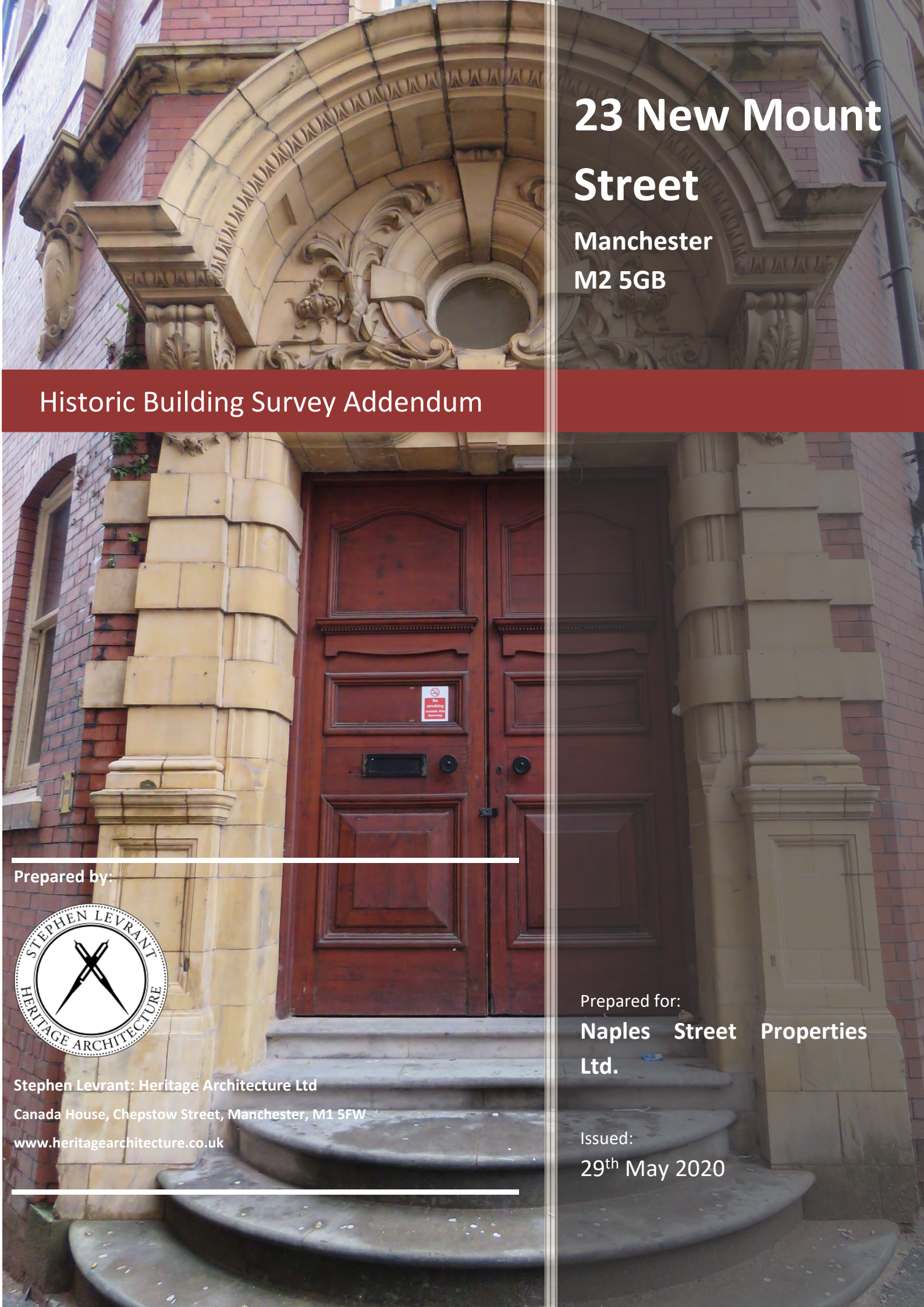

23 New Mount Street

Manchester
M2 5GB

Historic Building Survey Addendum

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Prepared for:
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Issued:
29th May 2020



Historic Building Survey Addendum, Construction Phase and Project Completion 2019-20. 23 New Mount Street, Manchester

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DRAFT ISSUED: 22nd May 2020
FINAL ISSUED: 29th May 2020

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1 CONTEXT

1.1 Introduction

(i) This report should be read in conjunction with the *ArcHeritage 2018 Historic Building Survey: New Mount Street, Manchester Report* that was submitted as part of the planning and listed building consent application and should be view in the context of the associated planning permission (ref: 120881/FO/2018) and listed building consent (ref: 120881/LO/2018) documents and decision notices.

(ii) The consented scheme was to convert and extend the group of buildings that form 23 New Mount Street from office accommodation to residential use with ancillary service areas.

(iii) Condition 3 of the listed building consent required that

"following completion of the works and prior to the first occupation of development, a final report of the recording / findings of the building shall be submitted for approval in writing by the City Council, as Local Planning Authority."

(iv) Please see appendix A for the full condition text and reason.

1.2 Context for the Historic Building Survey Addendum

(i) The ArcHeritage 2018 Historic Building Survey provides a detailed report of the building's history and record of the building prior to the construction phase commencing. This report will therefore not repeat the information outlined in that document.

(ii) The intention of this report is to act as an addendum to the ArcHeritage report, in order to provide a record of the building through the 2019-20 construction phase and on completion of works.

(iii) The report will summarise any significant features uncovered during the construction phase, highlight where necessary if significant features became better understood, and provide a photographic record of these two stages of buildings most recent development. Where significant features have been uncovered and retained, we will provide a record, location and condition of these features.

(iv) We have included in appendix B the building plan with dates of the various parts of the building indicated, taken from the ArcHeritage 2018 historic building survey.

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1.3 Methodology

(i) Throughout the construction phase and on completion of the works, DOMIS Construction, AXIS Architecture and Stephen Levrant Heritage Architecture carried out regular site inspections in regard to the repair of the building's historic fabric and progress of the construction works.

(ii) Naturally, the building was photographed throughout the construction phase, however it is at the key point of all strip out works and opening up works being complete that this report will firstly record the building.

(iii) Significant features uncovered were photographed and a record kept as necessary.

(iv) On completion of the construction phase the building has been photographed to again provide a record of the building.

1.4 Authorship

(i) The Photographic Record Addendum was prepared by Stephen Levrant Heritage Architecture Ltd., a practice, comprising architects, planners, surveyors and historic building consultants specialising in the historic cultural environment.

(ii) The authors were:

- Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] – Historic Building Surveyor
- Lee Hutchings, [BSc (Hons)] – Historic Building Consultant

(iii) Photographs have been provided by DOMIS Construction to complete the record of the building.

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2 SIGNIFICANT FEATURES

2.1 Overview of significant features

(i) Through the beginning of the construction phase a sequence of strip out works was undertaken to remove modern fabric and historic fabric that the development has consent to remove.

(ii) During this programme of works, no new items were uncovered, and a historic record is included under sections 3.2, 3.3 and 3.4 as to show the building with its original open floor plates and exposed historic fabric.

(iii) Through the development, historic fabric and features have been retained within both communal and private spaces of what is now a residential development.

(iv) We have listed below the features retained within the building development on completion of the works that can also be seen within the photographic record of sections 3.5, 3.6 and 3.7.

- Red brickwork of the external walls.
- Sandstone lintels and cills.
- Carved sandstone door surround on New Mont Street to the c. 1885 extension
- Buff terracotta to the 1906 extension.
- Buff terracotta to the goods entrance between the 1885 extension and 1850 buildings.
- Glazed brickwork within the 1906 extension.
- Glazed timber panels and doors to the corner entrance and within ground floor apartments of the 1906 extension.
- Decorative tiling to the entrance of the 1906 extension.
- Glazed tiling to the 1920's extension.
- Cast iron columns within the 1870 block and 1885 extension.
- Timber sash and case windows to the 1870 block, 1885 extension and 1806 extension.
- Primary timber roof trusses and associated ironwork to the 1870 block, 1885 extension and 1806 extension.

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3 PHOTOGRAPHIC RECORD

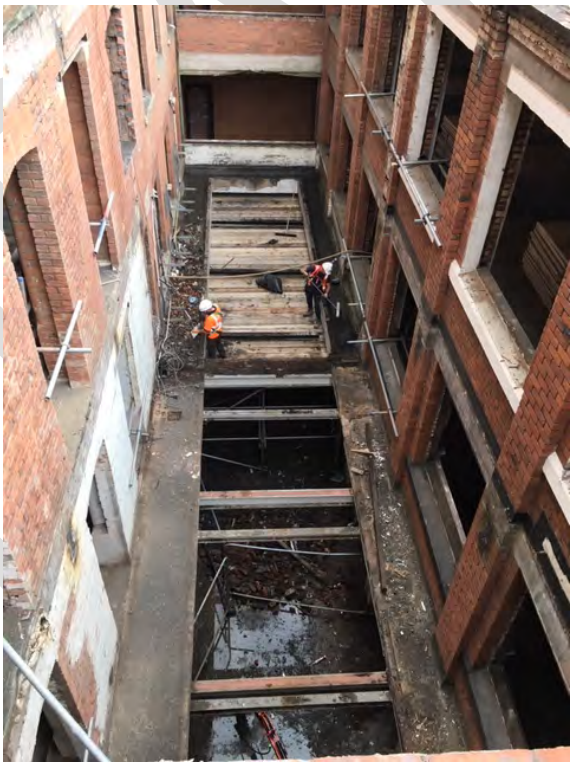
3.1 Outline of format

(i) The photographic record is provided at the two stages outlined in the methodology. As expected, there was no definitive point when all strip out works were complete and therefore the photos of the building as uncovered span a period of the construction phase.

(ii) Sections 3.2 to 3.4 are the photographic record of the building during the construction phase (on completion of the removal of all items to be removed).

(iii) Sections 3.5 to 3.7 are the photographic record of the building on completion of the construction phase in 2020.

3.2 Construction Phase - External Views



View showing the partial removal of the mid to late 20th century additions in the central atrium.

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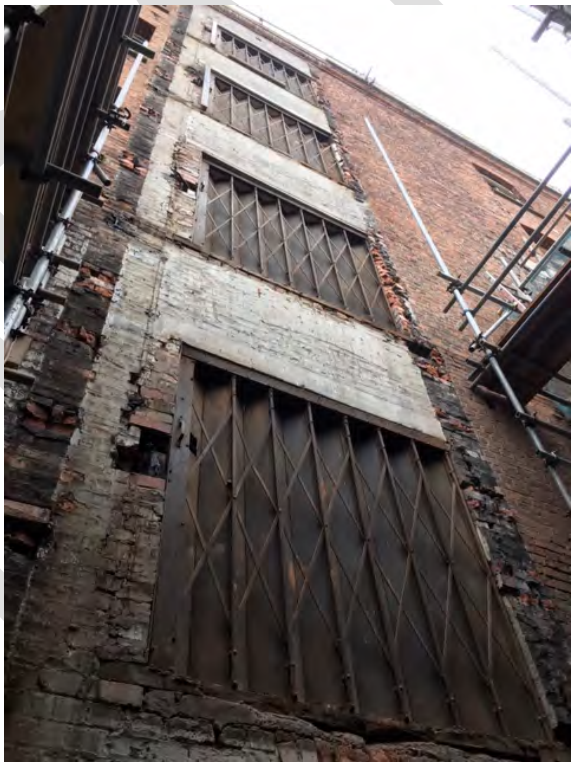
View showing the removal of the mid to late 20th century additions in the central atrium.



View showing the exposed lift doors following the removal of the mod to late 20th century lift shaft.



View of the 1920's extension with windows removed.



View of courtyard following removal of the mid to late 20th century additions.



View showing new lift shaft being erected to the 1870 block.



View showing the extension being constructed to the roof of the 1920's extension.



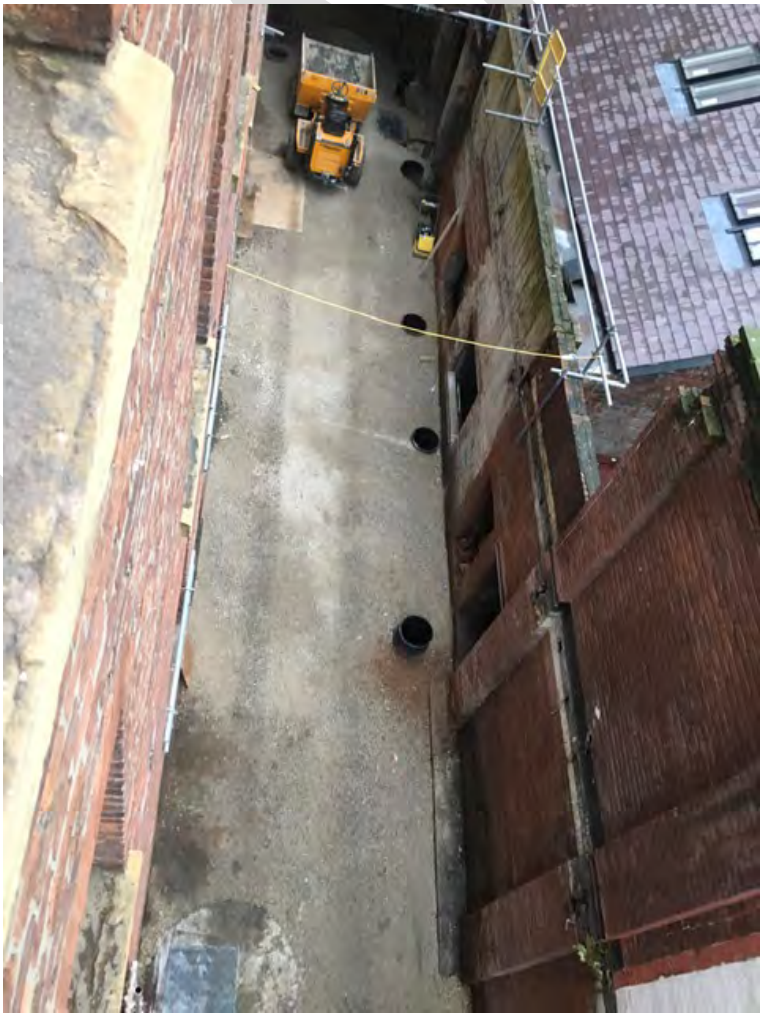
View showing the extension being constructed to the roof of the 1920's extension.



View showing the extension being constructed to the roof of the 1920's extension.



View of central atrium following removal of the mid to late 20th century additions.



View of central atrium following removal of the mid to late 20th century additions.

3.3 Construction Phase – Internal Views



View on the second floor of the 1870's block looking towards the 1885 extension following completion of the strip out works.



View of the fourth floor of the 1906 extension on completion of the strip out works to the walls and floors.



View of the third floor from the 1885 extension looking through the 1870 block and to the 1906 extension on completion of the strip out works.



View of the second floor from the 1885 extension looking towards the 1870 block on completion of the strip out works.



View within the lower ground floor of the original 1870 block on completion of the strip out works.



View of the third floor, 1906 extension on completion of the strip out works.



View of the third floor, original 1870 block and 1885 extension on completion of the strip out works.



View of the third floor, original 1870 block and 1885 extension on completion of the strip out works.



View within the 1920's extension on completion of the strip out works.



View showing the raised floor being intalled within the 1870's block.



View within the roof space of the 1870 block and 1885 extension prior to sub-division into apartments.



View within the roof space of the 1870 block and 1885 extension prior to sub-division into apartments.



View along a new corridor of the 1870 block.



View within the ground floor 1885 extension during the construction phase, utilised as the main contractors site office.



View within the ground floor of the 1870 block on completion of the strip out works.



View within the ground floor of the 1870 block on completion of the strip out works.



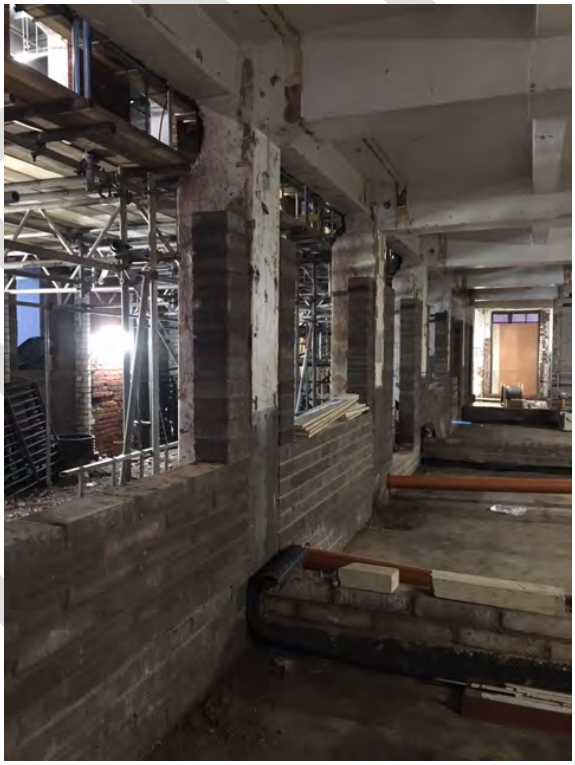
General view of studwork being erected with the 1870 block.



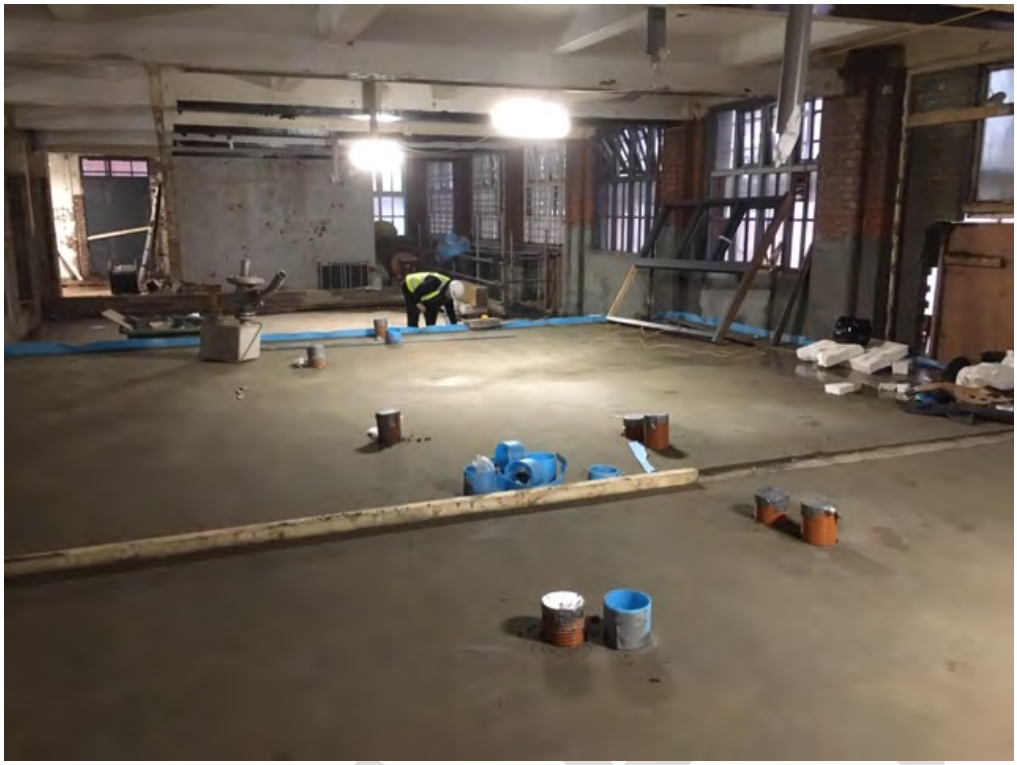
View of studwork being erected on the fourth floor of the 1906 extension.



View of the lower ground floor of the 1920's extension.



View of the lower ground floor of the 1920's extension.



View of the ground floor of the 1920's extension.



View of the re-instated internal doors to the 1906 extension with apartment 18.



View of the refurbished internal glazed doors within the ground floor of the the 1906 extension.



View within the lower ground floor.



General view along corridor of the original 1870 block.



General view along corridor of the original 1870 block.



View within the roof void nearing completion of subdivision into apartments.

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3.4 Construction Phase - Roof Level



View of roof over the 1870 and 1885 block on completion of removing previous roof covering and installing membrane and batten.



View looking down to the roof of the 1850 building with partial removal.



View of roof over the 1870 and 1885 block on completion of removing previous roof covering and installing membrane and batten.



View over new roof being installed to the infill between the 1920's extension and 1850 building, with roof over 1850's building being re-slated.

3.5 Project Completion - External Views



The corner entrance of the 1906 entrance.



View looking east down New Mount Street.



Looking west down New Mount Street.



Looking north up School Street



View of repaired goods entrance on School Street.



Looking south down School Street with the c. 1850's building to the right and c. 1885 extension to the left of the goods entrance.



Looking west along Naples Street at the c. 1850's building in the foreground.



Looking west along Naples Street with the 1920's extension with new rooftop extension.



View east down Naples Street with the 1920's extension with new roof top extension.



View south down Ludgate Street, with 1920's extension and new rooftop extension, with 1906 extension in background.

3.6 Project Completion – Internal Views



General view within a corner apartment of the 1885 extension.



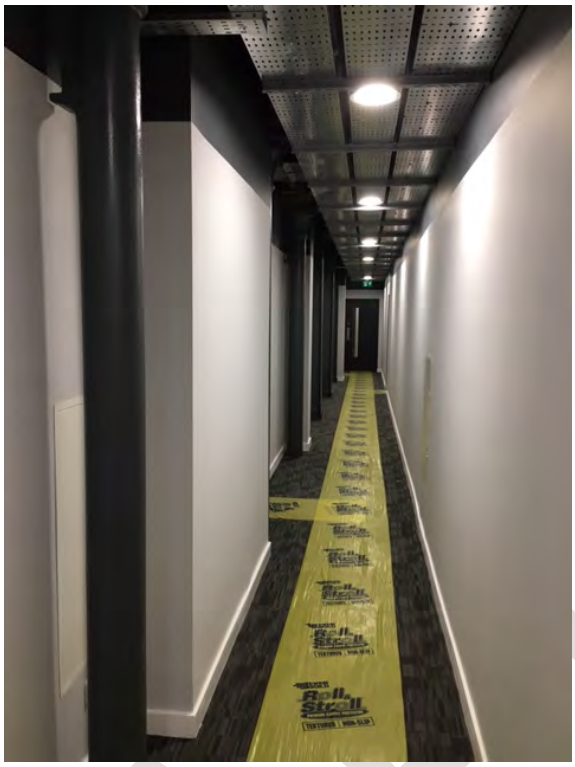
General view of a bathroom within the 1870's block.



View of the refurbished stairwell to the 1885 extension.



View of roof trusses and steel beam within an apartment to 1870 block.



View within corridor of the 1870 block showing retained cast iron columns.



Detail of retain cast iron column and floor structure exposed within the corridors.



View of retained glazed brickwork within an apartment of the fourth floor of the 1906 extension.



Exposed timber roof trusses within apartments of the fourth floor 1906 extension.



Exposed timber roof trusses within apartments of the fourth floor 1906 extension.



Exposed timber roof trusses within apartments of the fourth floor 1906 extension.



Glazed bricks within the corridors to the fourth floor, 1906 extenson.



Glazed bricks within an apartment to the fourth floor, 1906 extenson.



Glazed bricks within an apartment to the fourth floor, 1906 extenson.



Glazed tiles within the ground floor corridor of the 1920's extension.



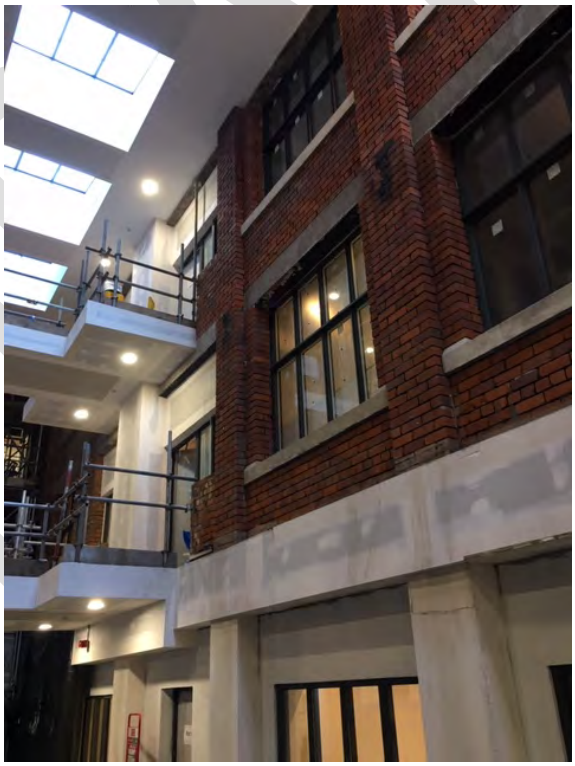
Exposed roof trusses within an aprtment of the third floor 1885 extension.



Expose brickwork within the newly formed corridor of the ground floor to the 1870 block.



View of the newly formed atrium and link bridgesfrom the 1870 block. The openings where the lift shaft has been removed have also been repaired.



View from the atrium towards the 1920's extension.

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Primary view from the newly reformed goods entrance within the atrium looking at the 1870's block and 1885 extension. Also showing where the lift has now been removed.

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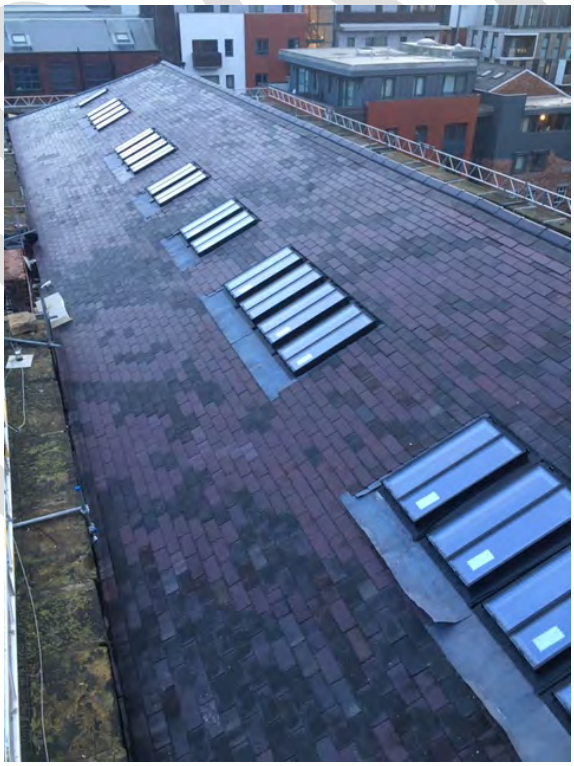
3.7 Project Completion - Roof Level



View of new roof and skylights to the 1906 extension.



View of completed roof to the 1870 block and 1885 extension.



New flat roof installed to the roof extension over the 1920's extension.

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4.0 CONCLUSION

(i) This report provides a concise record of 23 New Mount Street at the completion of strip out works during the construction phase in 2019 and on completion of the conversion to residential apartments in May 2020.

(ii) As an amendment to the 2018 ArcHeritage Historic Building Survey Report, this report provides a record of the historic fabric retained on completion of the development, enabling future applications and alterations to the building to be viewed within the context of the buildings form and condition once converted to residential use.

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APPENDIX A – LISTED BUILDING CONSENT, CONDITON 3

Location: 23 New Mount Street, Manchester, M4 4DE

Date of Application: 2 August 2018

Application Number: 120882/LO/2018

3) The development hereby approved shall be carried out in accordance with the Historic Building Recording - Written Scheme of Investigation prepared by ArcHeritage stamped as received by the City Council, as Local Planning Authority, on the 14 November 2017. For the avoidance of doubt this shall include a level 3 building survey/record of the building. Following completion of the works, and prior to the first occupation of development, a final report of the record/findings of the building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - To investigate the historical interest of the site and record and preserve any remains of historical interest, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.

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APPENDIX B – BUILDING PLAN FROM ARCHERITAGE 2018 HISTORIC BUILDING SURVEY

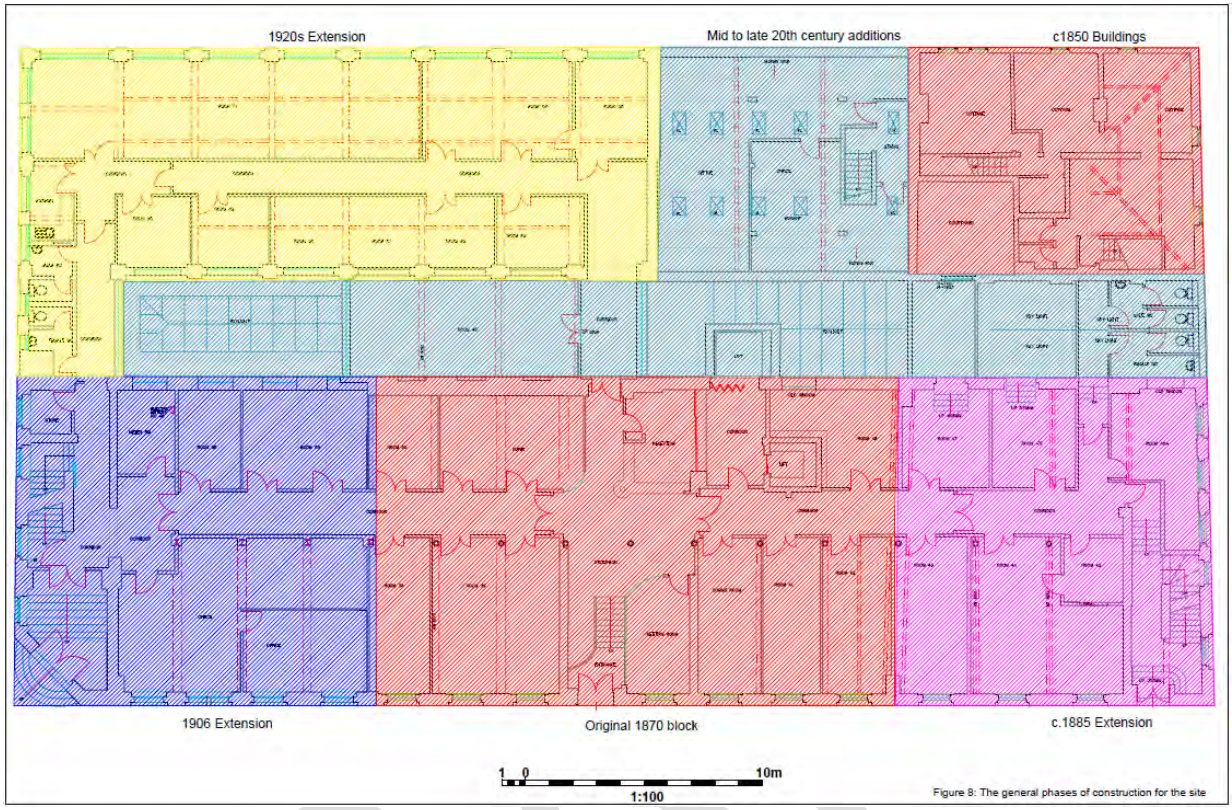

Figure 8: The general phases of construction for the site

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