These cottages would have dated to the late-18th century and been connected to the local cotton weaving industry. The Cheshire Cheese Public House shown on Adshead's map would shortly be demolished to make way for a rerouted High Street.

⁸ Joseph Adshead's Twenty Four illustrated maps of the Township of Manchester, 185-1851. Online: University of Manchester : <https://www.library.manchester.ac.uk>

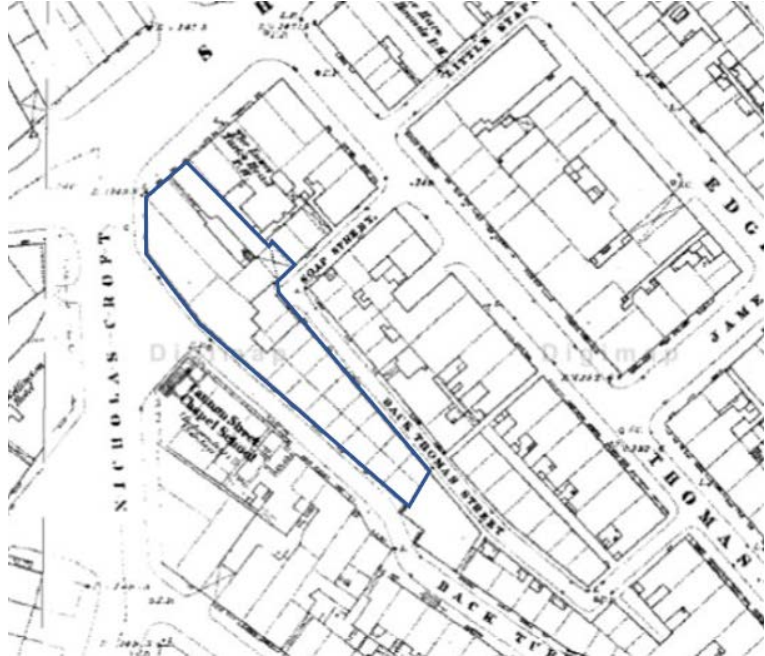


Figure 6: The Site, OS 1850



Figure 7: The Site, Adshead's map, 1851

- 2.19 This Goad Fire Insurance plan of 1888 shows the reconfigured site and the range of businesses operating there including jewellers, a salter, two shoe businesses and a fancy goods warehouse (fig. 8⁹).

⁹ Chas. E. Goad Insurance Plan of the City of Manchester Vol. II: sheet 29, 1888.

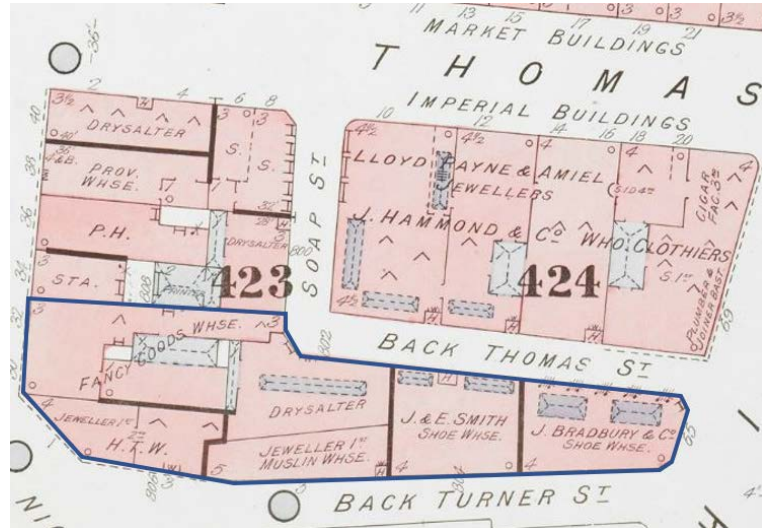


Figure 8: Tenure of the Site, God Plan, 1888

- 2.20 The OS of 1915 shows the local context; a streetscape that had changed little since the mid-19th century (fig. 9).



Figure 9: The Site, OS 1915¹⁰

- 2.21 The 1931 Goad plan shows that, the dry-salter's warehouse had been demolished and a new building erected, probably during the 1920s, at No. 1-3 Back Turner Street to expand the

¹⁰ OS Lancashire CIV.6 (Manchester; Salford) Revised: 1915. Published: 1922.