

42-50 Thomas St.
&
7 Kelvin Street,
Manchester.

Written Scheme of Investigation (WSI)

Application no.s : 113476/LO/2016 & 113475/FO/2016.

Condition 6. LBC Ref: 113476/LO/2016

&

Condition 8. PA Ref: 113475/FO/2016



STEPHEN LEVRANT HERITAGE ARCHITECTURE

Prepared for:

Real Estate Group

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42-50 Thomas Street & 7 Kelvin Street, Manchester. Written Scheme of Investigation.

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1. INTRODUCTION

1.1 Purpose of the WSI

i) This Written Scheme of Investigation (WSI) was commissioned by Real Estate Development Partnership Ltd., to inform and secure the discharge of conditions imposed on the Planning and Listed Building Consents for the refurbishment and redevelopment of 42 to 50 Thomas Street and 7 Kelvin Street, Manchester, M4 1ER.

ii) The report directly addresses the requirements to prepare a WSI in response to the following conditions imposed by Manchester City Council on the below consented, detailed applications:

- **LBC Ref: 113476/LO/2016**

  Proposal: LISTED BUILDING CONSENT External and alterations and repair and change of use of Grade II listed 7 Kelvin Street to 3 no residential apartments (linked to an adjacent 4/5 storey building following the demolition of numbers 42 to 48 Thomas Street) above ground floor and basement shop / restaurant (Class A1 or A3) use;

  - **Condition 6**. LBC Ref: 113476/LO/2016 *(see 1.2. below).*

- **PA Ref: 113475/FO/2016.**

  Proposal: External alterations and repair and change of use of the upper floors of Grade II listed 7 Kelvin Street and the erection of a linked 4/5 storey building following the demolition of numbers 42 to 48 Thomas Street to provide 20 no dwellings (Class C3) (8 x 1 bed and 12 x 2 bed) with ground floor and basement shop / restaurant (Class A1 or A3) use; and storage space for 20 cycles.

  - **Condition 8**. 113475/FO/2016 *(see 1.3 below)*.

iii) This Written Scheme of Investigation (WSI) responds to the above conditions applied on the **consented scheme** for 42-50 Thomas Street & 7 Kelvin Street. The investigations relate to the existing standing buildings. The Planning Conditions do not require any below-ground investigations. The building survey record works will include all the buildings on the development site (see **Figure 1** below).

iv) The methodology is informed by the recommendations set out Historic England's 2016 guidance on 'Understanding Historic Buildings' and the guidance for standing building and watching briefs prepared by the Chartered Institute for Archaeologists (see Bibliography below). The completed Level 3 Historic Building Record reports will be informed by the existing architectural drawings and surveys and the Heritage Statement prepared in 2016 by Stephen Levrant Heritage Architecture Ltd (SLHA Ltd), reference 12 below.

v) This WSI provides the framework through which the required programme of **Historic Building Survey** mitigation would be managed and monitored. The research objectives of the project are described below (see 1.3).

vi) The building-group was subject to a detailed historic building survey and evaluation investigation by SLHA Ltd entitled: *'42 – 50 Thomas Street & 7 Kelvin Street, Manchester. Heritage Statement - Significance & Impact. 26. July 2016'*. This was included in the submitted application and forms part of the approved documents.

vii) The WSI proposes methods for investigation and recording to provide **additional information** about 42-50 Thomas Street and 7 Kelvin Street (the identified historic assets), as required by the consents. The objective is to ensure that the implemented works minimise and mitigate the loss of the heritage values of the standing buildings.

viii) The **Level 3** programme of building investigations and recording required by the above conditions will determine, as far as is reasonably possible, the nature of the surviving heritage resource associated with the building-group. It will expand upon on the existing records, which were submitted to secure the extant Planning Permission and Listed Building Consent (both archaeological and historical sources) as well as being informed by additional site-surveys.

ix) The surveys and building recording will be undertaken using appropriate methods and practices to meet the requirements of the applied conditions. They will also provide detailed information for the Project Team and Appointed Contractors to inform the implementation of the approved development and thereby satisfy the stated aims of the consented development scheme.

x) The WSI is designed to comply with the Historic Building and CIFA and will result in the production of: refined architectural drawings, an ordered accessible-archive, a report on the building-group, and detailed information to inform the Specifications and Schedules of Work.

xi) The WSI also provides an appropriate procedure for the identification and treatment of any significant fabric or material following completion of the Level 3 Historic Building Record and subsequent demolition of 42-46 Thomas Street.

1.2 LBC Condition 6 & Planning Permission Condition 8.

i) The requirement for a Written Scheme of Investigation (WSI) is duplicated in both the **Listed Building Consent (Condition 6) and the Planning Permission** (Condition 8). Both state that:

*"No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of **historic building survey**. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:*

***1.** A phased programme and methodology of investigation and recording to include:*

- ***historic building survey (Level 3),***
- *a watching brief on the soft-strip (where necessary).*

***2.** A programme for post-investigation assessment to include:*

- *analysis of the site investigation records and finds,*
- *production of a final report on the significance of the heritage interest represented.*

***3.** Dissemination of the results commensurate with their significance.*

***4.** Provision for archive deposition of the report and records of the site investigation.*

***5.** Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.*

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of the heritage interest impacted on by the development and to make information about the archaeological heritage interest publicly accessible. GMAAS will monitor the implementation of the archaeological works on behalf of Manchester Planning Authority".

ii) The fundamental purpose of the required **Level-3 Historic Building Survey (L3.HBR)** is to confirm that the heritage protection aspects of the consented works will be carried out to an appropriate conservation-led standard. It will also confirm that appropriate resources are in place to monitor and maintain conservation standards during construction.

iii) The resultant **L3.HBR** will expand upon the previous works to assist the client and the project implementation team in providing early advice on: the scope of conservation-led repairs, necessary specification notes, schedules of work, and recommendations as to suitable sources of specialist conservation skills and materials.

xii) The information contained within the Written Scheme of Investigation (WSI) is provided solely for use in respect of the site at 42-50 Thomas Street and 7 Kelvin Street and should not be re-used or adopted elsewhere.

1.3 Research objectives

i) The joint purpose of the Historic Building Record is to both inform the implementation of the consented development and add to the extensive research undertaken relating to the evolution of Manchester's Northern Quarter. The **L3.HBR** will thus cross reference and seek to confirm and expand the findings of Historic England's 2001Architectural Investigation Report: B/066/2001, *"The Shudehill and Northern Quarter of Manchester".*

ii) Consequently, the methodology adopted will include (where appropriate) reference to extant research, as well as documentary and physical source material. It will also draw upon advice from appropriate specialists within the project team, where necessary, to ensure that the investigation will appropriately address national, regional and local conservation objectives.

iii) The proposed Project Team are able to demonstrate relevant expertise to assess the significance of fabric components and will document significant results found during the Historic Building Record.

iv) The resultant Level 3 Historic Building Record (L3.HBR) will be deposited with Manchester City Council (as part of the Planning Record) and the Greater Manchester Archaeological Advisory Service (for addition to the Historic Environment Record. It will also be accessible to the public via the Central Reference Library.

1.4 General Methodology

i) This Written Scheme of Investigation (WSI) has been informed by the requirements of the above defined planning and listed building consents and the series of building surveys and fieldwork undertaken in advance of the granting of conditional consent. The Planning Permission Condition 8 and Listed Building Consent Condition 6 both require a *"programme of historic building survey"*. This WSI aims to describe an appropriate method to meet these requirements.

ii) The methodology described in this Written Scheme of Investigation (WSI) accords with the prescriptive format of **Historic England's 2016 guidance** on, *"Understanding Historic Buildings. A Guide to Good Recording Practice",* specifically the structure of the described 'Level 3 Historic Building Survey' (page 26).

iii) The Written Scheme of Investigation (WSI) also draws on the guidance set out in the **2014** guidance set out the **Chartered Institute for Archaeology** (CiFA), *"Standard and guidance for the archaeological investigation and recording of standing buildings or structures"*. This has been used as a secondary source given the prescriptive nature of the subsequent Historic England guidance.

iv) In addition, given the requirements in the two conditions to under-take a, *"watching brief on the soft-strip (where necessary)"* reference has been also made to the **2014** guidance from the Chartered Institute for Archaeology (CiFA) titled, "*Standard and guidance for the archaeological*

watching brief". This specifically informs the methodology proposed for the *"Soft Strip Methodology and Schedule*" described below.

v) The completed data sources will be collected using: field surveying, note taking and digital photography. Where appropriate, measurements will be taken by hand, or by using a laser measurer.

1.5 Timetable for implementation.

i) The duration of the archaeological investigation will be dependent upon the main contractor's programme.

ii) A draft report will be submitted to the Client, Manchester City Council and GMAAS for comment within 16 weeks of completion of the fieldwork. The project archive will be deposited with the receiving repository (where applicable) within six months of completion of the fieldwork.

1.6 Limitations

i) The Written Scheme of Investigation (WSI) relates to 42-50 Thomas Street and 7 Kelvin Street, with specific reference to the additional requirements imposed by the Planning Permission and Listed Building Consent.

ii) The WSI should not be understood as a construction stage brief, and no design liability is accepted in the production of this document. For the avoidance of doubt, the appointed contractors will be instructed via a Specification and Schedule of Work issued by the client, via the Project Architect.

2. THE BUILDING

2.1 Location of the building-group

i) The building-group subject of the required Level 3 Historic Building Survey comprises the following:

- Nos. 42-46 Thomas Street which comprise retail units facing onto Thomas street to the north-east and extend to include 41-35 Back Turner Street to the southwest (see also **Appendix 1** below).
- Nos. 48-50 Thomas Street which occupies a corner site bounded by Thomas Street to the north-east, Kelvin Street to the south-east, and Back Turner Street to the south-west.
- 7 Kelvin Street which is grade-ii listed (see **Appendix 1** below) and occupies a corner site bounded by Back Turner Street to the south and Kelvin Street to the east.

ii) The above properties have recently been in single-ownership and use and were internally-connected to serve as a retail outlet and store-rooms. The use has now ceased, and the site is unoccupied. It is referred to as the *building-group* in this Written Scheme of Investigation (WSI).

iii) The building-group forms a terrace, facing Thomas Street and is broadly all of two-storeys of traditional solid masonry/brickwork construction.

iii) Historical information which informed the consented scheme and this WSI was presented in the submitted Heritage Statement (27.07.2016) prepared by Stephen Levrant Heritage Architecture Ltd (see reference 12 below) and will be enhanced by the completed Historic Building Record (Level 3).

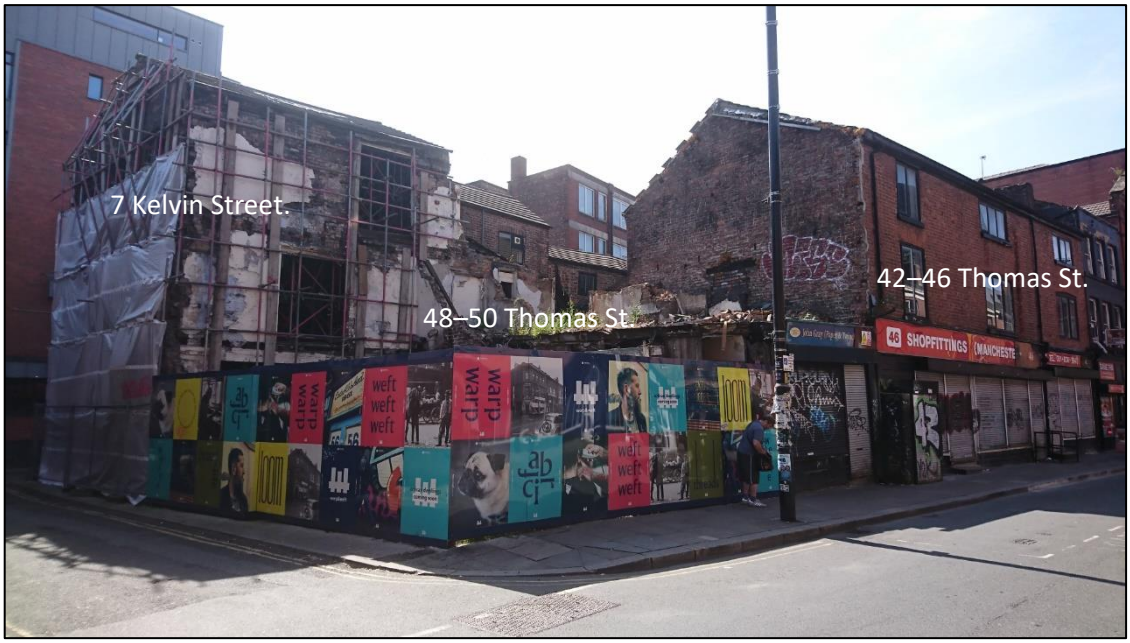


Fig.1 View of the site (existing June 2018). The partially-vacant site is 48-50 Thomas Street.

2.2 Description of the building-group

i) Several studies have been undertaken into the development of the Northern Quarter and the workers' housing that was part of the rapid expansion and industrialisation of Manchester. Historic England undertook a comprehensive assessment of the buildings in both the Northern Quarter and neighbouring Shudehill in 2001. The building-group forms part of that study.

ii) The Historic England assessment involved a rapid external survey of all standing structures, supplemented by documentary research and resulted in a report in 2001 *(The Shudehill and Northern Quarter of Manchester: 'An Outgrowth of Accident' and 'Built According to a Plan' Architectural Investigation Reports and Papers B/006/2001)*.

iii) Research was also undertaken from the 1980s and 1990s by MRIAS, MEDREG and UMAU including a detailed study of early dwellings, adjoining the subject building-group, in a block formed by Turner Street, Kelvin Street, Back Turner Street and Brick Street. Extracts from these studies and other key sources informed the 2016 significance assessment which supported the consented scheme and will be enhanced by the Level 3. Historic Building Survey.

iv) The Historic England publication (2008) *"Manchester's Northern Quarter"* provides the general overview of the evolution of the building group and the wider area. The report discusses the Northern Quarter from its origins and includes the building-group subject of this WSI. The detailed survey report dated 2001 on which it was based (see Reference 29 and 30 below) includes a gazetteer of the buildings in the Northern Quarter. Extracts from the gazetteer relevant to the proposed development site are summarised as follows:

- **7 Kelvin Street** (formerly Milk Street). Listed Grade II. Warehouse. Late-C19th.
  Three storeys high, built of red brick with slate roof. Three-bay wide gable end to Kelvin street includes recessed full-height hoist bay; five-bay elevation to Back Turner Street, fenestrated on lower floors only, includes blocked original doorway.

- **42-44 Thomas Street**. Houses. Late 18th century (pre-1793).
  Pair of three-storey high, single-fronted houses of red brick. Modern ground-floor shopfronts, wide first and second-floor windows above set slightly off-centre. To rear, facing Back Turner Street, are the once-separate former houses of late-C18th or early-C19th date. These are of brick, three bays wide, three-storeys high over cellars.

- **46 Thomas Street.** House. Late 18th century (pre-1793).
  Single-fronted house, three storeys high over cellars, built of brick. Modern ground-floor shopfront, off-centre window above. To rear, facing Back Turner Street, is once separate early 19th-century single-fronted house of brick, three storeys high over cellars.

- **48-50 Thomas Street.** Houses. Late 18th century (pre-1793). Remodelled early-C20th Pair of single-fronted houses, three-storeys high over cellars with basement air raid shelter c1939. Side elevation to Kelvin Street retains some original brickwork on ground floor but rest of building rebuilt in early-C20th. Modern ground-floor shopfronts to Thomas Street with windows above, those on second floor long workshop windows. Brick-lined air raid shelter beneath, with entrances from Thomas Street and Back Turner Street, likely

to replace original cellar. This has now been partially taken-down following structural issues.

v) Thomas Street is considered in the Pevsner Architectural Guide, noting that the development of this area was established by the middle of the C18, as part of a maze of streets which reflects the essentials of the layout shown on Green's 1794 map (see below). The character and fabric of Thomas Street and the development site is recorded in the review of the area, focusing on the most significant components of the group commenting that,

"Thomas Street runs NW, but there is not much to see until Nos. 48-50, SW side is reached. It has long ranges of upper workshop windows and a warehouse extension with its loading bay at the rear on Kelvin Street."

vi) By drawing on the research that has been undertaken to date on workshop dwellings in the Northern Quarter and considering this alongside the analysis of historic maps and visual surveys it is possible to provide an outline analysis of how this group of buildings evolved. This is recorded in the extant Heritage Statement (see reference 12 below).

vii) It is evident that the main buildings fronting Thomas Street to Nos. 42-50 are workshop dwellings which pre-date the Green map of 1794. The distinctive low, wide windows are still evident to the Thomas Street elevation of Nos. 48 and 50 and the second-floor spaces of these buildings contain open lofts which appear to have been interconnected. The second-floor windows to Nos 42 and 44 are similar in proportions to those at 1-5 Kelvin Street (refer to Fig. 23). Some of the second-floor rooms of the group have the loft windows to the courtyard elevation as well as the Thomas Street elevation. It may be that Nos 42 and 44 were built together, No. 46 as a single unit, and Nos 48 and 50 built together.

viii) In addition, the investigations to date provide evidence to suggest that the 3-storey buildings to Back Turner Street (which now form the rear of Nos 42, 44 and 46 Thomas Street), were built as separate dwellings that were not originally connected to the properties on Thomas Street (and pre-date the Green map of 1794). These buildings also have evidence of the low, wide loft windows at second floor to both the Back Turner Street elevation and the courtyard elevations although most have been completely or partially blocked up. Evidence for a possible original passageway exists although has been long blocked-up. The rear buildings have much smaller footprints and as such the second-floor rooms are restricted in head height. They illustrate the small-scale workers' housing that existed along Back Turner Street, but their details have been obscured by the adaption to become part of the main Thomas Street buildings.

ix) The grade-II listed warehouse building at 7 Kelvin Street (which wraps round to Back Turner Street) is an example of an early small-scale warehouse which was formed from adapting and converting the dwelling houses at Nos 48 & 50 Thomas Street. The extent to which these buildings were interconnected on initial construction of the warehouse on the corner plot is currently unclear. The 1891 map and the Goad map provide some indication, but it is apparent from previous surveys that numerous phases of interior alterations have taken place, including relocation of stairs and additional extensions to interconnect the buildings.

x) The ground floor areas have also seen numerous phases of alterations. It is likely that the original form of the workers housing was comparable to that of (the now redeveloped) 1-5 Kelvin Street which provided living accommodation on the ground floor. The Historic England study and gazetteer records that the shop fronts are modern. The main ground-floor areas to No. 42-46 Thomas Street have been opened-up to provide a modern shop-floor, with only some sections of the party-walls remaining.

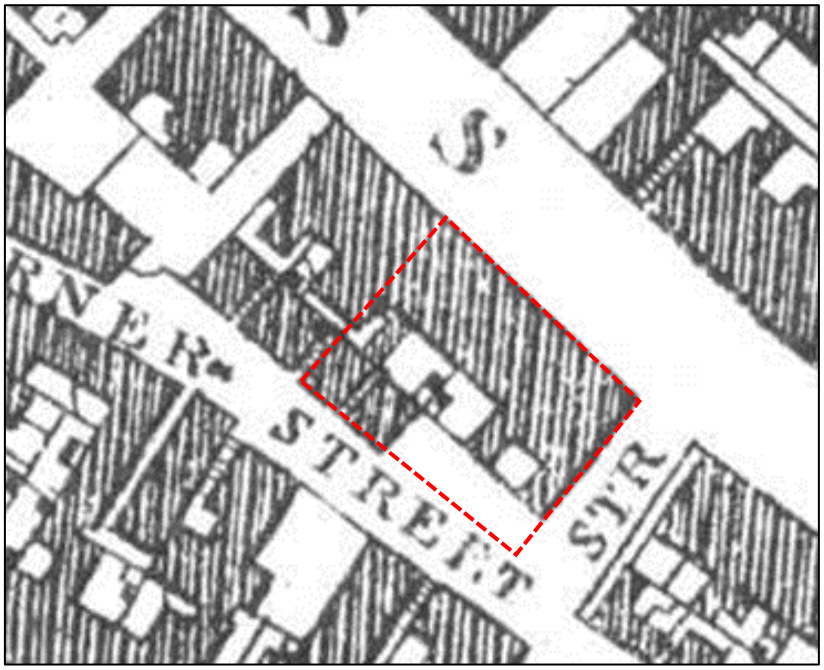
xi) The basement areas, particularly to Nos 46 and 48 and part of 44 were considerably altered to provide an air-raid shelter circa 1939, but sections of the early construction do remain.

xii) The following summarises the evolution of the building-group and includes relevant mapping to illustrate the morphology of the street from the C18th.

Phase 1: pre-1794.

It is evident from Green's 1794 map that the principal dwellings Nos. 42-50 Thomas Street were extant by 1794 and that separate workshop dwellings were also extant to the rear of Nos. 42, 44 and 46 Thomas Street off Back Turner Street.

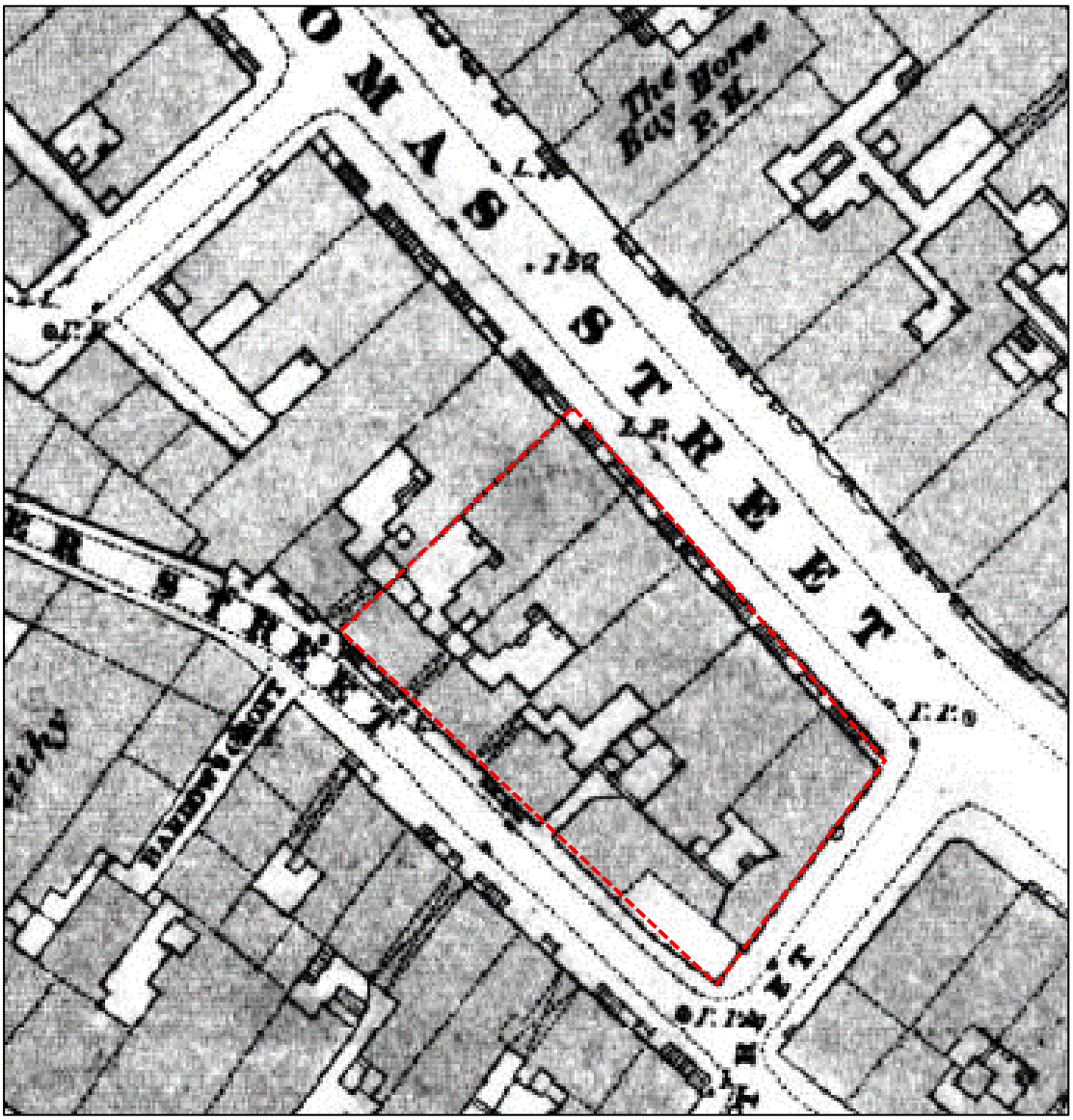
Green's map appears to show passageways between the workshop dwellings to Back Turner Street.



This accords with the gazetteer descriptions within the English Heritage rapid survey.

Phase 2: circa 1849

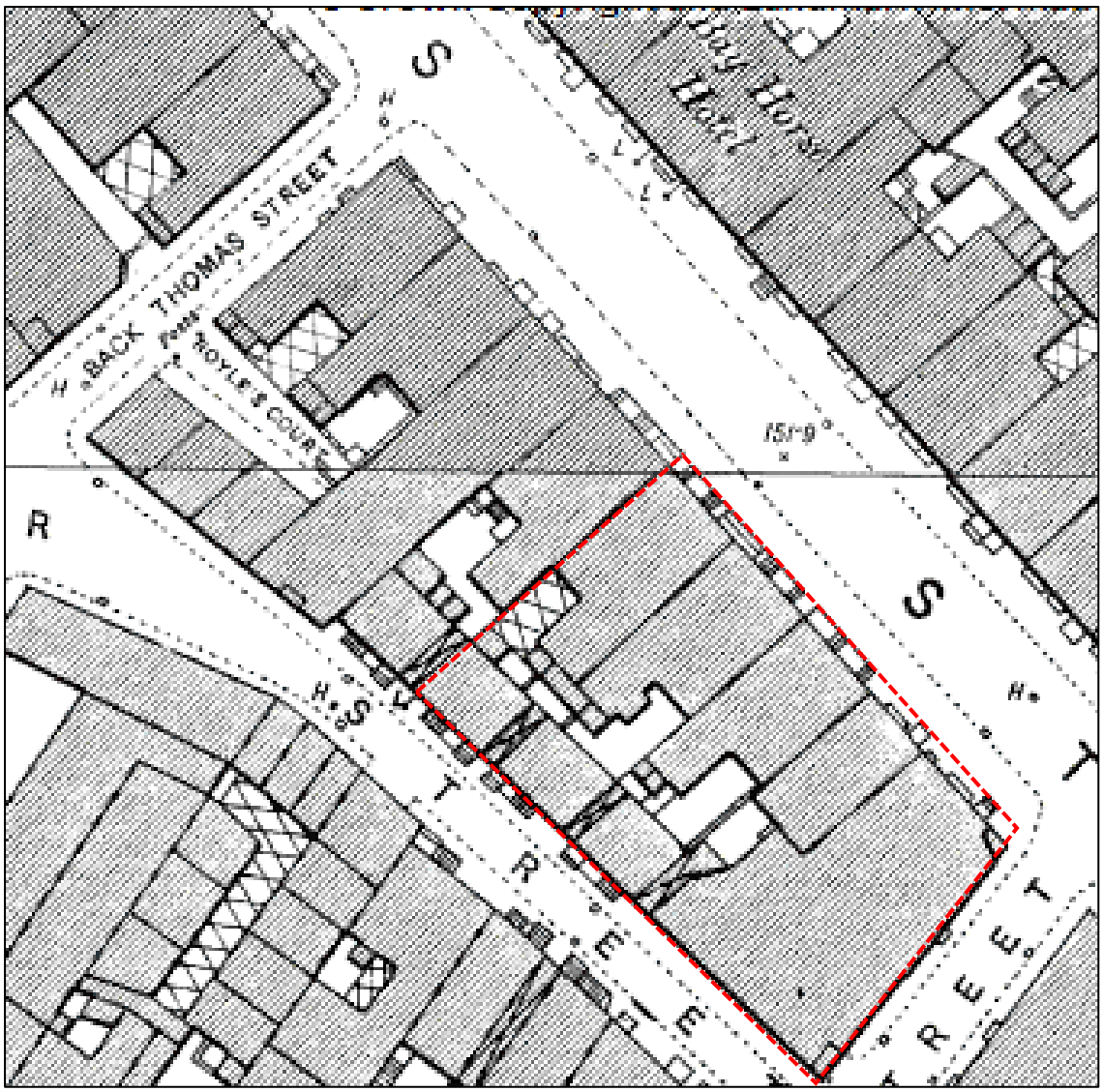
By the mid-C19th further extensions had been made to the rear of Nos. 48 & 50 Thomas Street but the final form of the block with the small warehouse to Kelvin Street is not yet constructed.



Phase 3: circa 1891

By the late C19th the final form of the block is complete with the addition of the small warehouse to 7 Kelvin Street which also appears to have encompassed No. 50 Thomas Street.

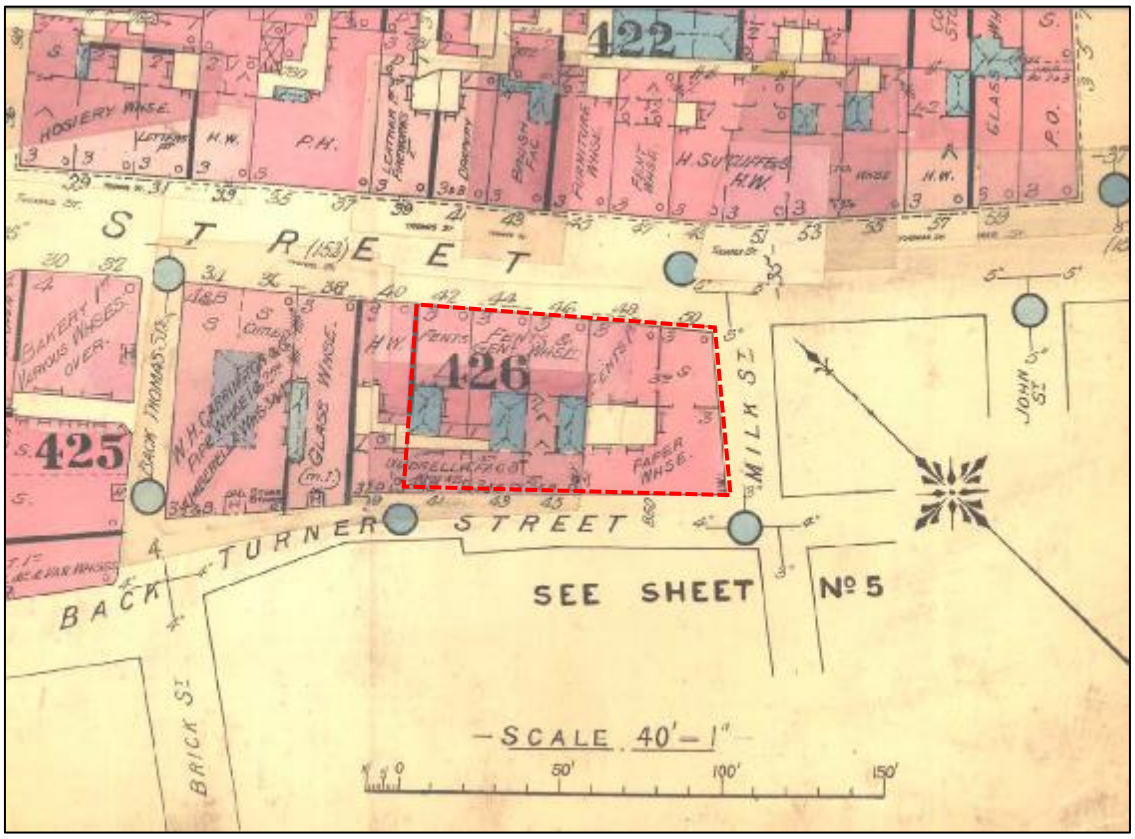
Following this point alterations and adaptations made principally affected the internal layout and the courtyard areas.



Phase 4: post 1891

The Goad Map of this area appears to show No. 46 Thomas Street now connected to the rear plot off Back Turner Street. It also shows covered courtyard areas to No. 46, 44 and 42 Thomas Street.

The Goad map also shows that further incremental alterations have been made into the C19th and C20th which led to the interconnection of Nos. 48 and 50 and similar interconnection between Nos. 42, 44 and 46. Determining when the alterations were made is difficult to discern.



2.3 Listed building status

i) The consented development site includes **7 Kelvin Street** which was grade-II listed on 6th June 1994. This gives that part of the building-group statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, due to its special architectural or historic interest.

ii) Following the granting of Planning Permission in August 2017, the premises **at 42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street)** were grade-II listed on 23rd July 2018. This building group is included in the Level 3 Historic Building Record and referred to as 42-46 Thomas Street for brevity. The listings are included in **Appendix 1** below for reference.

iii) The statutory status under the 1990 act extends to Planning controls for the attached buildings and its setting. This would primarily impact on the remnants of 48-50 Thomas Street (mainly at basement level) which had been latterly opened internally into the listed warehouse, contributing to the structural issues which precipitated the clearance of this part of the site to make it safe.



Fig 2. The two main components of the redevelopment site. See **Appendix 1** for listings.

iv) Consequently, for the avoidance of doubt, it is important that confirmation by the appointed contractor is sought from the Project Architect for instruction to implement any work on the development site. This requirement is of importance for the site of 48-50 Thomas Street and 7 Kelvin Street, as marked in red above. Instruction to proceed will follow written confirmation from the Local Planning Authority of the discharge of the relevant Planning and Listed Building conditions.

3. PROGRAMME/METHODOLOGY OF INVESTIGATION/RECORDING -LBC.6(1) & PP.8(1).

3.1 Definition and outline of the Level 3 Historic Building Record (L3.HBR)

i) Conditions **LBC.6** and **PP.8** require submission of a **Level 3 Historic Building Record (L3.HBR).** This will be an analytical record based on an expansion of the detailed significance assessment prepared by SHLA Ltd and submitted as the Heritage Statement, dated 27th July 2016.

ii) The L3.HBR will be prepared in accordance with the structure recommended by Historic England in its 2016 guidance.

iii) Therefore, the **L3.HBR** will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that illustrate and document the building-group's current condition, appearance and structure where relevant to support the historical analysis.

iv) The information contained in the **L3.HBR** will be evidenced by both documentary sources and detailed surveys of the building-group, updating the building fabric surveys undertaken in 2014 and 2016.

v) The documentary sources used will include historic maps (including Ordnance Survey plans), trade directories and other published sources, as outlined below.

vi) The L3.HBR will include discussion on the building-group's stylistic and historical context and importance (i.e. the significance of the components of the group) and will refer to the wider survey of the Northern Quarter undertaken by (then) English Heritage in 2001.

vii) The 2001 Architectural Investigation report entitled, *"The Shudehill and Northern Quarter of Manchester"* by Goodhall and Taylor (reference B/066/2001) defines the broader character and historical context of the subject building-group. This will provide the baseline to complete the record of the interest of the building-group.

3.2 The Photographic record in the Level 3 Historic Building Record (L3.HBR).

i) The L3.HBR will include relevant **Photographic Recording** as described by Historic England in accordance with the guidance outlined in **Section 4.4.8** of Historic England's 2016 guidance.

ii) Therefore, the Photographic Record to be included in the L3.HBR will include the following:

a. **General views** of the building-group in its wider streetscape setting, from: Thomas Street, Back Turner Street and Levin Street, as well as the wider context.

b. The **external appearance** of the building-group. These views will comprise a series of oblique record photographs (including those erected before the structural scaffolding) to show the external elevations of the building-group and give an overall impression of its size and shape. The views will include views along the streets, at right-angles to the plane of the elevation, to illustrate the historical context.

c. The overall **internal appearance** will be recorded by a compilation of photographs of the spaces, rooms and circulation areas. These will include dated photographs showing the condition of the building prior to the taking down of 48-50 Thomas Street and the erection of the scaffolding.

d. **External and internal details**, which are relevant to the design of the building-group, and its development and use. These will include, for example, details of the Air Raid shelter in the basement of 50 Thomas Street.

e. Where discovered during the L3.HBR surveys, the photographic record will include **small-scale details**, such as dates, graffiti, or other inscriptions, which contribute to an understanding of the building-group.

f. Where revealed in the **L3.HBR** surveys, photographs of relevant **building contents** will be included, where they have a significant bearing on the development and use of the building-group.

g. Where relevant photographic copies of historic maps, drawings and views present in the building and illustrating its development or that of its site will be included, where consent is secured.

iii) It will be noted that **Conditions LBC.7** and **PP.19** of the above consents, also require submission of a **Photographic Record** of the building-group. Therefore, in parallel to the preparation of the L3.HBR, SLHA will also compile a **Photographic Record** as a standalone document. Extensive photographic recording has been completed from 2013 by SLHA (at the pre-design stage). This has been continuously added to during the application stage and following the receipt of LBC and Planning permission. This material overlaps with that required for the L3.HBR and should inform both, as a snapshot of the current stage of the building-group.

3.3 The Written Account in the Level 3 Historic Building Record (L3.HBR).

i) The Level 3.Historic Building Record (L3.HBR) will include a **Written Account** of the site's development since the C18th and will cover the entire building group at 42-50 Thomas Street and 7 Kelvin Street. It follow the outline set out in **Section 4.5.2** of the 2016 Historic England guidance. In summary the L3.HBR will comprise locational and contextual information, together with analysis and interpretation of the evidence. It will utilise and expand on the information and site surveys undertaken at the application stage and included in the supporting Heritage Statement (dated July 2016). Additional survey findings completed in 2019 and 2020 will also be included.

ii) The Written Account will set out the full spectrum of activities undertaken in the building-group, interpreting available evidence to present an objective analysis of the building-group.

iii) The components of the account will follow Historic England's **Section 4.5.2** structure and will include the following.

Introductory section.

a. A contents list and list of illustrations or figures.

b. An executive summary.

c. The precise location of the building as an address and in the form of a National Grid reference.

d. A note of the relevant site statutory designations (i.e. the listing and Conservation Area description), as well as the site as a component of the (non-statutory designation) Northern Quarter as a character area.

e. Relevant dates to record: the date of the record, the name(s) of the recorder(s), and the location of any archive material.

f. A summary statement describing the building types (historically and at present) which form the building-group, including its materials and sequence of development with relevant dates (so far as these are apparent from the site surveys/archives).

g. A statement briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. This will refer to the structure of this Written Scheme of investigation, as the brief for the investigation works, as an appendix.

h. Acknowledgements will be given in this preamble to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.

Main L3.HBR report

i. The report will include a discussion of the published sources relating to the building-group and its setting, to provide an **account of its history** as given in published sources. This will include an analysis of historic-map evidence (to show the map regression) and a critical

evaluation of previous records of the building, drawing additionally on a range of primary documentary sources.

j. An account of the **building-group's overall form** (structure, materials, layout) and of its successive phases of development relevant to the development of the Northern Quarter, together with the evidence supporting this analysis.

k. An account of the **building-group's past and present use**, disaggregating the use of its parts, and outlining the evidence for these interpretations. This will include reference to any fixtures and fittings, associated with its individual component-buildings, to include their purpose and a sequential account of the way to reveal how it evolved in response to its latter-day use as a retail outlet and warehouse. It will also include any evidence for the former existence of demolished structures or removed plant associated with the building.

l. The L3.HBR report will include a summary of the findings of any relevant, **specialist reports** which contribute to the knowledge-base.

m. The L3.HBR report will include a discussion of the building's past and present **contribution to Manchester's Northern Quarter** (as defined by the 2001 English Heritage report) including its visual importance to the area.

n. An assessment will be given of the potential for **further investigative surveys**, and the expectations of the survival of below-ground evidence (which may reveal the history of the building-group) following removal of 42-46 Thomas Street.

o. A discussion of the **architectural or historical context** of the building-group locally, regionally or nationally (in terms of the 2001 English Heritage report) to include the: origin, purpose, form, construction, design, materials, status or historical associations of the site components.

p. The L3.HBR report will include copies of: **historic maps, drawings, views or photographs** illustrating the development of the building or its site. It will include relevant extracts or reference to other records of the building, including the 2001 English Heritage report. This will include relevant documentary sources bearing on the circumstances of its building, with a note on the sources of the information.

q. The L3.HBR will include a collection **of relevant drawings and diagrams** to describe the development, evolution and current condition of the building-group (as indicated by those outlined in Section 4.3.3 of Historic England's 2016 guidance). It will thus, include the following:

- Measured, scaled sections, elevations and plans as existing, and prior to the taking down of 48-50 Thomas Street. These will extend to all floors where available.
- Sketch plans to show the relative significance and evolution of the building-group. The sketches will illustrate where walls have been removed and the floor-plans altered.
- The drawings and plans will record the form and location of structural features of historic significance (such as blocked doorways, windows, fireplaces, masonry joints, ceiling beams and changes in floor and ceiling levels) and any evidence for fixtures of significance.

- The measured drawings will also focus on detailing the form of the architectural details, including: door and window dimensions, moulding profiles of door surrounds, beams, mullions and cornices, and details not easily captured by photography.
- Measured elevations, where these are necessary to an understanding of the building's design, development or function.
- A site plan relating the building to its context in the Northern Quarter and relationship to other building-groups.
- Plans identifying the location and direction of accompanying photographs.
- Historic plans and diagrams which illustrate the building-group 's history and evolution.

r. Relevant information will be included from the most recent business-occupiers of the building-group, to reveal how they adapted it to their business needs and operations during the latter part of the C20th and early C21st. The source of the information will be carefully recorded as it is likely to include **oral records**.

s. The L3.HBR will include an **outline of the significance** of the building-group. This will expand upon the conclusion of the previous Heritage Statement, to reference the acquired additional information in the light of its current condition. This will identify both the significance of components and refer to the phases of development in the building-group. The significance conclusions will also be measured against the conclusions of the 2001 English Heritage Northern Quarter report and its wider architectural and historic context.

t. The L3.HBR report will include **full bibliography** with references and a list of the sources specifically consulted in the drafting of the report. A glossary of relevant architectural or other terms will be included where they require explanation to establish specific meaning in the report.

3.4 The Watching Brief for the Soft Strip. (LBC.6(1) and PP.8(1)

i) Conditions LBC**.6 (1)** and Planning Permission **8(1)** require ***"a watching brief on the soft-strip (where necessary".*** This will be undertaken by SLHA Ltd. working with the Project Architect and appointed contractor. The watching brief will be a formal programme of observation and investigation conducted before, during, and after the soft-strip exercise and which will be undertaken according to a **Soft Strip Methodology and Schedule.**

ii) SLHA will, therefore, prepare a standalone **Soft Strip Methodology and Schedule** to inform the appointed contractors, as the brief for works to the building-group (42-50 Thomas Street and 7 Kelvin Street). In advance this will be submitted to Manchester City Council to secure the discharge of the relevant part of LBC.6 (1) and Planning Permission 8(1).

iii) The **soft-strip** works are necessary to facilitate the full recording of the extant building-group (as set out in the L3.HBR) and potentially some targeted (non-intrusive) structural investigations. It will be implemented prior to commencement of any demolition works at 42-46 Thomas Street. However, the soft-strip will necessarily follow: the clearance of debris which has resulted from the taking-down of 48-50 Thomas Street, the making safe of the building-group, and any necessary asbestos investigation (see below).

iv) The methodology within the **Soft Strip Methodology and Schedule** will detail the fundamental purpose of the internal soft strip exercise as being to clear the standing sections of the building group of defined debris and modern (non-significant) fabric items such as: inserted partitions, ceilings, wall covering, finishes and furniture. The schedule of items will leave features of historic interest intact to be recorded as a part of the L3.HBR.

v) The soft-strip works are also necessary to facilitate the execution of detailed investigative works set out in the L3.HBR and to better inform the extent of necessary repairs and restoration works for the retained historic fabric.

vi) The **Soft Strip Methodology and Schedule** will describe the significant components of the building-group which are to be retained at this stage (prior to taking down of 42–46 Thomas Street). These will be described and marked on plans, identifying the relative significance of the building components and the room/space location. These plans should be referred to prior to undertaking the works.

vii) The building-group will be subject to a **Pre-Refurbishment Asbestos Survey** prior to the commencement of the Soft-strip works. Reference will be made to the directly to the asbestos survey report within the **Soft Strip Methodology and Schedule** and state the required action to be taken regarding the removal of any specified internal and external materials which are found to contain asbestos.

viii) Agreement will be established with Manchester City Council that the soft strip works relating to 7 Kelvin Street will **not require** approval in the form of Listed Building Consent. This is because the **Soft Strip Methodology and Schedule** will only define components for removal which make no contribution to the character or significance of the listed building (and thus do not fall under

the aegis of Section 7 of the 1990 Act). These will be fabric components which are evidently also of no historic significance and are to a greater or lesser extent detrimental to the special interest of the building**.**

ix) Colour coded plans will be included to identify those areas of no significance / detrimental significance and those items which are proposed to be removed as part of the soft strip exercise. In the event of uncertainty or doubt the **Soft Strip Methodology and Schedule** will require the contractor to confirm removal of the component with the Project Architect and/or Conservation Consultant.

x) The **Soft Strip Methodology and Schedule** will also define the historic fixtures and fittings which will **not** be part of the soft-strip exercise and which need to be retained in situ and/or protected during the implementation of the works. This will also cross refer to **Planning** and **Listed building Consent Condition 4(c).**

xi) The watching brief will be undertaken by one member of the SLHA team, along with necessary recording equipment. It is anticipated that this will proceed once a main contractor has been appointed. The Soft strip works are anticipated to last 1 week.

4. PROGRAMME FOR POST-INVESTIGATION ASSESSMENT. LBC.6(2) & PP.8(2).

4.1 Analysis of the site investigation records and finds

i) The initial result of the fieldwork stage will be the site archive, which will be prepared in accordance with the required Historic England methodology and the CiFA Management of Archaeological Projects.

ii) All hand written and drawn records will be transferred to and stored in digital format, in systems which are easily accessible.

iii) All photographs will be stored in digital format and easily accessible (see 3.2 above).

iv) Accompanying the completed archive will be the main Written Report (see 3.3 above). This will assess the character and significance of all the identified fabric and lead to the production and appropriate publication of the results.

5. DISSEMINATION OF THE RESULTS. LBC.6 (3) & PP.8 (3)

5.1 Public access to the L3.HBR and archive

i) In addition to the deposition of project reports and archive with Manchester City Council and GMAAS, as the relevant local and national curators (see 6 below) an electronic record of the project details and the L3.HBR report will be created through OASIS (http://oasis.ac.uk/).

ii) Subject to any contractual requirements on confidentiality, copies of the OASIS record would be integrated into the relevant local and/or national records and published through the Archaeology Data Service, and the Greater Manchester Historic Environment Record.

iii) Two copies of the printed Level. 3 Historic Building Survey will also be presented to Manchester's Central Library for the purposes of providing public access.

6. PROVISION FOR ARCHIVE DEPOSITION OF THE REPORT & RECORDS. LBC.6(4) & PP.8(4)

6.1 Planning record and HER Archive and access.

i) Two copies of the completed **Level.3 Historic Building Record** (L3.HBR) will be supplied in digital form for inclusion on Manchester City Council's Planning Records (one each for the LBC and Planning Permission records).

ii) Two printed copies of the **Level. 3 Historic Building Record** will also be presented, as required to Manchester's Central Library for the purposes of providing public access.

iii) Additional copies of the report and any significant finds will be presented to the approved repository for the documentary and material archive for this site, which is the Greater Manchester Archaeological Advisory Service (GMAAS).

iv) GMAAS will provide access to the L3.HBR via its management of the Greater Manchester Historic Environment Record.

v) The deposit will be in the form of digital records/document and will comprise a single-document, saved in PDF format, at both a low-resolution (below 5mb) and high-resolution document, along with 3 printed versions.

7. COMPETANT PERSONS TO UNDERTAKE THE WORKS. LBC.6 (5) & PP.8 (5)

7.1 The nominated Historic Building Survey team.

i) The L3.Historic Building Surveys will continue the extensive survey work already completed by Stephen Levrant Heritage Architecture Ltd (SLHA), using its extant archives and research material.

ii) The site surveys and reports will be undertaken by a team of two, appropriately experienced and persons from Stephen Levrant Heritage Architecture Ltd, as follows:

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] - Principal Architect
- Nick Grimshaw [MA, BA(Hons); BPL; RICS.PgDipBldgCons; MRTPI; IHBC] Senior Associate
- Declan Cahill [BSc (Hons); SPAB Lethaby Scholar] Historic Building Surveyor

7.2 Site Safety, health and environment

i) All companies working on the building-group will adhere to the requirements of the Conservation Implementation Strategy, prepared by SLHA (see Condition 3(a) of the Planning and Listed Building Consent) and will conform to the required quality, health, safety and environment controls. All works would be in compliance with the Health and Safety at Work Act (1974), applicable regulations and codes of practice, and the Construction Design Management Regulations (2007).

ii) All work on site would be undertaken strictly in accordance with the Principal Contractor's health and safety plan and task- specific risk assessments. Where specific health and safety constraints or requirements are necessary for the implementation of the L3.HBR site surveys the method of work would be addressed in the nominated Historic Building Survey Contractor's RAMS.

iii) Access routes to working areas would be specified by the Principal Contractor and access would only be permitted to those routes and defined areas of safe work.

iv) All site staff, including subcontractors, machine operators and visitors, would prove that they have attended a site induction and have the necessary competencies and necessary health and safety qualifications.

v) All Historic Building Survey staff would undertake their operations in accordance with safe working practices. A site-specific Risk Assessment would be undertaken and recorded prior to the commencement of work on site. A continuous process of dynamic risk assessment would be undertaken and if significant hazards are identified a specific risk assessment would be carried out and recorded. Control measures would be implemented as required in response to specific hazards.

BIBLIOGRAPHY

References and Information sources

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31. W.Green's Map of Manchester & Salford. 1787-99
32. Banck's 1831 Map of Manchester and Salford.
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APPENDICES

1. List Descriptions.

The following are the reformatted but otherwise complete, current list descriptions which relate to the site of the consented development and which will inform the level 3 Historic Building Record.

7, KELVIN STREET

Heritage Category: Listed Building Grade: II List Entry Number: 1291627

Date first listed: 06-Jun-1994

Statutory Address: 7, KELVIN STREET

Location Statutory Address: 7, KELVIN STREET

District: Manchester (Metropolitan Authority) National Grid Reference: SJ 84384 98597

Details

MANCHESTER SJ8498 KELVIN STREET 698-1/17/171 (North West side) No.7

GV II

Small warehouse. Late C18 or early C19. Hand-made brown brick in English garden wall bond, slate roof. Rectangular plan on corner site, gable to street. Three storeys; square-headed loading slot to left, bricked up at ground floor but with recessed wooden doorways at 1st and 2nd floor; doorway to right (altered), and segmental-headed window in centre with upper leaf of 16-pane sash; 2 segmental-headed windows at 1st floor with raised sills and arched heads, now furnished with 4-pane sashes; two 3-light windows at 2nd floor with raised sills and flat-arched heads. Four-window left return wall with similar windows (doorway in 3rd opening at ground floor apparently replacing window). Interior not inspected. Included as little-altered example of early small-scale warehouse.

Listing NGR: SJ8438498597

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

Legacy System number: 388220

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.

42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street)

Heritage Category: Listed Building Grade: II List Entry Number: 1452606

Date first listed: 23-Jul-2018

Statutory Address: 42-46 Thomas Street (even), Manchester

Location Statutory Address: 42-46 Thomas Street (even), Manchester

District: Manchester (Metropolitan Authority) Parish: Non Civil Parish National Grid Reference: SJ8437298614

Summary.

Six former industrial workshop dwellings of the C18 with later alterations.

Reasons for Designation

Numbers 42, 44 and 46 Thomas Street, Manchester (including 41, 43 and 45 Back Turner Street), six former workshop dwellings of the C18 with later alterations, are listed at Grade II for the following principal reasons:

Historic interest:

* as important contributors to Manchester's pre-eminence as the world's first industrial city, providing unique contextual evidence of the origins of industry in Manchester based on domestic scale manufacturing.

Architectural interest:

* for their local distinctiveness as urban workshop dwellings erected through small-scale individual enterprise in the rapidly-expanding proto-city;

* for their rarity as surviving examples of this type of building in Manchester, and including single-depth examples on Back Turner Street.

Group value:

* as a substantial group erected with yards between them, and with other listed buildings belonging to the same phase of the city's development, in particular on Thomas Street, Back Turner Street and Kelvin Street.

History

From the C18 the area to the east of Manchester, now known as the Northern Quarter, began to be developed. Characteristic workshop dwellings comprised three storeys and a cellar and were usually

two rooms deep. They had a workshop in the attic lit by a long window, and often a workshop in the cellar, many of which were later converted as separate dwellings or rented workshops. An urban refinement of rural Pennine weavers' cottages, these were also used by craftsmen in other trades, although textile manufacturing was the dominant use (both weaving and spinning).

Such premises form an important reminder that the C18 industrial expansion of Manchester depended largely on domestic manufacture, even after the appearance of cotton spinning mills in the last 20 years of the century. Similar houses were built in London, where they have virtually disappeared, but workshop dwellings in other industrial cities usually lacked the distinctive attic windows, with the workshops either in cellars or outhouses. Similar dwellings are found in small numbers in smaller industrial towns including Macclesfield. The only other concentration of such premises in Manchester was in the Aldport area around the southern end of Deansgate, where only one listed terrace of seven now survives (2018). Within Manchester, examples of this type of dwelling are now thought to total up to 60.

Casson and Berry's map of Manchester in 1745 shows a developed block between Turner Street and the south side of Thomas Street, on the site of the buildings. This is similar to the arrangement shown on Tinker's map of 1772, suggesting that these buildings were already present by the 1740s. They are certainly the buildings shown on Green's map of 1794, which shows numbers 42 and 44 Thomas Street with rear ranges separated by only a few feet from the rear of the houses fronting Back Turner Street (which were numbered 41, 43 and 45 prior to being annexed to the Thomas Street houses). Straight joints in the brickwork, lack of connection at roof level and the proximity to adjacent windows confirm that the current rear ranges are additions indicating that like number 46, numbers 42 and 44 were originally only two rooms deep. The similarity in the brickwork however suggests that the extensions were built relatively soon after the main houses and might be those depicted on Green's map, although they have subsequently been altered and extended rearwards. Two passages between the three houses on Back Turner Street gave access to the rear yards of all six properties.

Straight vertical joints seen in the brickwork between 44 and 46 Thomas Street and between 43 and 45 Back Turner Street suggest that the front and rear terraces were developed progressively, and possibly in tandem. The block originally included similar houses to the north, and the vertical joints were thus halfway along the block. Only one house was built beyond the joint on Back Turner Street, possibly because of reducing demand. However number 44 Thomas Street is slightly deeper in plan than either of its neighbours, and is shown like this on the 1850 1:1,056 town plan. Number 41 Back Turner Street is also notably wider than 43 and 45. The variation between the properties suggests that they were not developed entirely speculatively.

The 1850 1:1,056 Ordnance Survey (OS) town plan shows the building footprints in more detail and confirms that the extensions were not symmetrical and had irregular plans. By this date, all of the buildings had rear extensions, although those to Back Turner Street appear to have been single-storey as there are no indications in the upper brickwork. This map appears to show the rears of 46 Thomas Street and 43 Back Turner Street to be linked internally at the corner where they met. Basement areas are shown to all of the houses except for 43 Back Turner Street. However, blocked windows and a door in the rear cellar wall of 43 Back Turner Street indicate that there was a basement area to the rear here.

The Goad fire insurance plan of 1888 shows that the Back Turner Street houses were still dwellings of three storeys plus basements, while the Thomas Street houses had become shops. The 1891 1:500 OS town plan also shows no links between the blocks, and marks basement areas to the front of all of the houses. By the later 1890s the houses on Back Turner Street had become an umbrella factory (also including number 39, now demolished) with links through the party walls, and 46 Thomas Street and 45 Back Turner Street had become linked. The Thomas Street houses were being used for storing fents (cloth roll-ends). By the 1931 Goad map the ground floors and yards became a single space, with columns supporting the upper floors.

During the Second World War an underground air-raid shelter was created in the cellars of 46 Thomas Street and 45 Back Turner Street, with some alterations to their northerly neighbours. The surviving base of the chimney breast at number 45, against the party wall with 43, indicates that the stair to the attic, which is against this wall, is a later insertion. Many of the other staircases appear to have been replaced in the C19, although most reuse the positions of the predecessors. The original roofing was probably stone, and all the Goad plans indicate slate, but this has now been replaced by concrete tiles.

Details

Workshop dwellings, late-C18, and subsequently altered.

MATERIALS: hand-made red brick, with concrete-tile roofs.

PLAN: two terraces of three backing onto each other, with small yards between them now built on, connecting the two terraces. The houses fronting Thomas Street were of double-depth plan, but those fronting Back Turner Street were of only a single pile.

EXTERIOR: facing onto Thomas Street and onto Back Turner Street, respectively a principal street and a narrow lane in Smithfield Conservation Area.

42-46 THOMAS STREET Main (north-east) elevation: this is of three storeys above the pavement, with one window to each floor. The ground floor has a continuous shop front with roller shutters and fascia. Timber stall-risers conceal cellar windows. Above the shop front the walling is laid in Flemish bond, with a straight vertical joint between number 46 (at the left) and number 44. Number 46 has taller windows in unaltered openings with stone sills, and a splayed rubbed brick lintel at first floor. Numbers 44 and 42 each have a wide, segmental-arched window at first floor, with a stone sill to 44 and infill brickwork to 42. At second floor each has a wide three-light window with stone sill. To number 44 this is in an unaltered opening, but at number 42 the brick-header lintel continues to the left to the equivalent of five lights' width.

Left return: the south-east gable wall of number 46 can be seen above the standing ground floor of number 48. At first floor level this has a blocked opening and brickwork with excess mortar and broken headers. At second floor however the brickwork is of stretcher bond and of a finished appearance. To the left and set back is the side of the link to the Back Turner Street block; the first-floor walling is in panels of stretcher-bond brickwork between timber posts. Set back beyond this is the side wall of number 44's rear outshut. This is also in English Garden Wall bond but with the header courses not aligned with those of the rear wall, and a straight vertical joint where it abuts the rear wall. The roof of the outshut is gabled above the rear wall of the original house, rather than hipping into the main roof. The outshut has casement windows at first and second floor, with stone sills. At the left is the short side wall of the link between this outshut and the Back Turner Street block, which is

in stretcher bond. This short link rises just above the eaves of the Thomas Street outshut, and has a mono-pitch roof falling towards the eaves of the back Turner Street houses.

Right return: obscured by the adjacent building at 40 Thomas Street.

Rear elevation: in English Garden Wall bond and partly obscured by the link blocks, which run the whole width of the ground floor. The left half of number 42 (at the left) is visible above ground floor, with a wide single-pane window at second floor. A link block obscures more than half of the outshut to the right to eaves height, with the gable of the outshut visible above. To the right is a short width of the right-hand side of the rear wall of number 44's rear outshut, visible to full height. This rear wall is in stretcher bond. The main rear wall of number 44 is visible to the right, with a first-floor sixteen-pane sash window with stone sill and header-brick lintel, and second-floor three-light fixed window. To the right of this, number 46 is set back by two bricks, and its eaves are slightly lower. Its left half is obscured at first-floor by a link to 45 Back Turner Street, with duo-pitch roof. Immediately to the right of this is a casement window with stone sill (partly concealed by the link), and above this a wider window of three fixed lights, also with a stone sill.

41-45 BACK TURNER STREET Main (south-west) elevation: the front wall of the Back Turner Street houses is of three storeys, laid in Flemish bond. Number 41 (at the left) has an irregular joint at the upper levels, with the wall of number 43 projecting slightly. There is a straight vertical joint between numbers 43 and 45. These two each have a wide central window below the eaves, and a single first-floor window with a stone sill and segmental head. Each also has an inserted opening at ground floor with a concrete lintel. These openings and all of number 45's windows are blocked in modern brick.

Number 45 has a widened ground-floor doorway at the left; below this and the adjacent blocked opening, are modern brick podia. Beneath 43's ground-floor opening is the segmental brick head of a cellar window, with to its left a large stone block at pavement level. This block supports at the left the stone threshold of the entrance to the passage between 41 and 43 (now blocked). Immediately left of this is number 41's doorway, with plywood-sheeted door and slim stone threshold. Further left are a blocked cellar window with segmental head, and blocked ground-floor window with segmental head and stone sill. Aligned above these are a first-floor window and shorter second-floor window, with similar windows over the doorways. All four upper windows have stone sills, with segmental heads to the first floor. At the far left are two inserted slim windows at ground and first floor. Above these is a short brick ridge chimneystack.

Left and right returns: these are obscured by the adjacent properties, but the north-west side wall of the link block between 42 Thomas Street and 41 Back Turner Street can be seen from the void above the ground-floor. At its left there is a straight vertical joint between this wall and the rear wall of 42 Thomas Street. The brick is in English Garden Wall bond, with a window below the eaves with stone sill. At the right a straight vertical joint separate this walling from more modern brickwork linking it to the rear wall of 41 Back Turner Street, with a monopitch roof pitching down towards number 41.

Rear elevation: like that of the Thomas Street houses, this is obscured at ground floor and in parts at upper levels by the link blocks. Where visible, it is in English Garden Wall bond. At the left, number 45 has a partially-blocked attic window of eight lights' width, with timber frame. The first three lights retain mullions and are blocked with hand-made bricks. A small timber window occupies lights 4 and 5, while lights 6-8 have been replaced by a brick panel. Number 43 has a narrower window opening with a three-light modern casement inserted. The right-hand end of a former attic window to number 41 is blocked with a mix of hand-made and modern bricks, but identifiable by a straight vertical joint at the right.

INTERIOR: the basements, particularly to Back Turner Street, retain much original walling with blocked features behind later studs. The rear outshut to 44 Thomas Street has a fire surround and door surround, both C18, at first floor, and the basement to 45 Back Turner Street retains a range-alcove at the base of the chimney breast. Visible roof purlins are hewn timber and more historic timbers including purlins and rafters survive above the ceilings. Staircases and floors appear to be largely C19 or later but some areas of C18 floorboards survive. At least one area of lime plaster ceiling on riven laths also survives. Further historic fabric may be concealed behind later finishes.

This list entry was subject to a Minor Amendment on 14/11/2019

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Legal

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



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