27th July 2018

Former Co-operative Printing Society (23 New Mount Street, Manchester) – Addendum Heritage Statement

SLHA have been commissioned to prepare an addendum Heritage Statement for the minor changes to the approved Listed Building Consent application (Ref.No:114920/FO/2017 and Ref.No:114921/LO/2017) for the proposed conversion of the Grade II Listed former printing works (currently used as offices) into residential apartments.

This addendum heritage statement should be read in conjunction with our initial Heritage Statement (SLHA – Heritage Statement: Significance and Impact, 18th November 2016), submitted in support of the above application.

This statement, and the previous conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

Statutory Designations

The Subject Site is a Grade II Listed building (List entry Number: 1291013.) and was designated on the 6th June 1994 as the 'Cooperative Press'.

The Building

The former Co-operative Printing Society works forms an island block of four buildings, with some later additions. The first print works building was constructed during the 1870s. This building (forming the eastern part of Building 1) was extended westwards in 1906 by architect Ernest Woodhouse. To the rear a further extension of the 1920s extended the printing works northwards to meet with Naples Street.

To the north-east corner of the site is a building known as "The Cottage". This building predates the printing works and was built in the middle of the 19th century as two slum dwellings. The building was completely re-fronted during the 1980s.

Proposed changes to consented Listed Building Consent application

The following amendments to the current Listed Building Consent application are outlined below.

Exterior

- Relocation of new lift tower
- Installation of rooflights
- Removal of some sash windows to area of proposed internal atrium space
- Removal of modern basement window railings
- Removal of modern door insertion to middle of New Mount Street, and replacement with replica sash window.
- Removal of modern door insertion to 1920s building on Naples Street, and replacement with replica casement windows.
- Insertion of groups of skylights across pitched roof
- New emergency smoke vent on corner of New Mount Street and School Street
- Construction of small pitched roof concealed behind tall parapet wall to the corner of New Mount Street and Ludgate Street (in location of former terracotta tower
- Replace render on exposed fourth floor external wall between original building and 1900s extension
- New doorway inserted into window opening on School Street to access refuse store and louvers inserted into adjoining two windows.
- Two new doors created from window openings to basement floor level of 1920s building on Ludgate Street, in order to access bin stores and building.
- Replacing the existing door and window/louvre to area of substation to match adjoining 1920s building on Ludgate Street
- Replacement render to exposed side of 1920s building (facing School Street)

Basement

- Creation of plant/meter room
- Creation of bike store, resulting in the removal of internal wall and replacement with new beam
- Construction of new staircase

Lower ground floor

- Reconfiguration of proposed internal corridor to apartments – being moved from its parallel position along the north exterior wall
- Minor alteration to the internal arrangement/planform of apartments
- Three new small window openings to north elevation of Building 1
- Relocation of external lift tower to the western end of the floor
- Creation of new lobby area around new position of lift, including installation of staircase into lobby from Ludgate Street and new double doors onto street in the location of current window opening.
- Removal of small part of internal wall to south corner (beneath main entrance steps)
- Creating new room in external terrace to “the Cottage” building, with roof garden over.
- Instillation of glass screen to central apartment’s shower room

Ground floor

- Relocation of external lift tower to the western end of the floor
- Original Art Nouveau screen to be reconstructed original location in Apartment 18 (beneath fire rated soffit)
- One new window opening to north elevation of Building 1
- Glass banisters to replace some sash windows looking onto glazed internal atrium
- Reconfiguration of proposed internal corridor to apartments – being moved from its parallel position along the north exterior wall, further into the floorplate
- Minor alteration to the internal arrangement/planform of apartments
- Retention of original corridor wall, including glazed tiles, to the south-west corner of Building 2

First floor

- Relocation of external lift tower to the western end of the floor
- Reconfiguration of proposed internal corridor to apartments – being moved from its parallel position along the north exterior wall, further into the floorplate
- Glass banisters to replace some sash windows looking onto glazed internal atrium
- Minor alteration to the internal arrangement/planform of apartments
- Retention of original corridor wall, including glazed tiles, to the south-west corner of Building 2

Second floor

- Relocation of external lift tower to the western end of the floor
- Shortening of proposed internal corridor from lift – being moved further west to meet with new location of lift tower
- Minor alteration to the internal arrangement/planform of apartments

Third floor

- Relocation of external lift tower to the western end of the floor and small area of glazed roof adjoining lift
- Shortening of proposed internal corridor from lift – being moved further west to meet with new location of lift tower
- Removal of three proposed roof gardens and access staircases in Building 2
- Alteration to the internal arrangement/planform of apartments, including the inclusion of four new staircases giving access into the currently unused roof void of the third floor level. Providing access into four proposed apartments

Fourth floor

- Relocation of external lift tower to the western end of the floor
- Shortening of proposed internal corridor from lift – being moved further west to meet with new location of lift tower
- Four new apartments to be located within the roof void of the mid and eastern end of Building 1 on the fourth floor, including four new staircases giving access into the currently unused roof void from the third floor level.

Fifth floor (Mansard roof space)

- Two new apartments to be located within the roof void of the fourth floor of the western end of Building 1, creating a new 'fifth floor' level, including the insertion of two new staircases giving access into the currently unused roof void from the fourth floor level.

Summary

It will be clear that the proposals remain sensitive to the heritage values of the Listed building, and do not affect the degree of impact as outlined in our (SLHA) heritage statement submitted with the current, consented application dating to the 14th February 2017 (Ref. No: 114920/FO/2017 and Ref. No: 114921/LO/2017). The works to the building are thus considered to represent best conservation

practice and meet the requirements of the NPPF in both design (Section 12) and historic environment terms (Section 16).

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to "*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*," when considering whether to grant planning permission.

The minor amendments to the approved application will not affect the character of the Grade II Listed building as a building of special architectural or historic interest, and should be given consent.