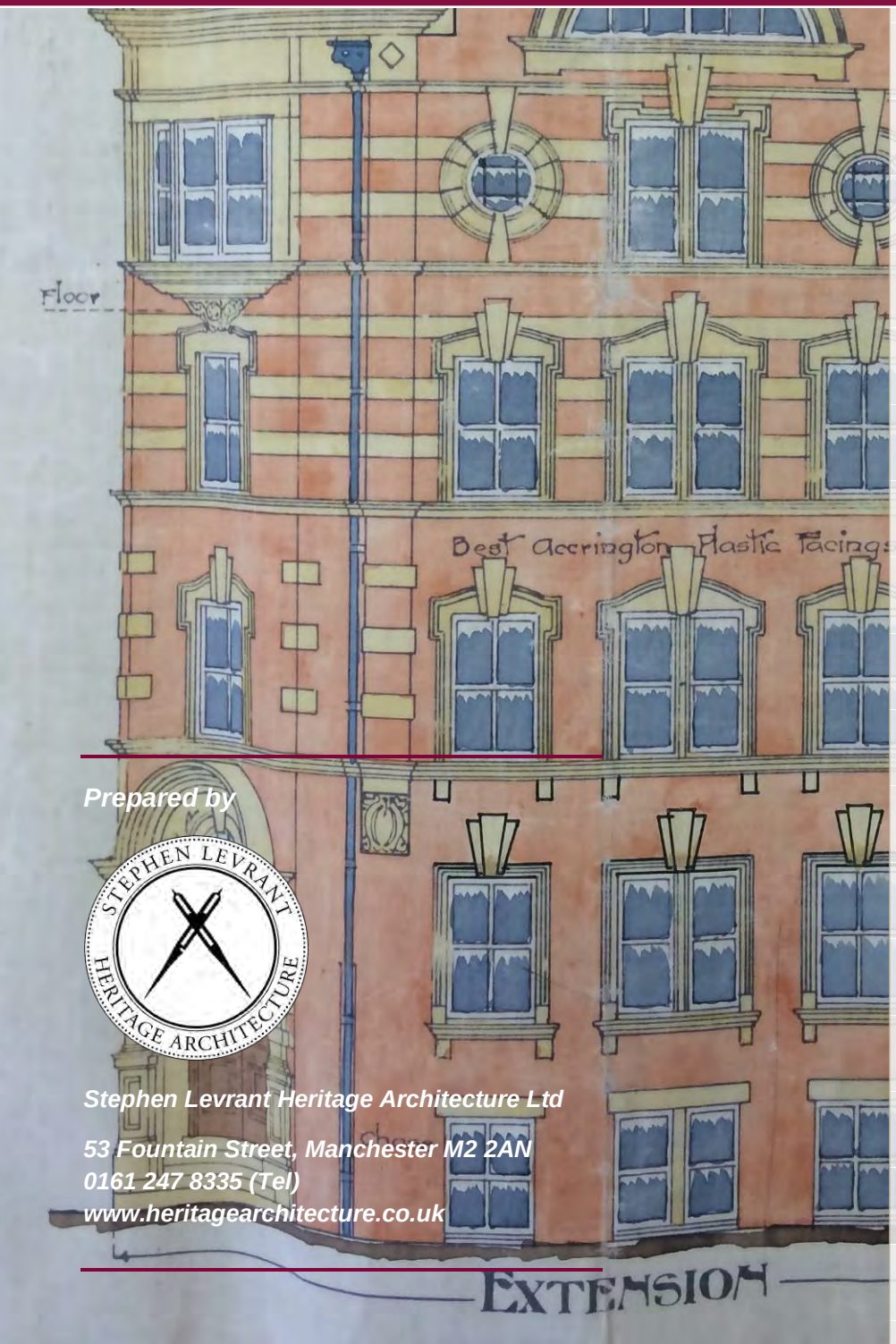


Former Co-operative Printing Society

23 New Mount Street

Manchester

Heritage Statement: Significance and Impact



Prepared by

Stephen Levrant Heritage Architecture Ltd

53 Fountain Street, Manchester M2 2AN
0161 247 8335 (Tel)
www.heritagearchitecture.co.uk

Prepared for

CBRE Ltd.

25th November 2016



Former Co-operative Printing Society, Manchester - Heritage Statement

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Registered office: 62 British Grove, London, W4 2NL.

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1 INTRODUCTION

1.1 Purpose

Stephen Levrant Heritage Architecture Ltd (SLHA) have been commissioned by CBRE Ltd. to prepare a Heritage Statement in support of the Proposed Development of the former Co-operative Printing Society, New Mount Street, Manchester (currently used as offices), which is proposed to be converted into residential use.

A Heritage Statement is required to support the Listed Building Consent application because of the potential impact the Proposed Development may have on the historic building fabric of the Grade II Listed building (the subject site).

The current proposals include:

- The conversion of the current office accommodation located within the 1870s, 1906 and 1920s building into apartments.
- The retention of the mid 19th century "cottage" and its conversion back into two residential dwellings.
- The rebuilding of the later single-storey pitched lean-to and its conversion into three dwellings.
- The creation of a new resident's entrance, lift and glazed courtyard within the original site of Back New Mount Street.
- The addition of a single-storey roof top extension to the flat roof of the 1920s building.

This statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the significance of the affected heritage assets and the consequent impact of the proposed development.

This statement should be read in conjunction with the drawings and Design & Access Statement by Axis Architecture.

1.2 Research methodology

This appraisal is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

Surveys of the site and surrounding areas were conducted in April 2016 by visual inspection.

1.3 Structure of the report

Following this introductory section the report is structured as follows:

- Section 2 outlines the relevant policy context regarding the site and the proposals;
- Section 3 provides a description of the site's location and statutory designation;
- Section 4 analyses the historic development of the site;
- Section 5 details and appraises the heritage significance of the building;
- Section 6 appraises the impact of the proposed scheme;
- Section 7 provides a summary and conclusion; and
- Section 8 provides the appendices.

1.4 Authorship

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

Authors:

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] - Principal Architect
- Kirsten McKnight [BA (Hons), MA, MSc, IHBC] – Senior Associate
- Lee Hutchings [BSc (Hons)] – Historic Building Consultant

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2 POLICY CONTEXT

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

The Site is Grade II Listed. Section 66 of the Act requires the Local Planning Authority to "*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*," when considering whether to grant planning permission.

2.2 National Planning Policy Framework (NPPF) (2012)

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (NPPF paragraph 7). It will be clear that the proposals for the Site focus on providing a sustainable use for the Listed buildings and, therefore, aims to demonstrate that it accords with the definition of sustainable development.

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (NPPF paragraph 126). The current proposals seek to address this policy requirement by demonstrating that the proposals aim to conserve the significance of the remaining internal and external historic building elements as part of the proposed scheme where possible, which will sustain a viable future use for the building.

It will be clear that development within a heritage asset will have some impact on its fabric, and that it could be either beneficial or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage asset will minimise any negative impact on its significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact. This report seeks to contribute to such evidence, demonstrating that the proposed works will result in limited instances of *"less than substantial harm"* in terms of its physical or visual impact on the character and appearance of the Listed building.

The cumulative impact of the proposed development should, therefore, be evaluated against the substantial public benefit of maintaining a viable and sustainable use for the heritage asset, in accordance with the requirements of NPPF para. 134. This report contends that the proposal offers a substantial opportunity to both enhance and sustain the significance of the heritage asset and therefore will be shown to accord with the national planning policy requirements.

Planning Policy Guidance: Conserving and Enhancing the Historic Environment (2014) provides further information on the implementation of the policies within the NPPF and has been utilised as part of this assessment.

2.3 Manchester City Council Core Strategy, 2012

It will be clear that relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment".*

This key objective is tempered by the need to ensure that, *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, Policy EN3). This evidently also requires development proposals to be sensitive to the inherent values of the heritage asset and clarity of evidence, in order to justify the impact.

2.4 Historic England's Good Practice Advice Notes

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) was utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

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3 THE SITE

3.1 Location and Statutory Designations

The subject site consists of a collection of three former printing works buildings (connected internally) and a disused former dwelling which together form an island site. The three former printing works building are fully occupied as serviced offices. The site is bounded by Naples Street to the north, School Street to the east and New Mount Street to the south, and Ludgate Street to the west (see Figure 1).



Figure 1: A view looking north across Manchester City centre, showing the location of the subject site in red.

3.2 Listed buildings

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

The subject site is Grade II Listed. A full list description for the building can be found in Appendix i.

The subject site is not located within a conservation area.

4 HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the heritage significance of the subject site, it is first necessary to understand its historical development.

This section of the report analyses and interprets historic maps and primary and secondary information in order to:

- Provide a sound evidence base highlighting the main periods of development; and
- Inform assessment of the survival and significance of the buildings, open spaces and landscape features.

4.2 Brief Historical Background and Development of the Site

The immediate area surrounding the Subject Site, during the 19th century was notorious as a disease-ridden area of poverty, crime and immigration which was known as Angel Meadows. The area, which was still largely open fields and farmland during the late-18th century, was transformed as speculative developments of small poorly built and unhygienic dwellings, which commonly housed 4 or more families.



Figure 2: The nearby Angel Street in 1880 illustrating the overcrowding of the area.

In 1780, Richard Arkwright began construction of Manchester's first cotton mill next to Angel Meadow which revolutionised the industry and put Manchester at the forefront of the Industrial Revolution.

In 1844 the Oldham Road terminus of Manchester-Leeds Railway was abandoned and the line extended through Collyhurst to a new link station at Hunts Bank, now known as Victoria Station. The area quickly became used for small and large industrial sites, such as the large Rochdale Road Corporation Gas Works immediately north-east of the site, and the substantial Oldham Road Goods Station just south of this, which were interspersed with slum dwellings to house the workers.

A letter written to the Morning Chronicle in 1849/50 outlined the desperate situation:

> *"The real Angel Meadow was in one of the most notoriously squalid districts; there is a certain black irony to its name….'Anyone who knows Manchester', he says, 'can infer the adjoining districts from the appearance of the thoroughfare, but one is seldom in a position to catch from the street a glimpse of the real labouring districts'"*

The area immediately surrounding the site was locally known as 'Angel Meadow', and contained the large Gothic Revival church of St Michael's and All Angel's Church, which was formed the focal point of the area and was built in 1788 by Humphrey Owen. Almost twenty years later, a letter appeared in the Manchester Guardian declared:

> *"Why one of the ugliest churches in Manchester situated in one of the most crowded and notorious parts of the City should have so long enjoyed the pleasant sounding name 'St Michael's, Angel Meadow' is beyond understanding."*

The church was demolished in 1935 and the space was thereafter known as Angel Flags and used as a playing ground.

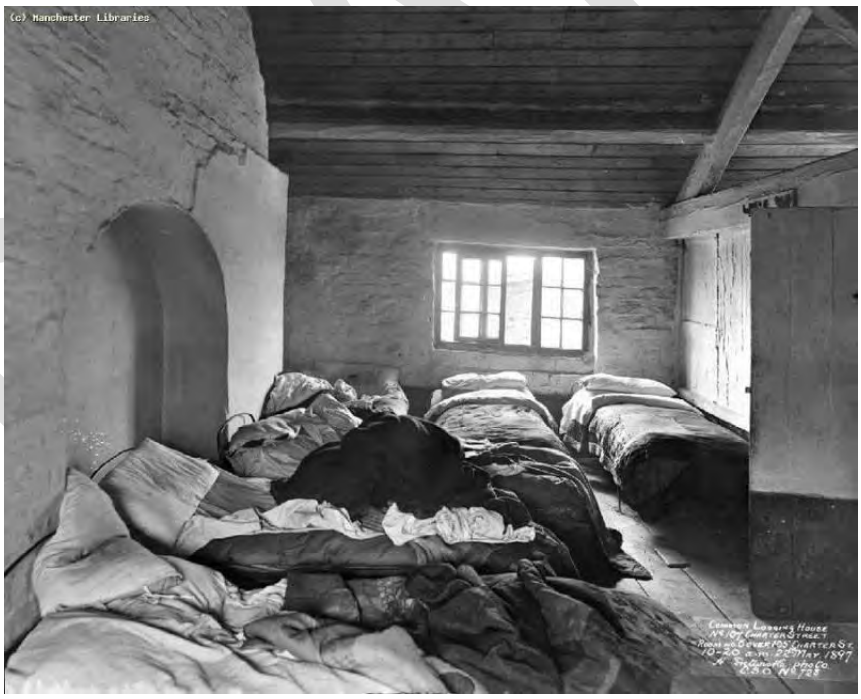


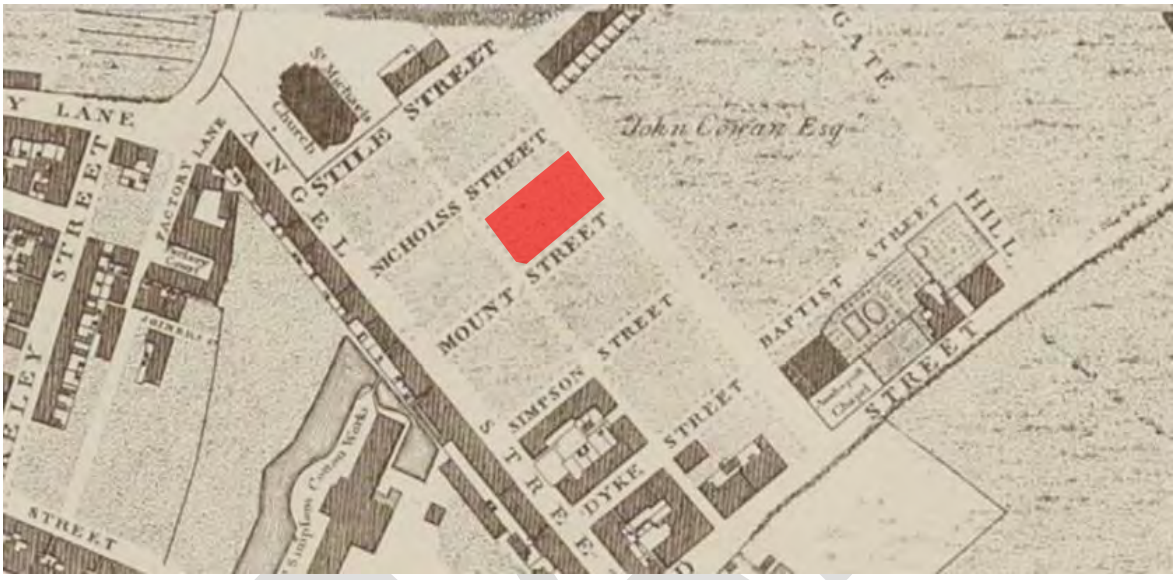
Figure 3: 44 Angel Street in 1898, No. 44 was typical of dozens of lodging houses in the surrounding streets, note the similar painted boarded ceiling as seen in the ceiling of the cottage building.

The 1881 census for the area records 1,091 inhabited dwellings, 91 uninhabited with 1,023 of houses having less than five rooms. In the neighboring streets, and primarily Angel Street, there were 180 common lodging houses registered under the Sanitary Department and 77 registered under the Police Department.

4.3 Map Regression

The Site, as a whole, contains a multi-phased group of buildings and former uses from the early-19th Century to the late-20th Century. This section will chronologically chart these phases and developments.

Table 1: Historic Map Regression



1794 William Green – This map, dating to the end of the 18th century, shows the area largely undeveloped, with many streets having been laid out in preparation for new developments. The subject site is still a clear piece of pasture formally belonging to John Cowan Esquire who can be seen to still own land to the top left of the image. During this period new Mount Street was called 'Mount Street', presumably when Mount Street was developed in the city centre, this secondary street on the outskirts of the city was duly renamed.



1819 – By 1819 the site had developed considerably, with new buildings filling the previously empty plots to the south of the site. The subject site is now developed with buildings, which would have been

largely terraced slum dwellings and back-to-backs. Interestingly, School Street is marked as new Mount Street on this map, it is unclear if this was an error or that the street names around the site altered their names.



1832 Pigot – By the early 1830s Mount Street had been renamed as 'New Mount Street'. The Subject site can now be seen to have two small thoroughfares running lengthways through the middle of the block.



1850 Adshead – Adshead's map from the middle of the 19th century shows clearly for the first time the exact uses and configuration of the site. The map shows the site contains 29 domestic dwellings shaded in grey, 22 of which are back-to-back slums, 6 former dwellings which are at this time being used for lodging houses/warehouses or industry are marked with black and white stripes.

The map also shows the site contained two small rear streets, the 'Court' closest to Nicholas Street is illegible; the street closest to new Mount Street was known as No. 2 Passage.

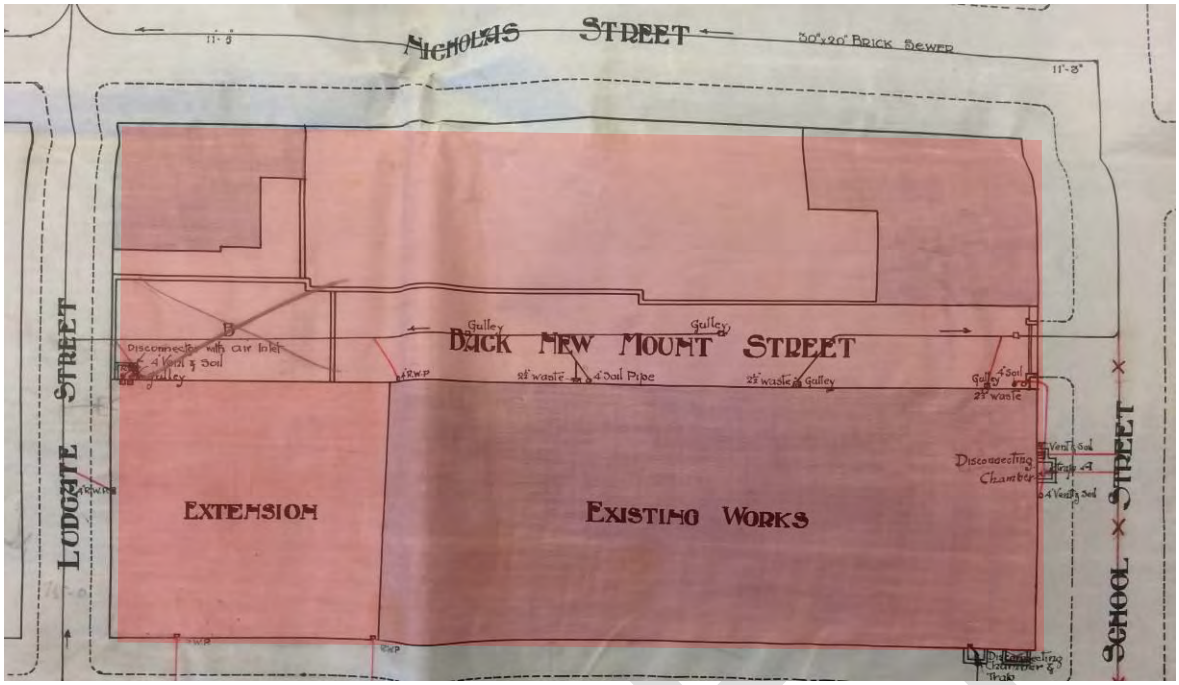


1858 Simms – By the end of the 1850s, this map, although largely indicative, shows the site to be largely unchanged, except for the addition of the cottage building in the northern corner of the island site.

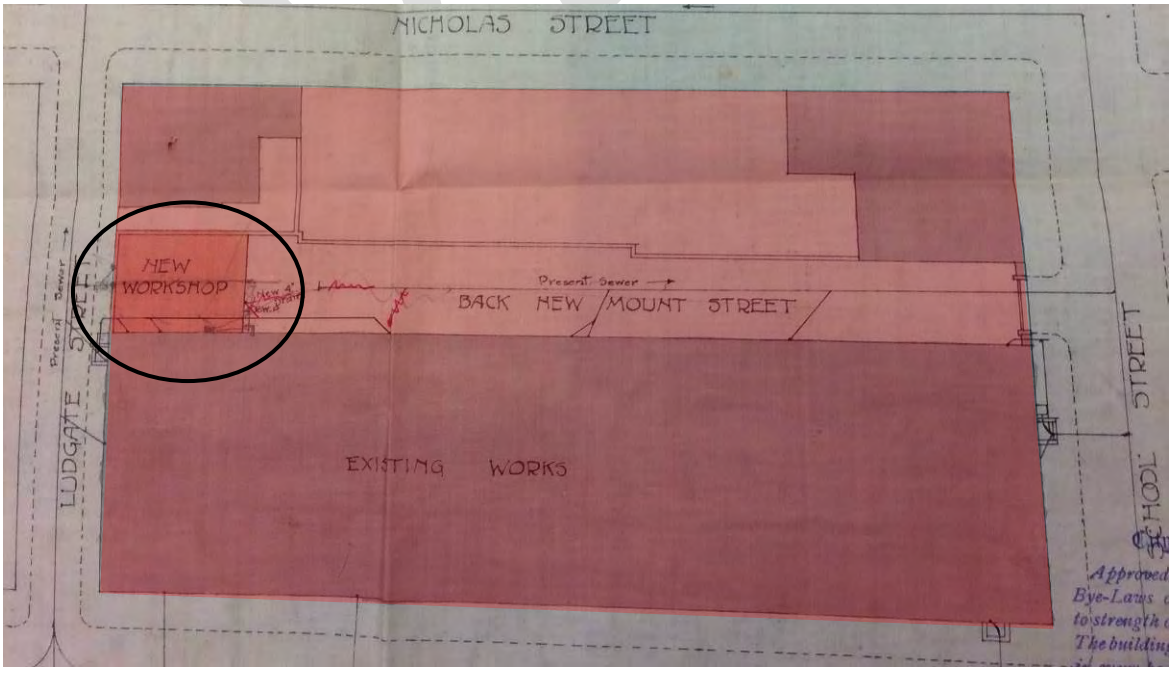


1891 OS – By the late-19th century the site can be seen to have gained its first printing works building, located on New Mount Street. This is the 1870s print works.

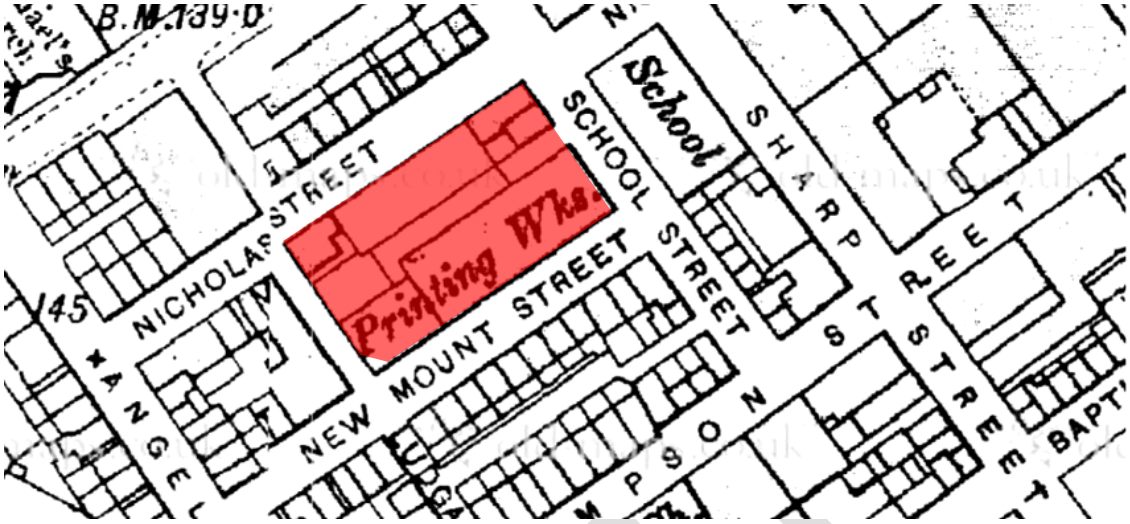
As is clear from the image, the surrounding parts of the site are still dominated by slum dwellings, and the narrow back Court is now widened and renamed 'Back New Mount Street".



1906 – A plan drawn by E. Woodhouse showing his proposed extension to the print works, located to the left of the existing works. This plan shows the central part of the Nicholas Street aspect of the site containing 12 back-to-back slum dwellings have been demolished, probably in 1903 when a scheme of slum clearances was implemented in Angel Meadows and Ancoats. The plan shows the cottage to the right corner and another building to the left corner.



1907 – Plan drawn by E. Woodhouse showing the extent of his subsequent single-storey, lean-to addition to the rear (north) of his 1906 extension (circled).



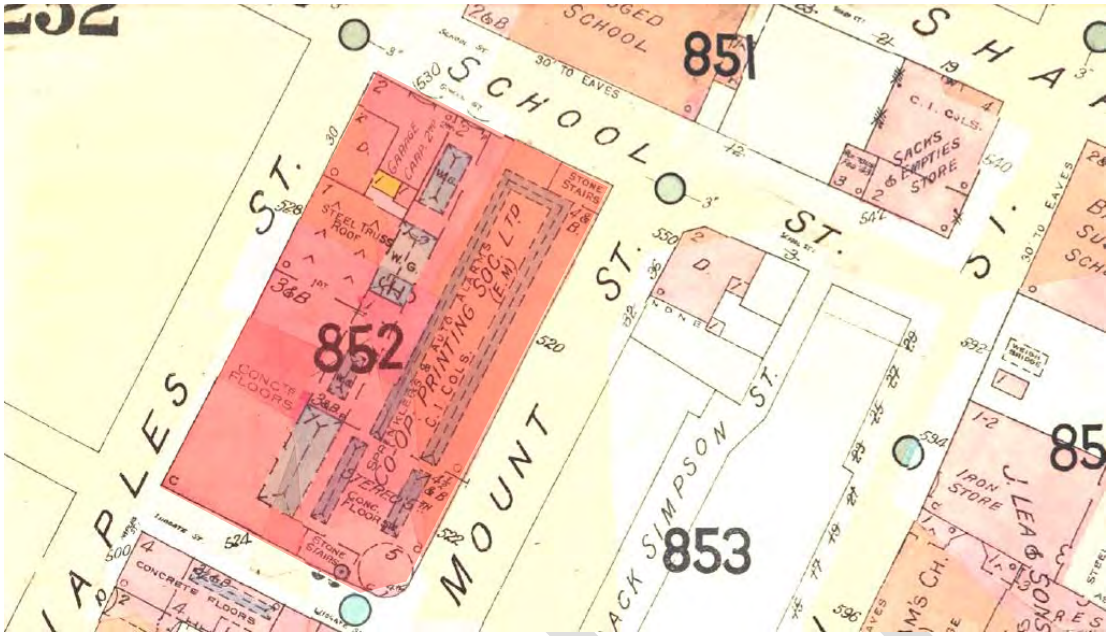
1908 OS – By the end of the Edwardian Era, the print works has received its new extension, further west along New Mount Street, which was constructed in 1906 by E. Woodhouse. This map shows that on the north side of the site, facing Nicholas Street, only the two corner dwellings now exist, one being the existing cottage.

Note that this map is not entirely accurate, and Woodhouse's extension to the south-west corner of the site met with the existing northern elevation line of the 1870s print works building.



1922 OS – The 1922 map shows the slum dwelling to the corner of Ludgate Street and Nicholas Street have been demolished. With the exception of the cottage building, the Nicholas Street aspect of the site now lays empty. Nicholas Street has been renamed Naples Street.

Note that this map is not entirely accurate, and Woodhouse's extension to the south-west corner of the site met with the existing northern elevation line of the 1870s print works building.



1927 Goad's Fire Insurance Plan– This 1927 fire insurance plan of the site shows the intricacies of the site at this time.

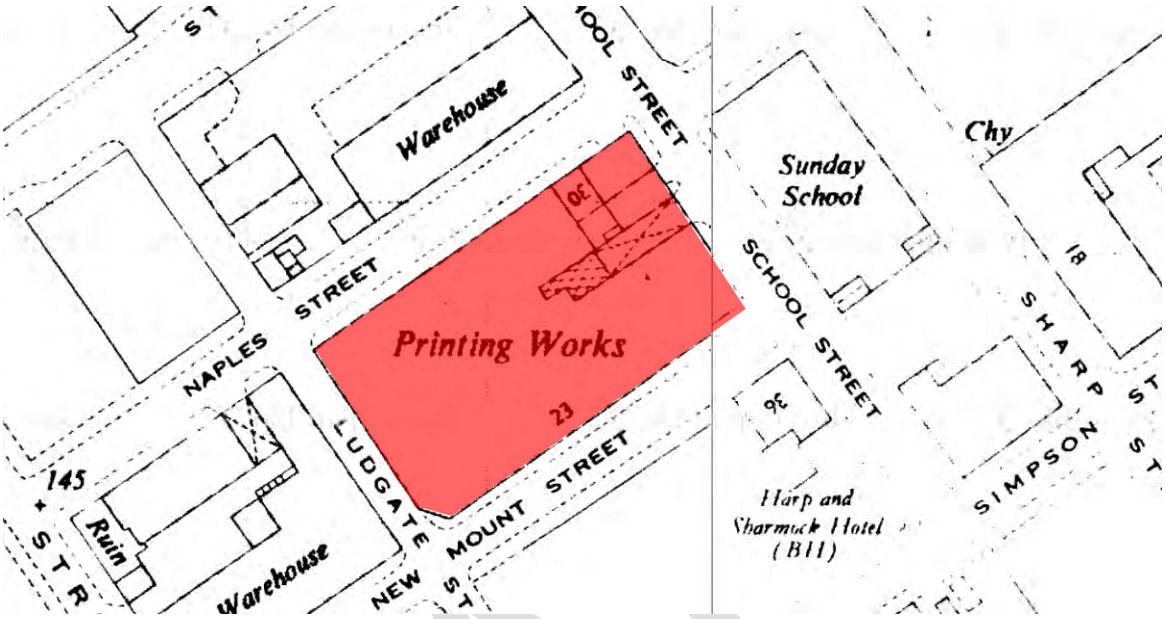
The plan shows that by 1927 the 1920s extension had been constructed on Naples Street, joined to the rear of the 1906 building on Ludgate Street. It is marked as having 3 concrete floors and a basement. The 1906 building is shown to contain a 'Stereo' upon its 5th floor. A Stereo was a printing process, and it appears that this took place in the domed cupola structure on the corner of the building.

The 1870s building is shown to have had two continuous roof lights running lengthways across its pitched roof (now covered). The cottage consists of two structures; the one nearest the print works contains a garage to the ground floor and a carpenters workshop to the first floor and is occupied and accessed from the print works, the second cottage fronts Naples Street and is a dwelling.

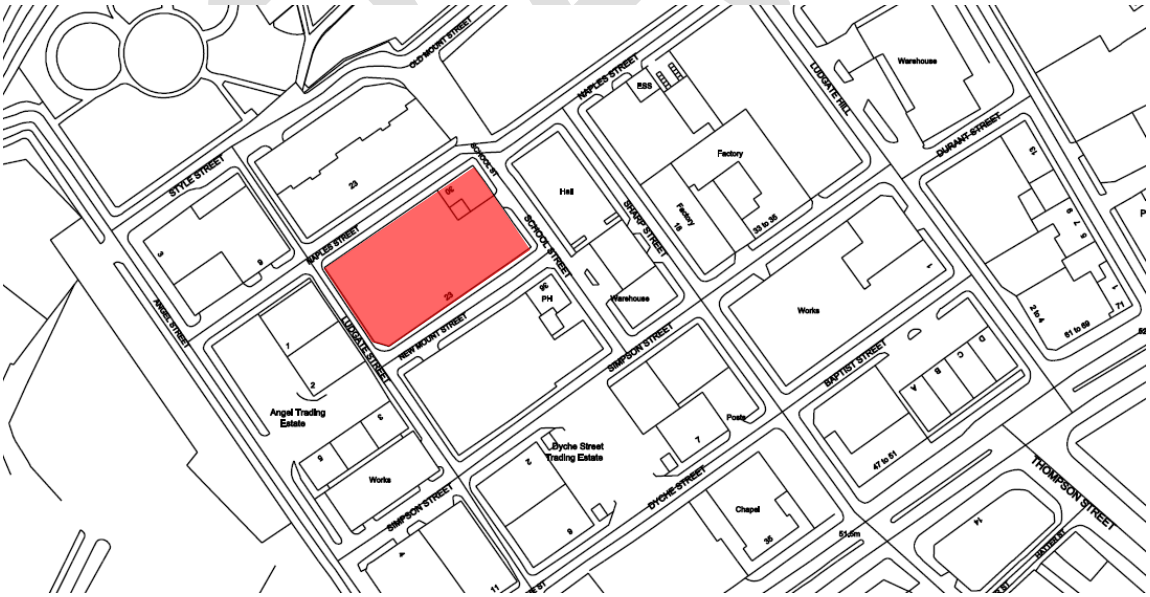


1940-1 Blitz Map – The 1940/1 map of Manchester was drawn up using an existing 1935 OS map,

and shows the areas of total destruction of buildings during the Second World War (areas marked red). This map clearly shows the absolute devastation caused by enemy bombing to the entire area to the south-west of the subject site, leaving the site remarkably unaffected (marked orange).



1948 OS – By the end of the 1940s that the site has not altered, and shows the small slum dwelling on Naples Street, now seen to be numbered 30 Naples Street, is still in residential use.



2004 OS - This modern OS map of the area shows how during the last 60 years the entire area has changed significantly, with all domestic properties now being the sites of large new apartment blocks, factories and warehouses.

4.4 Summary

In summary, the historical development illustrates the evolution of the Subject Site started in the late 18th century, when the site was formed by the construction of surrounding streets, through to its early development as tight grain slum housing, including two back streets to the centre of the island site, through to its redevelopment as into a printing works.

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4.5 The Subject Site

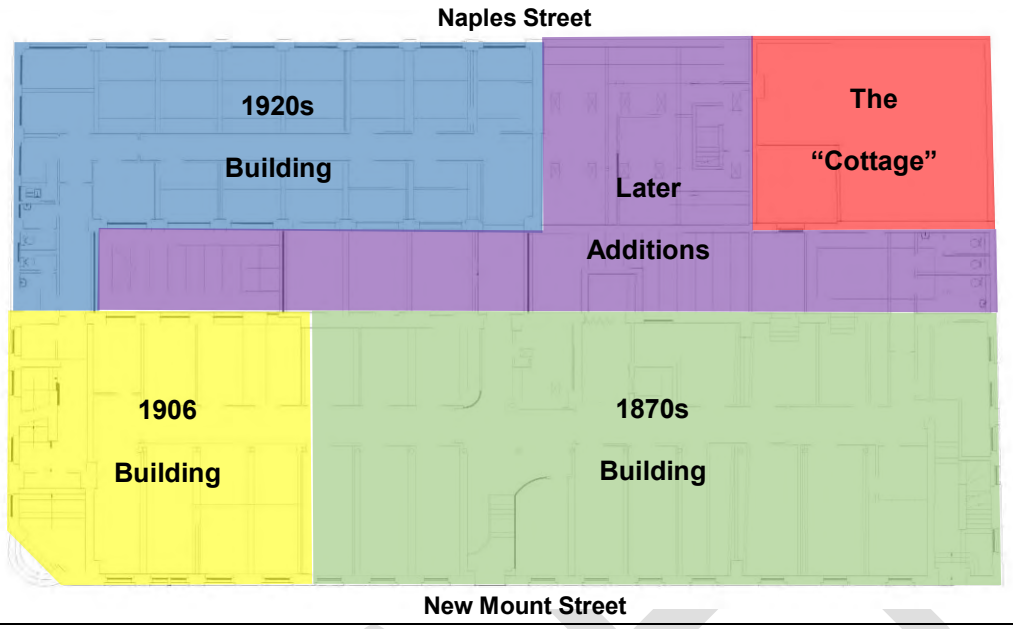


Figure 4: Coloured plan of the site showing the different phases of site. **Green** represents the original 1870s printing works, **yellow** represents the 1906 extension, **blue** represents the 1920s extension, and **red** represents the early domestic dwelling. The **purple** parts of the plan represent the later in-fill of Back New Mount Street and the utilitarian pitched shed structure on Naples Street.

The Co-operative Printing Society was formed in Manchester as the North of England Co-operative Printing Society in 1869 by a group of printers, some of whom had worked for the Manchester Guardian. £1 shares were made available to the public and when £1,000 had been raised, the business commenced operation as a letterpress printers and stationers, also undertaking bookbinding, ruling, lithography and other printing work.

The society's main office was located in Balloon Street, amongst the Cooperative Society's many other department office buildings. Their print works were located in New Mount Street (forming the Subject Site). The former Co-operative Printing works at New Mount Street is formed from a group of buildings which were constructed in different periods as the Society's needs expanded (see Figure 4). Figures 6-14 illustrate the changing context of the building during the early 20th century.



Figure 5: A view of the principal south front elevation on New Mount Street, showing the 1870 printing works building to the right (marked by a green star), and the 1906 extension to the left (marked by a yellow star).

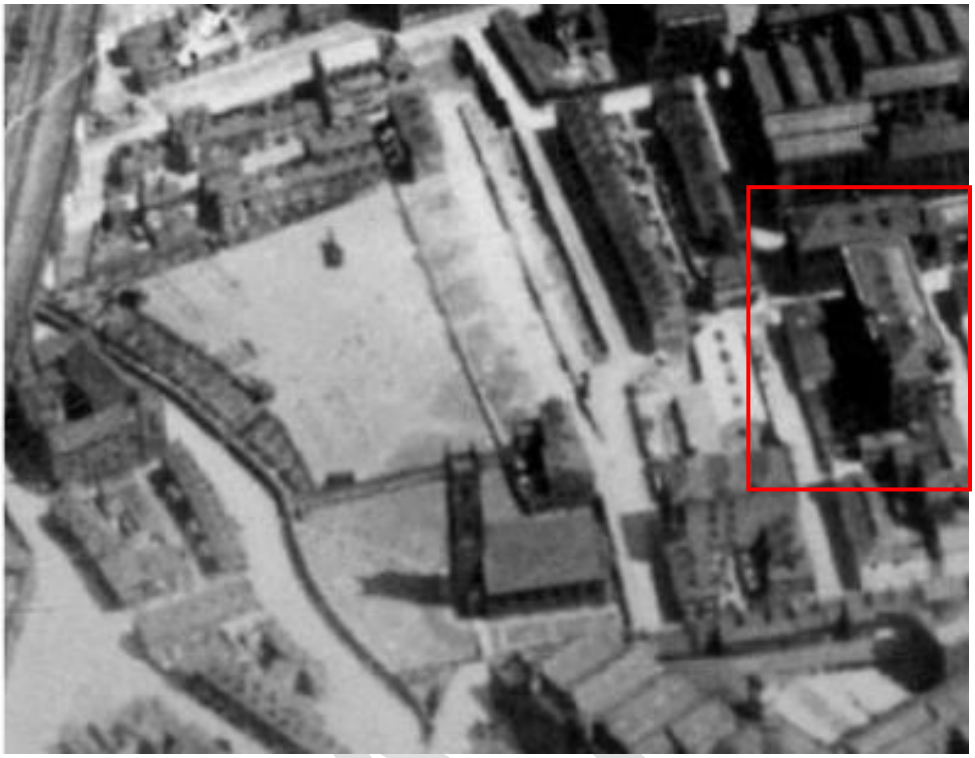


Figure 6: Looking north-east over the subject site and Angel Meadows in 1927, showing the original terracotta domed turret over the main entrance. Note that at the time of this photograph, the rear "1920s" building had yet to be constructed.

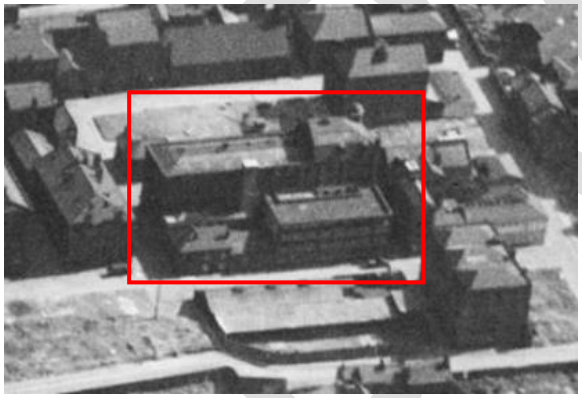


Figure 7: Looking south-west across the rear of the site in 1939, showing the four clearly different phases of the site. This view shows the rear block to now have been constructed.

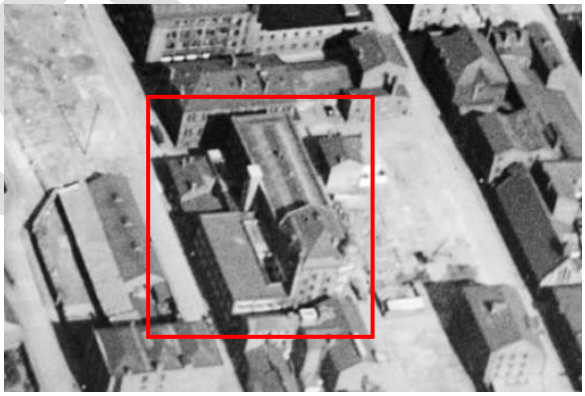


Figure 8: Looking north-east over the site in 1939 showing that the rear external lift structure has recently been constructed.

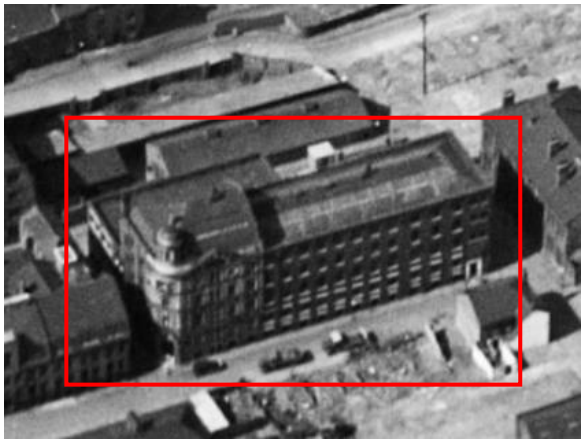


Figure 9: Looking across the front of the printing works in 1939, showing the original domed terracotta cupula above the main entrance.

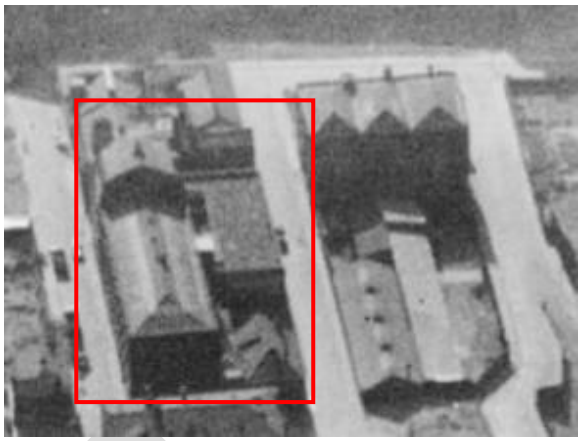


Figure 10: Looking south-west along the length of the site in 1939, showing the early domestic dwelling (the cottage) to the bottom right corner.



Figure 11: Looking north across the subject site and wider Angel Meadows area in 1948, showing the many cleared sites around the subject site, which were a result of direct enemy bombardment during the Second World War in 1940.

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Figure 12: 1967 – A close view of the neighbouring Sharp Street Ragged School (now Grade II listed) showing the side of the former dwelling to the right.



Figure 13: 1985 – Looking towards the rear of the buildings in the mid-1980s, showing the original external walls and window arrangement of the former dwelling on the corner of School Street and Naples Street.



Figure 14: 1985 – A view of the early-20th century loading entrance from School Street, showing the elaborate buff terracotta lettering above the entrance. This marks the entrance into the former back Simpson Street. To the right is the side elevation of the former dwelling, then used as a garage.

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4.6 1870s Building

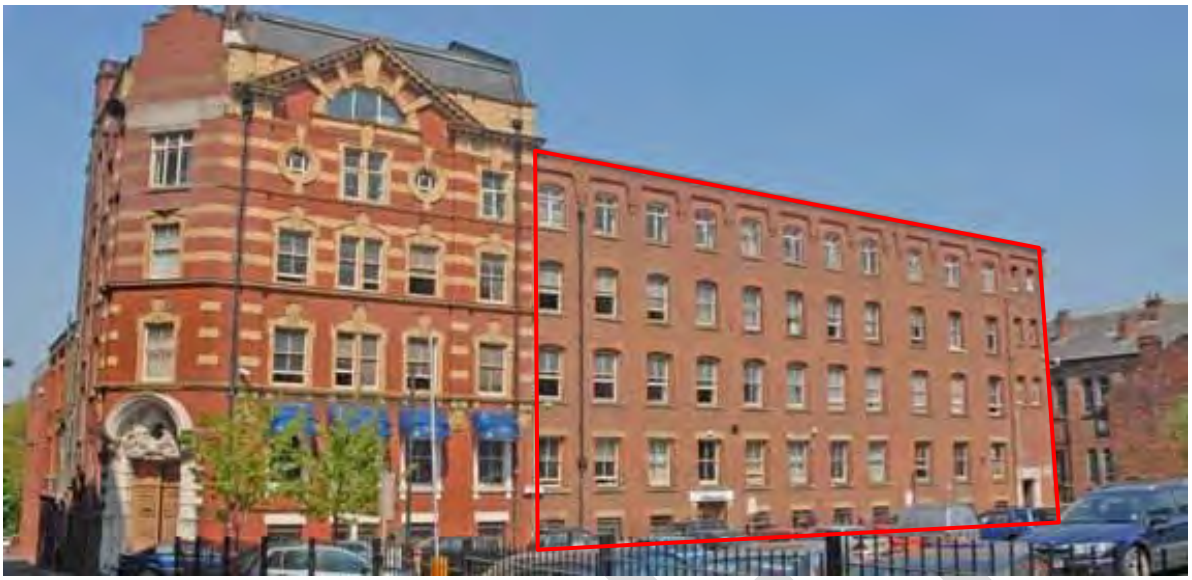


Figure 15: The New Mount Street elevation, showing the original 1870s printing works to the right (outlined red) and the 1906 extension to the left.

The original printing works was built in the 1870s and was housed in the four-storey brick building on New Mount Street. Its floors were open plan, and supported by a series of cast iron columns which ran lengthways through the building. The floors are timber and supported on large timber beans which run widthways. Each floor in the building was dedicated to a separate procedure in the printing process.

The carved stone block that forms the decorated door head to the original entrance into the 1870s building from New Mount Street is carved with the words *"Co-operative Printing Society Limited Est 1869".*

Figures 17-24 illustrate the features of the 1870s building.



Figure 16: The carved door head from the original entrance.



Figure 17: The New Mount Street/School Street corner showing the original entrance.



Figure 18: The original entrance into Back New Mount Street, which is now filled by an early-20th century loading entrance, surmounted by buff terracotta wording in relief *"Co-Operative Printing Society Ltd Goods Entrance"*



Figure 19: The original timber ceiling structure of the 1870s building, which was originally open to the composing room on the floor below.

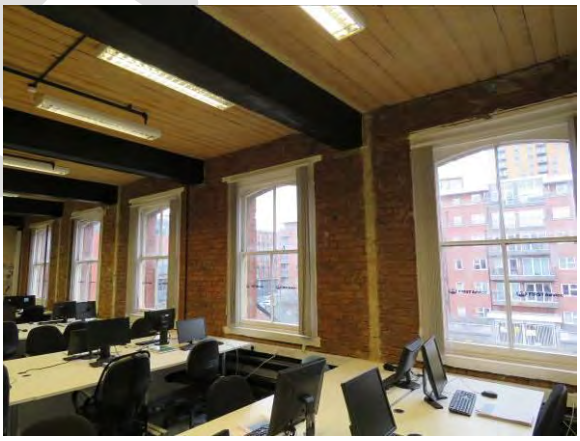


Figure 20: A typical office space, showing the exposed brickwork and timber boarded ceiling.



Figure 21: The original 1870s stairs showing the access down to the basement floor/



Figure 22: The original stone steps of the 1870s stairs have unusual groves cut into each step presumably to avoid slipping on paper dust and ink from the printing works.





Figure 23 & 24: Typical views through the centre of the 1870s building, showing the substantial subdivision of the originally open plan floors into modern offices.

4.7 1906 Building



Figure 25: The New Mount Street aspect of the former printing works, showing the 1906 extension to the left outlined red.

The brick and buff terracotta building on the corner of New Mount Street and Ludgate Street was designed by architect Ernest Woodhouse In 1906. The building was originally designed in July 1905 but revised in February 1906.



Figure 25a: Artists impression of E Woodhouse's extension of the Co-op Printing Society building 1906.

Woodhouse removed the large original chimney from the western elevation allowing the new building to be attached to the existing building, extending into the old building at every floor level. He inserted

double height loading doors into the Back New Mount Street (which had been 'stopped-up' and closed as a public street in March 1905) elevation of the 1870s building.

Originally the loading way into the 1870s building was through a large loading entrance through what is now partly the position of the 1870s entrance from New Mount Street. This was in-filled by Woodhouse and two matching windows inserted. Woodhouse also moved the original stone entrance slightly to the left of its original position.

Internally Woodhouse designed new, larger male and female toilets positioned to the north-east corner of each floor. Before 1906 each floor only had two single cubicles located on the landing of the 1870s staircase at each floor level, these were removed leaving the small high level casements seen on each landing today.

The basement level was extended into the new building, and the original boiler house and chimney, which was in this location, was demolished. The original ink cellar, which was attached to the staircase was also removed.

A joiners shop, an office and a store room were removed on the ground floor, and the whole floor extended into the new extension. This included the filling in of the original loading bay next to the staircase.

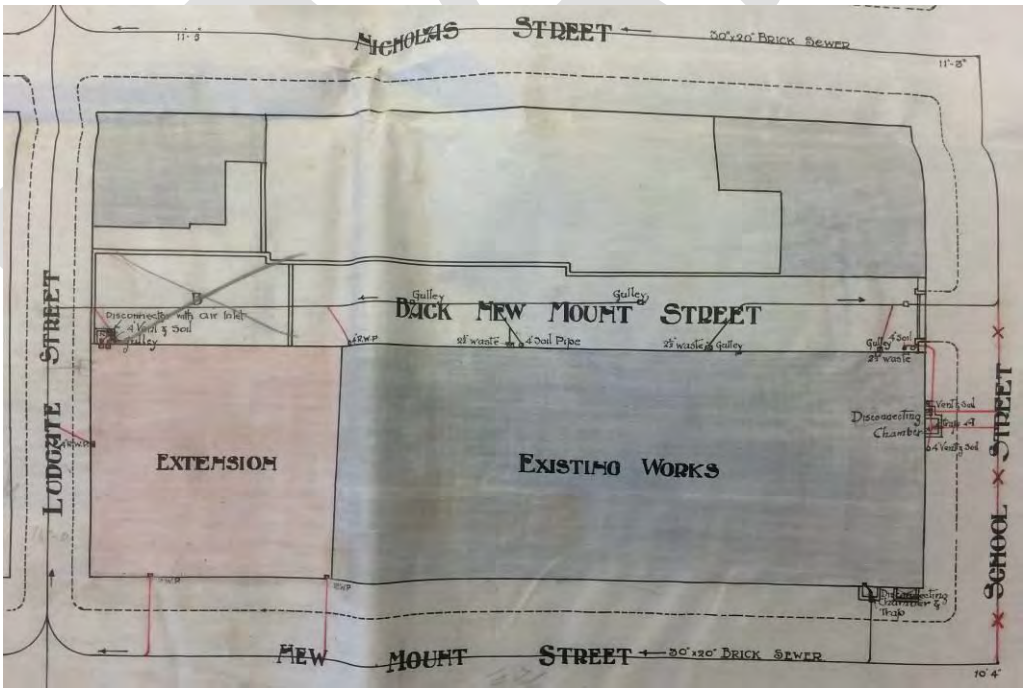


Figure 26: 1906 block plan of the site, drawn up to indicate the location of the new extension to the left of the original printing works. This plan also shows the cottage to the top right of the plan and a further building on the top left which was demolished to construct the 1920s building. This plan shows that Back New Mount Street had become a private street by this time, and gated at the School Street side. The street had been 'stopped-up' in March 1905.

A kitchen and dining room were removed from the first floor in order to extend the floor into the new extension, a stockroom was removed from the second floor and a reading room and office removed from the third floor.

The original print works didn't have a fourth floor until the new 1906 building was completed, which gave a small top floor which contained a male and a female dining room and a kitchen which was competed at roof level with a large metal air ventilation cowl to expel foul smells of food and cooking (now removed).

The workers within the building in 1905 were as followed:

- Basement (machine room) – 32 males, 18 females.
- Ground (offices and stock room) - 13 males, 0 females.
- First (lithograph and ruling room) – 20 males, 20 females.
- Second (binding room) – 26 males, 90 females.
- Third (composing room) 85 males 85, 0 females.
- Fourth (dining rooms and kitchen) - 3 females.

Totalling 177 males and 161 females

Figures 27-36 illustrate features of the 1906 building.



Figure 27: Looking up at the refined Edwardian Baroque buff terracotta and red brick façade of the 1906 extension on New Mount Street.



Figure 28: The altered third and fourth floors of the splayed corner of the building. This was the location of the original terracotta dome and projecting oriel window which were removed at some point after the late 1940's



Figure 29: The Ludgate Street elevation showing the 1906 extension to the right and the 1920s extension to the left. Note the two casements to the right which were replaced in the 1920s as part of the extension of the works. This point also marked the location of Woodhouse's single-storey 1907 extension.



Figure 30: The elaborate Edwardian Baroque terracotta entrance decorations, with central oculus surrounded by foliage.



Figure 31: The entrance vestibule which retains its original highly glazed wall tiles. The black slate effect tiles are modern.



Figure 32: The original swing vestibule doors and Art Nouveau etched glazing, with the modern glazed partition now separating the doors .



Figure 33: Looking into the ground floor office, which retains much of its original Art Nouveau glazed and panelled screens. This part of the ground floor was original designed with managerial offices.

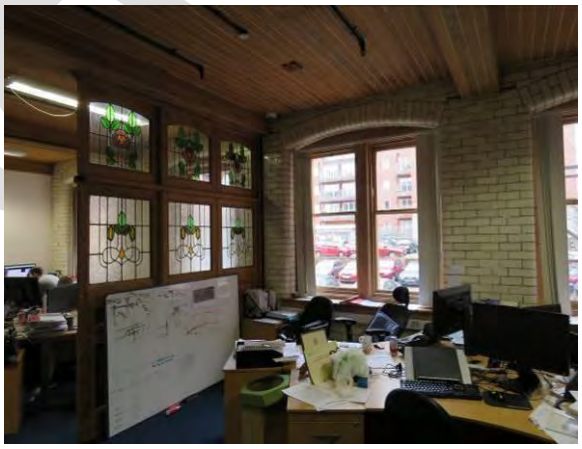


Figure 34: A view from inside the office showing the original Art Nouveau glazed partitions.



Figure 35: A typical view of the 1906 staircase. Its original glazed brick walls have now been painted over.

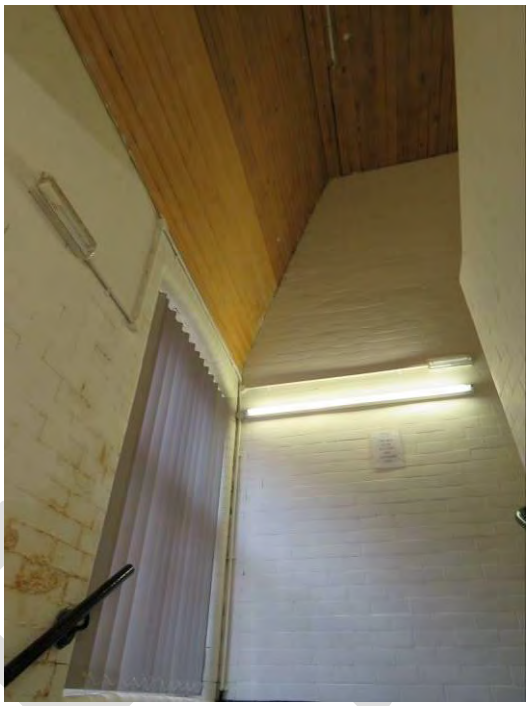


Figure 36: The ceiling structure to the top of the 1906 staircase.

In 1907 Ernest Woodhouse designed a small, single-storey addition to his previously completed 1906 extension which acted as an engineers workshop, with access onto the now closed Back New Mount Street service street . The building was attached to the south-western corner of his new building, and was accessed internally through an inserted doorway through an existing sash window. This building was demolished in the early 1920s to allow for the construction of the 1920s building.

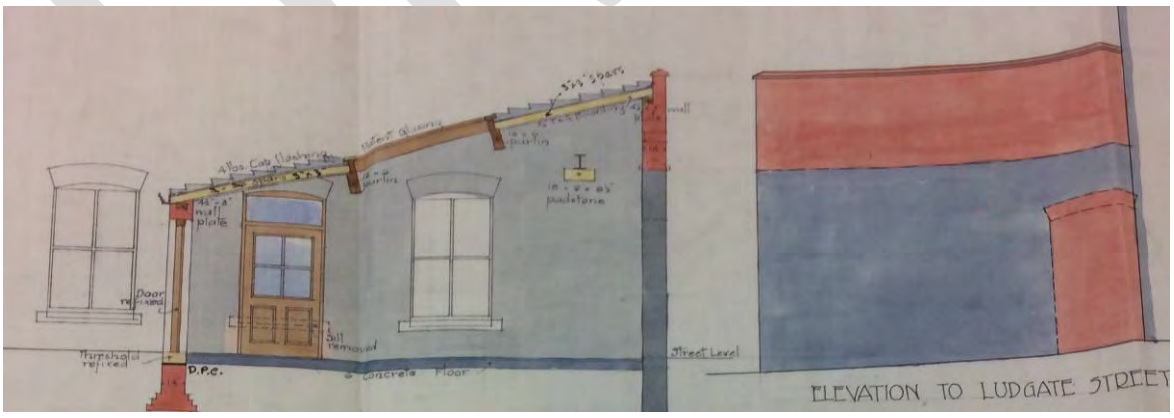


Figure 29a: left - An east-west section through the building showing the inserted door into the 1906 building. Right – The plain elevation to Ludgate Street.

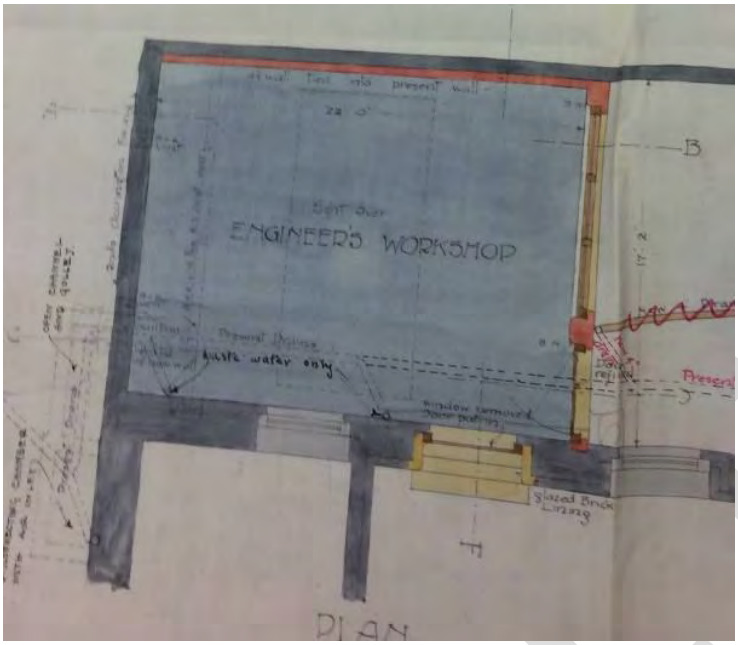


Figure 29b: Floor plan showing link into 1906 building.



Figure 29c: The Back New Mount Street elevation.

4.8 1920s Building

This building was built as an extension to the printing works in approximately c1927 and saw the demolition of Woodhouse's 1906 engineers extension. The concrete frame building is built from red brick with poured concrete dressings such as window sills, window heads and moulded sill courses. The building has concrete floors and a concrete flat roof.

There is no formal entrance into the building from Naples Street or Ludgate Street, and access was always entirely from tiled link corridors to the rear of the 1906 building. The fenestration is typical of its time, and consist of large rectangular casement and fixed timber windows, with each opening casement having a shallow segmental window frame.



Figure 37: Looking at the 1920s building (outlined red) from the corner of Naples Street (left) and Ludgate Street (right).

Internally each floor appears to have been open plan, with small male and female toilets located to the western side of each floor. The toilets retain most of their original panelled doors, and glazed tile corridor walls which express a modest Art Deco style. The formally open floors were originally floored with hardwood parquet in a herringbone pattern; this appears to have survived on all floors.

Figures 38-45 illustrate the features of the 1920s building.



Figure 38: An example of a typical ground floor casement window, which are plainer than those found on the upper floors.



Figure 39: An example of the concrete dressings and banding which is now failing in places.



Figure 40: This image shows the join between the 1906 building and hallway to the left, and the 1920s building and corridor to the right. The panelled doors and blue tiles mark the 1920s link corridor.



Figure 41: The 1920s building contains polished woodblock floors throughout, which are now covered in modern carpet.



Figure 42: Looking from the 1906 building onto the top floor of the 1930s building and its link corridor (left).



Figure 43: A typical office.





Figure 44 & 45: Typical modern central corridors formed of stud partitioning.

4.9 The "Cottage"



Figure 46: Looking at the former slum dwelling (outlined red) at its School Street and Naples Street junction. Note the 1980s walls which replaced the original structure.

The cottage, according to historic mapping, appears to have been constructed as two slum dwellings at some point between 1850 and 1859, but is likely to have been constructed in the earlier 1850s. The building was re-fronted on Naples Street and School Street at some point in the late 1980s, but does retain its original roof structure and internal walls and floors.

Although the building has been substantially altered externally, its significance is based on its considerable historic and communal values yielded by its early date and previous domestic uses, which is important to understanding the historic development of the area.Figures 47-48 illustrate the features of the 'cottage'.



Figure 47: The rear ground floor room showing the original painted timber ceiling structure.



Figure 48: The first floor of No. 30, showing the unusual and lime-washed exposed pitched roof structure.

5. SIGNIFICANCE ASSESSMENT

This significance appraisal is structured to provide an objective description of the former Co-operative Printing Society.

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2008 document, *"Conservation Principles, Policies and Guidance"*.

Consequently, the designated heritage asset's significance is determined by an analysis of the relevant aspects of the following:

- **Evidential Value** – *this relates to the potential of the place to yield primary evidence about past human activity;*
- **Historical Value** – *relevant to ways in which the present can be connected through a place to past people, events and aspects of life;*
- **Aesthetic Value** – *focusing on the ways in which sensory and intellectual stimulation is derived from the place;*
- **Communal Value** – *relating to the meaning the former Co-operative Printing Society has for the people of Manchester and the collective experience of memory it holds.*

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

The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the building. This has been used to inform and justify their capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify the proposed alterations, based on the perceived level of heritage significance.

The assessment of the significance is based on both desktop research and on-site visual surveys.

> **High significance** *relates to those parts or elements of the structure deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and has been largely been avoided in the proposed development.*
>
> **Considerable significance** *relates to those components of the structure deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, and/or*

alterations) could potentially cause a moderate adverse impact on the special interest of the buildings.

None/Detrimental *features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition, removal or alteration) could potentially have a beneficial impact on the special interest of the building.*

5.1 Significance Plans



Figure 49: Basement Floor



Figure 50: Ground Floor

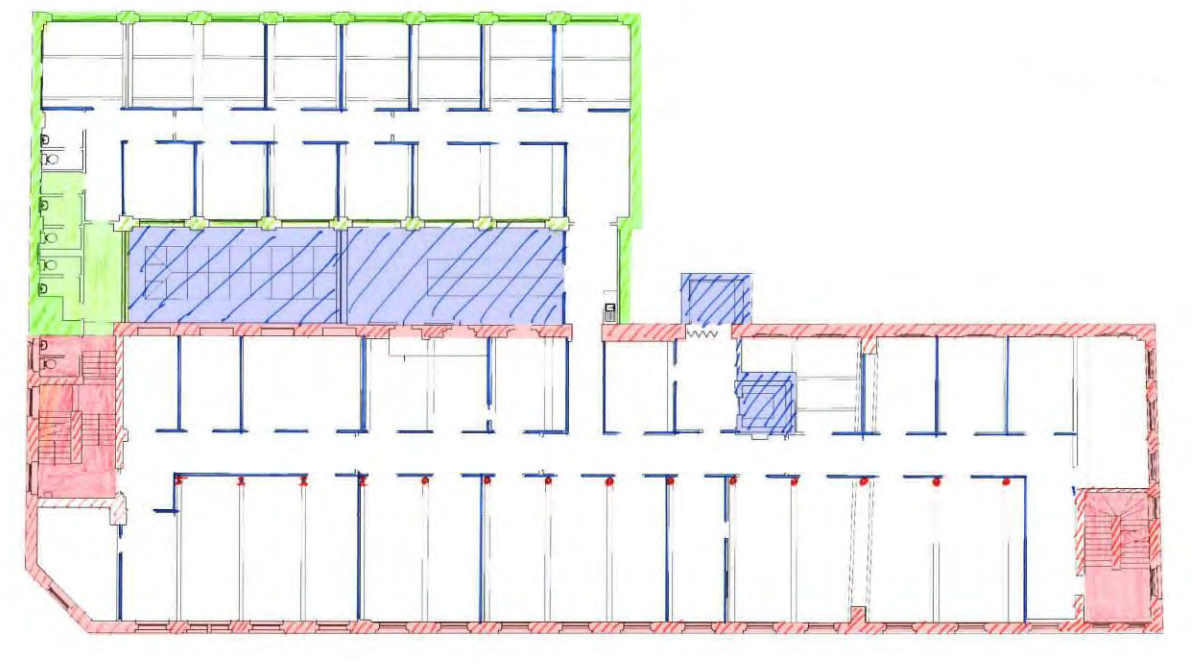


Figure 51: First Floor

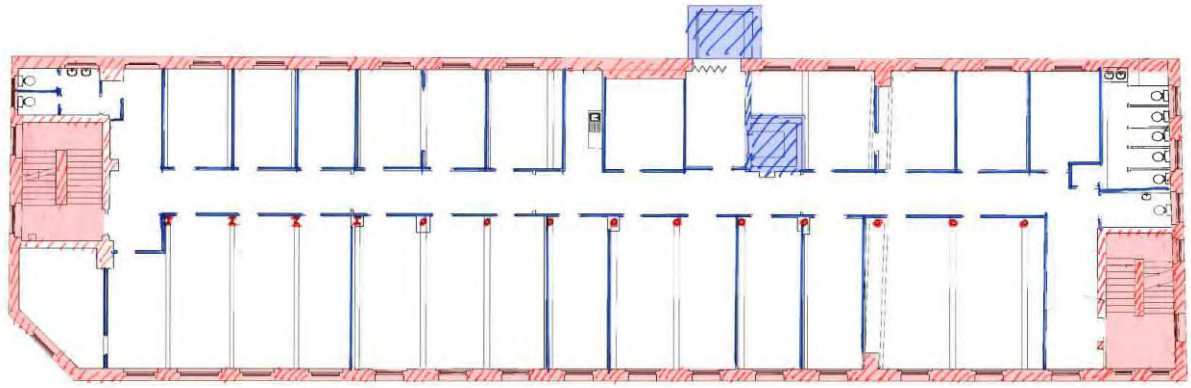


Figure 52: Second Floor

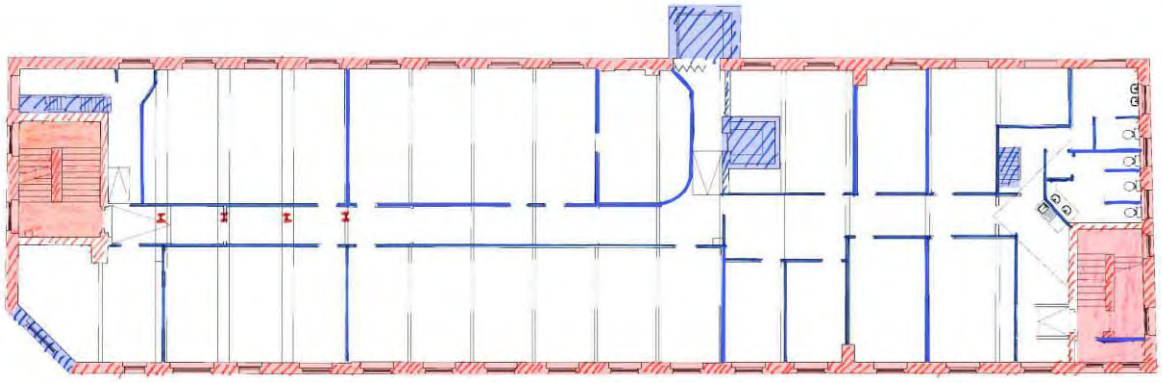


Figure 53: Third Floor

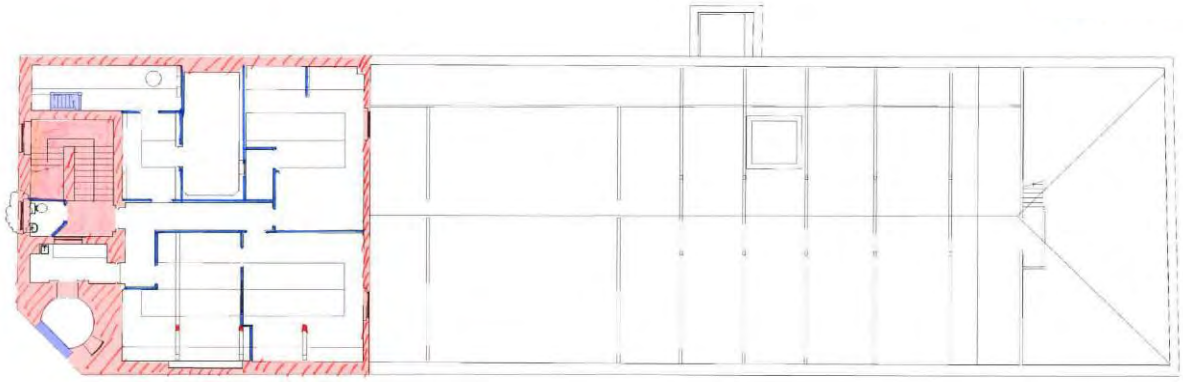


Figure 54: Fourth Floor

5.2 Statement of Significance

The special architectural and historic interest of the former Cooperative Printing Society is recognised by its Grade II Listed designation. The architectural merit and group value of the former warehouse/commercial building, together with the setting of the building within a densely-packed area of similarly dated buildings, enhances the significance of the structure as a whole and yields a high streetscape value.

- The historical, evidential, and communal values that the former Cooperative Printing Society yields, is primarily related to it being a good example of a progressively developing early printing society formed by the Cooperative movement, a society which was founded in the north west of England and became a prevalent and pioneering movement in the Manchester area

- The subject site as a whole, including all four separate phases of development, clearly illustrate the evolution of the site from its origins as domestic slum dwellings, to a growing and expanding printing works.

- Externally the 1870s and 1906 buildings yield high aesthetic values, and retain almost all of their original sash windows and casement windows, with a few mid-20th century replacements found to the rear of the 1870s building.

- Internally, the original open-plan floors of the building as a whole have been substantially subdivided on each floor to accommodate new partitioned offices. Although this completely erases the original planform of the building, the partitions are all fully reversible.

- The highly decorative entrance hall yields high aesthetic values. The steps and hall in the 1906 building have had their original tiled floor replaced with a modern slate effect tile, which visually detracts from the highly ornate wall tiling in this space.

- The 1920s building is a considerable extension to the two previous buildings, and used modern concrete construction and dressings throughout. Its internal open plan spaces have also been subdivided with modern partitions, which are reversible.

- The mid-Victorian cottage building is a rare survivor of the early residential slum dwellings which once characterised the area of Angel Meadow. The building yields considerable historical and communal value.

The site as a whole illustrates an interesting and long established early Co-operative movement, which clearly shows the distinctly different phased extensions to the business, which gradually took over residential properties for their new buildings. The site retains what is probably one of the last surviving slum dwellings which originally formed part of the notorious Angel Meadows area of the city.

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6 IMPACT ASSESSMENT

6.1 Scope of Potential Impact

This assessment of the Heritage Impact on the Grade II Listed former Co-operative Printing Society is intended to support the listed building consent application for the conversion of the building to facilitate the proposed conversion into residential use.

The aim is to demonstrate the cumulative impact of the proposed alterations. The alterations are necessary to retain the optimum viable use of the heritage asset, whilst retaining historic features which are proposed to be restored and integrated into the proposed scheme. A summary of the potential impact of the proposals on the Grade II Listed building is provided below (Section 7).

The impact assessment is intended to identify the impact of the proposed alterations on the Grade II Listed building. The results justify the proposed interventions by demonstrating, on balance, an overall beneficial outcome.

Thus, the key purpose of the impact assessment is to ensure that the proposals demonstrably balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no recognised standard methodology for the appraisal of physical impact on listed buildings. Therefore, the method used below is a synthesis of the English Heritage guidance on *"Conservation Principles"* (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable' thus securing the protection or enhancement of the historic environment.

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

The proposals have been refined to take account of the building's significance (outlined in Section 5). The current scheme designed by Axis Architecture aims to minimise harm to the structure, fabric, features and character of the building.

The proposals are designed to facilitate the introduction of new living accommodation into the former printing society buildings, whilst returning the mid 19th century cottage back into its original use as two dwellings. These works see the retention of key historic building elements within the high significance parts of the site, whilst creating a new build element to the rear of the property which is of high quality contemporary design/materials, which will see an sensitive enhancement of the lower significance parts of the site,

6.2 Less than Substantial Harm & Assessment Methodology

As noted above, the NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset. There is no specific definition for substantial harm in the NPPF, so reliance is given to the evaluation of the impact on the significance of the heritage asset.

As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. The question as to whether proposed physical works will cause substantial harm is a judgment having regard to the circumstances of the case and the policy in the National Planning Policy Framework.

However, the Planning Practice Guide 2014, which supports the NPPF notes that 'substantial harm', *"is a high test, so it may not arise in many cases".* It does not arise in the current proposals for the former Co-operative Printing Society building as the proposed designs have focused simply on those works necessary to introduce living accommodation into the buildings. These works aim to reveal the heritage values of the historic buildings and to restore historic elements therein where feasible.

It will be clear that individually the proposed minor works to the former Co-operative Printing Society building would constitute small instances of alteration. The most important consideration would be whether the impact of the alteration would seriously affect a key element of the building's special architectural or historic interest, (such as an original or key building component) and therefore amount to any harm. It is the degree of 'harm' to the asset's significance, rather than the scale of the development that is to be assessed.

In this case the necessary changes/additions to the fabric of the building impact on minor components of the buildings, and thus will result in, (at most), less than substantial harm, with some alterations resulting in a beneficial impact. The key design objective has been to secure the building's long-term future, maintaining its fundamental integrity and fabric authenticity, whilst ensuring that areas of more substantial works are concentrated on the inward-facing former service road part of the site which yield a lower significance and are altered. Collectively the impact is beneficial to the building.

An in-depth examination of the impact of the proposed works can be found below.

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6.3 The Proposals



Figure 55: The proposed Naples Street elevation.



Figure 56: The proposed School Street/Naples Street elevation (left).

Figure 57: The proposed Naples Street/Ludgate Street elevation (right).

6.3.1 Assessment Methodology

The impact of the proposals on the individual components and the overall integrity and significance of the former Co-operative Printing Society building's components may be measured as: **adverse**; **negligible**; or **beneficial**. The key design objective has been to minimise any adverse impact on the heritage asset, and, where necessary, to ensure that this is outweighed by beneficial heritage impacts.

The overall impact of the proposed works on the significance of the fabric of the building and its grounds can be evaluated as:

• **Negligible** – *works that result in no material change;*

• **Minor** - *changes that only make a small difference to the public's ability to understand and appreciate the listed building, and may be either adverse or beneficial.*

• **Moderate** - *a change that makes an appreciable difference to the public's ability to understand the listed building, and may be either adverse or beneficial.*

• **Substantial** - *these will be changes which have a fundamental impact on our appreciation of the listed building and maybe either adverse or beneficial. A substantial impact may be defined as the result of highly sensitive components exposed to change of a large magnitude.*

6.4 Impact Appraisal of Proposed Works

The following section sets out the proposed interventions/works building by building, setting out the proposed impact of each intervention and any mitigating circumstances.

6.4.1 1870s Building – High Significance

The proposed scheme for the original printing society building on the site aims to retain all surviving original features within the building incorporate them into individual apartments. Works to achieve this objective include exposing the cast iron columns, restoring the original sash windows, and retaining the original stone stairs in their entirety. Such works will result in **minor beneficial impact**.

The intervention works include removing the modern subdivision offices on every floor, and the construction of new structures forming individual apartments. These works result in **negligible impact**. The design of which aims to move the current/recent location of the central corridors to run parallel with the north elevation.

This approach will allow for larger apartment floorplates and the addition of natural light within the new corridors, and borrowed light into the apartments through the removal of a some sash windows/later brick infill's, which will be of a **low adverse impact**, and the reintroduction of missing sash windows, which will be of a **moderate beneficial impact**. This will also provide direct access to the new lift location and walkways across into the adjoining buildings and courtyard.

The building will undergo a number of conservation repairs including the relaying of the altered roof coverings and the replacement of lost, inappropriate slates like-for-like which is of a **minor beneficial impact**. The modern, main entrance into the building, which is located on the ground floor of the New Mount Street elevation, is proposed to be removed and returned back to its original appearance using matching brick and sash window replacements, which is considered to be a **moderate beneficial impact**.

Works will also include the removal of the 1930s brick lift shaft to the north elevation which is of a **minor beneficial impact**, and its replacement with a modern glass and zinc lift located further to the west of the elevation which is of a **low adverse impact**. This will provide a necessary lift to all floors and will be of a high quality design and materials.

The proposed alterations to the 1870s building have been demonstrated overall to have a **beneficial impact.** They collectively retain and reveal all original features/building elements whilst replacing poorly designed modern office partition walls with new structures to accommodate a new apartment layout.

6.4.2 1906 Building – High Significance

The proposed works to the 1906 building (as with the 1870s building) aims to retain all surviving original features within the building and incorporate these into individual apartments/ common areas. These conservation works include where feasible exposing the columns, restoring the original sash windows, and retaining the original stone stairs in its entirety as well as removing the later paint layers of paint from the glazed brick and restoring this back to its original appearance. These works result in a **minor beneficial impact**.

Other works include retaining the last two parts of original Art Nouveau stained glass screens as features within an apartment and retaining the highly decorative glazed tile entrance and hardwood doors/glazing which are of a **minor beneficial impact**.

The building will undergo a number of conservation repairs including the relaying of the altered roof coverings and the replacement of lost, inappropriate slates like-for-like. These works result in a **minor beneficial impact**.

The proposed alterations to the 1906 building have been demonstrated to have overall result in a **beneficial impact.** They retain and reveal all original features/building elements, whilst replacing poorly designed modern office partition walls with new structures to accommodate a new apartment layout.

6.4.3 1920s Building – Considerable Significance

The Proposals for the 1920s building include the removal of all modern stud partition walls, and their replacement with new structures to accommodate four apartments at basement, ground and first floors. This is considered to result in a **negligible impact**.

The original casement windows will be retained and repaired, and conservation repairs will be carried out, where required, to the damaged concrete window sills/heads. These conservation works will result in a **minor beneficial impact**.

The removal of the original toilet locations to each floor, including the removal of surviving panelled/glazed doors and glazed tile corridor walls, is considered to be of a **minor adverse impact**, as these areas retain the only surviving decorative scheme within the building. This is mitigated by the necessity to provide adequate access into the new apartments, and the retention and incorporation of areas of remaining historic tiled surfaces to each floor level.

The proposed single-storey roof extension will be constructed on the existing flat concrete roof of the building, and will form a new fourth floor level accessed from the 1906 and 1870s buildings via new link bridges across Back New Mount Street. The new structure will not penetrate the existing concrete flat roof of the 1920s building and will be of **minor adverse impact** to the historic fabric of the building.

The proposed roof extension to the 1920s building will not emulate the existing brick and concrete building, and will instead introduce zinc cladding so as to distinguish between original and modern structures. The new structure will be largely unseen from street level, and will be marginally set back from the edge of the current perimeter of the roof. The extension is seen to be a modest addition to the wider site and will not dominate the form and scale of the multi-phased, multi-level site, and is therefore considered to be of a **minor adverse impact**, justified by the contemporary design and facilitating the retention and reuse of the less significant 1920s building.

The proposed alterations to the 1920s building have been demonstrated to collectively result in a **minor adverse impact.** The works retain and reveal all original features/building elements (where feasible) whilst incorporating a new build element at roof level. The latter is considered to be of a high quality design and uses of contrasting retain the expression of the original 1920s building and materials which will not dominate the adjacent high significance 1870s and 1906 buildings.

6.4.4 The Cottage – Considerable Significance

The rare survival in the Angel Meadow area of a mid 19th century former slum dwelling will be retained and converted back to its original residential use. This will result in a **minor beneficial impact**. These works will see the original internal walls and chimney breasts being retained and incorporated into two new townhouses, and thus an additional **minor beneficial impact**.

The original chimneys and location of the staircase will also be maintained which are of a **minor beneficial impact**, whilst new conservation roof lights will be installed over the stairs which is of a **negligible impact**.

The first floor of the cottage retains an unusual and original exposed double-height timber ceiling structure, historically common in 18th and early 19th century houses in the Angel Meadow area. This

will be retained and exposed to form a feature within the new bedrooms, and results in a **minor beneficial impact**.

The small enclosed rear yard will be covered over and opened out into the newly formed glazed courtyard, on the site of the original Back New Mount Street, this is considered to result in a **low adverse impact** which will see a new internal courtyard space being created to extend the townhouse's floorplate into this small low significance space.

The works to the cottage include the replacement of the external brick skin, windows and doors (which were all installed in the 1980s). These features will be replaced with contemporary examples, which aim not to replicate the historic façade treatment, but instead provide a considered high quality design with complementary materials. This will result in a **minor beneficial impact**.

The proposed alterations to the cottage building have been demonstrated to collectively result in a combined **minor beneficial impact.** Importantly, the proposals will return the historic dwelling back into residential use. The proposals will retain and reveal all original features/building elements (where feasible), whilst incorporating a minor new build element within the former rear yard which is of a high quality design and use of materials.

6.4.5 Pitched-shed structure – No Significance

The much altered, and later in-fill addition to the site retains no historic interest, design or materials and was substantially altered since the 1980s. The proposed scheme aims to convert the existing shell into three, one bedroom dwellings which will retain the existing form and height of the existing building, but will be a largely new build element. This will result in a **moderate beneficial impact**.

The proposals will insert three new glazed screens facing Naples Street, which incorporate a front door to each dwelling. These are seen to be modest alterations to this non-significant façade, and are considered to be of a **minor beneficial impact**.

The alterations will introduce minor new build elements of high quality design and materials into the north elevation and will maintain the existing height and form of the current building. This is considered to be of a **minor beneficial impact** on this non-significant, altered part of the site.

6.4.6 New entrance

The proposed glass and zinc lift to the western end of the site will introduce an element of new design into the scheme, which will be of high quality and materials and will replace the low significance 1930s brick lift shaft. This is considered to result in a **minor adverse impact**, however this is mitigated by the need to introduce a modern lift to all floors of the new development. And will be of high quality/materials.

The proposed new glazing of the former Back New Mount Street will allow for uninterrupted access to all parts of the site and to the new location of the glass lift. The modest glazed roof design will replace various later additions, and will form a new contemporary pedestrian axis through the site though the restored terracotta 'Co-op' archway on School Street. Although this will cause some localised instances of low adverse impact to the historic fabric, the improvements to access and facilitating the use of the historic buildings will collectively result in an overall **beneficial impact**.

Collectively the proposed new alterations site have been demonstrated to have an overall **low adverse impact** as they will introduce new build elements of good quality contemporary design and materials, which will facilitate necessary links between the buildings, and will restore and reveal the original form and special qualities of the former Back New Mount Street.

6.5 Impact Assessment Conclusions

This statement has presented details on the conversion of the former Co-operative Printing Society site for conversion into apartments. The overriding aim of these proposals is to formulate a sustainable scheme that ensures the building has an appropriate long-term use whilst minimising any impact on the historic fabric.

The proposed alterations to the altered internal planform of the Grade II Listed buildings, which do not retain their original open-plan floors, have been demonstrated to have an overall **negligible impact.** The domestic planform of the mid 19th century cottage to the north corner of the site will largely be retained which is of a **beneficial impact**.

The proposed changes and additions to the former Back New Mount Street elevations (running lengthways through the centre of the island site), which include the removal of later structures and additions, the restoration of window openings and detailing, and the construction of a new glazed roof, link bridges and glass and zinc lift. The cumulative result has been demonstrated to have an overall **minor beneficial impact**.

The alterations will partially restore the original appearance of the rear part of the building, obscured by later additions, whilst accommodating a modest new build element of high quality design and craftsmanship. This will enhance the appearance of the lower significance, altered service aspect of the Listed buildings, and allow for enhanced visual and physical connectivity between the buildings. It will also enhance the former New Back Mount Street part of the site, which will become the central axis of the development.

The proposed new rooftop extension and roof gardens are considered to be minor alterations of high quality contemporary design and materials, which will be visually subservient to the multi-levelled and multi-phased group of buildings. These additions are considered to result in a **minor adverse impact**. This impact is mitigated by the requirement for the retention and reuse of the 1920s building.

Overall, it is considered that the instances of minor adverse physical alterations resulting from the proposed works to the buildings are necessary in progressing a suitable and sustainable residential scheme. Thus, the result of the changes on the special character and fabric of the group of Listed buildings is demonstrably **less than substantial**. The impact is more than outweighed by the legislative requirement to secure a viable future use for the heritage asset.

It will be noted that where *'less than substantial harm'* will be caused, the NPPF requires that it, "*should be weighed against the public benefits of the proposal'* (paragraph 134). The changes are considered to be justified in this context. The heritage benefits of the proposals include the following:

- As part of the proposals, extensive conservation repairs will be undertaken. This will restore significant parts of the external and internal decorative elements, such as brickwork/terracotta/concrete, sash and casement windows, roofs and internal tiling and columns, and will enhance the historic fabric of the buildings.

- The original location of Back New Mount Street will be restored back to its original dimensions, removing later additions and creating a complementary covered walkway linking all buildings, and securing their reuse. Works will include the restoration of elevations and missing windows etc.

- The mid-19th century cottage will be returned to its original historic domestic use and will retain much of its original planform, as well as historic fabric such as internal walls/chimney breasts and chimneys.

- The Naples Street and School Street elevations of the site will be enlivened by creating active street frontages with the addition of a new main entrance within the original Co-op loading archway and new residential entrances to the ground floor aspects of the cottage and later, non significant lean-to addition.

Overall it is considered that the proposed alterations and redevelopment of the site offers a beneficial heritage impact. The small instances of minor physical alteration are necessary to facilitate a sustainable long-term use for the building. The impact on the special character and fabric of the former Co-operative Printing Society is, therefore, at most <u>less than substantial</u>. This change or harm to the historic building fabric is balanced by the legislative requirement to secure a viable future for the heritage asset, and thus an example of best conservation practice.

7 SUMMARY AND CONCLUSION

The former Co-operative Printing Society is a Grade II Listed building, and is located within the historic Angel Meadows area of Manchester. It was constructed in three main phases, 1870s, 1906 and 1920s, with the mid 19th century dwellings to the northern corner of the site being incorporated into the wider site at a later date.

The site now forms an interesting element of the Victorian Co-operative ideal, which was originally set up in Manchester, and charts a continual, and easily understood evolution through from the 1870s to the late 20th century, retaining much of its original decorative scheme, construction methods and building elements.

Due to the influx of an increasing resident population, which have been progressively returning back to the area during the last 15 years, a new and sustainable use is now required for the site to secure a long-term viable future for the buildings as a whole.

The current proposals are for the conversion of the offices into apartments, with the currently empty former cottage being returned back into a residential use. The proposals will result in minor internal and external alterations, with examples of minor new build elements. These works are considered to be necessary and sensitive to the relative significance of the buildings group's components.

The current scheme by Axis Architecture has been designed to take account of the significance of the most important parts of the site.

As can be seen, the proposals retain all parts of the multi-phased site, seeing all buildings being converted into residential uses. The sensitive approach adopted allows for the continued evolution of all parts of the site, while as a whole the site will still be able to be fully understood and appreciated.

New build elements of the current proposals, such as the glazed central courtyard, link bridges and lift are demonstrably minor alterations, and are of a high quality, modern design, using materials which contribute to the evolution of the site. They will improve the connectivity and access to all parts of the development in an appropriate manner.

The addition of a new glazed courtyard roof and lift will all cause some minor instances of visual harm, but are fully justified to create a successful and sustainable scheme, mitigated by the necessity of providing improved access for residents and being located in lesser significant/altered part of the site.

The proposed rooftop extension to the 1920s building is seen to be an honest and contemporary addition which is visually subservient to the rest of the site. The addition continues the existing fenestration pattern of the floors below and uses a contrasting elevational zinc cladding, which is set marginally back from the building's edge.

The proposals impact on both the interior and exterior of the site, but are of a relatively minor scale, and balanced by the overall positive impact. The more substantial alterations are largely contained to areas of lower significance, whilst the appreciation of the remaining historic features and elements of each former printing floor, will be incorporated as features into each new apartment/common area.

The sensitive approach to the proposed interior scheme aims to restore the mid 19th century cottage back into residential uses, seeing much of the original planform (including chimney breasts, staircase and internal walls) being retained and incorporated into the two proposed townhouses.

Exterior changes include the restoration of the original windows and doors and areas of conservation repairs to the brick and terracotta facades which will be seen to provide demonstrably positive repairs to the historic fabric. New build elements to the Naples Street elevation and former service road running through the middle of the site are considered to be beneficial, restoring the original extent of the street and removing later/low significance additions.

This new glazed courtyard space will provide natural daylight into the rear of the former cottage, the 1920s building and the north side of the 1870s and 1906 buildings, whilst restoring the Edwardian glazed terracotta entranceway from School Street to become the main entrance into the development.

In the context of the NPPF, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the wider heritage benefits.

It will be clear that the proposals are sensitive to the heritage values of the Listed building group, and are thus considered to represent best conservation practice and meet the requirements of the NPPF (Sections 7 & 12).

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8 APPENDICES

8.1 Appendix i: The former Co-operative Printing Society List Description

COOPERATIVE PRESS, 23, NEW MOUNT STREET

Grade: II

Date first listed: 06-Jun-1994

SJ8499 NEW MOUNT STREET, Ancoats 698-1/15/457 (North side) No.23 Cooperative Press

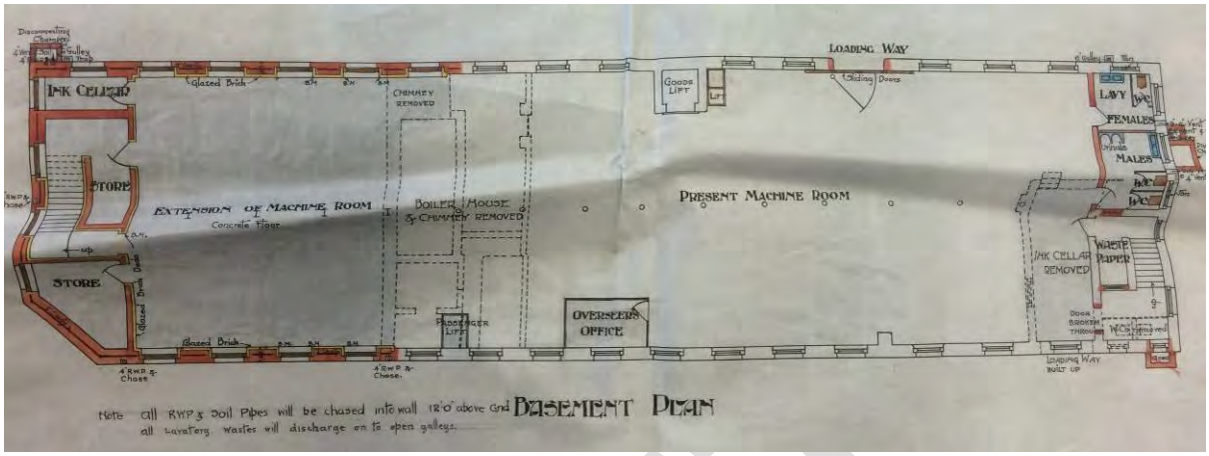
GV II

Industrial building or warehouse. Later C19 with addition or alteration of c.1905. Brown brick with red brick dressings, and red brick with yellow terracotta dressings (roof not visible). Rectangular plan on island site, in 2 portions. Left range is 4 storeys with basement and attic, 4 windows plus canted corner to left; right-hand range is 4 storeys with basement. The left hand range is in Edwardian Baroque style, with string courses, yellow terracotta bands, pilasters and open-pedimented gable; the first 3 bays are a symmetrical composition with banded pilasters carried up from cartouches at 1st floor, a modillioned open pediment containing a large lunette with run-out terracotta voussoirs and keystone, and 1, 2 and 1-light sashed windows to each floor except the 3rd which has keyed oculi flanking the 2-light window; all these windows have moulded terracotta architraves with keystones. The 4th bay has similar windows. The splayed corner has a square-headed doorway with panelled double doors and elaborate surround including a keyed oculus in the tympanum and a corbelled semi-circular canopy, windows like those of the front except that at 3rd floor which is altered, and a tall stepped parapet. The right-hand range, undecorated except for a corbel table to the parapet divided into bays by short pendent pilasters, has square-headed windows to basement and ground floor, and segmental-headed windows above with stepped surrounds; most of these windows with 4-pane sashes. Included for group value.

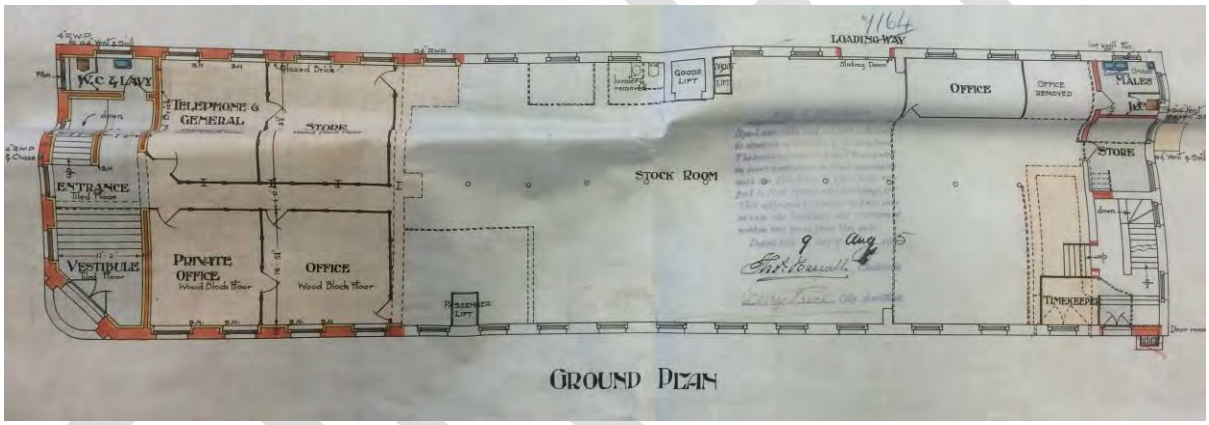
Listing NGR: SJ8446799082

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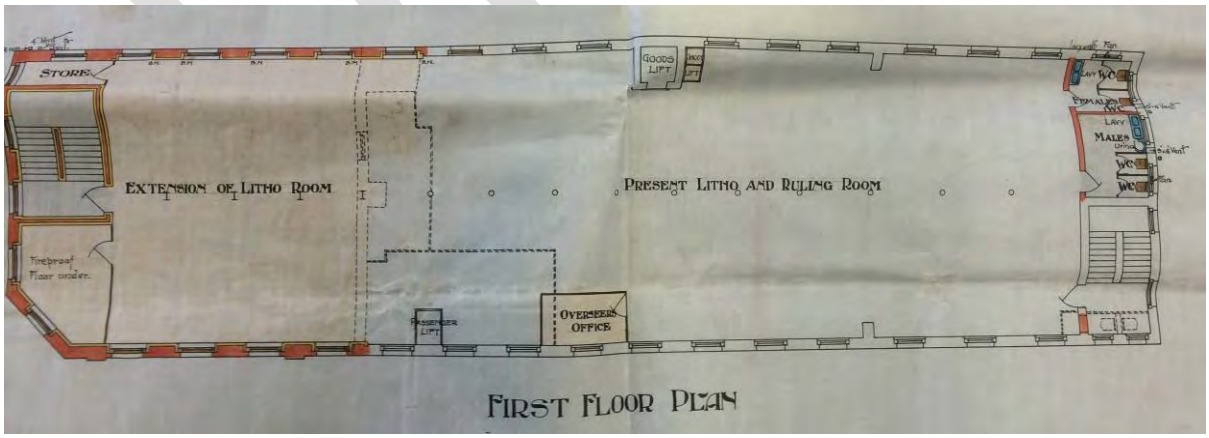
8.2 Appendix ii: 1905 plans



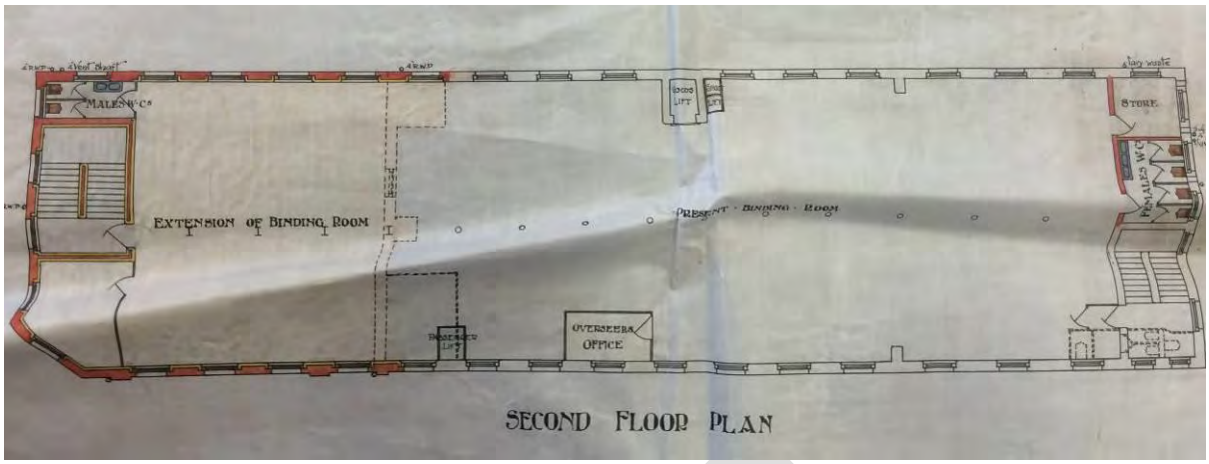
Basement Plan



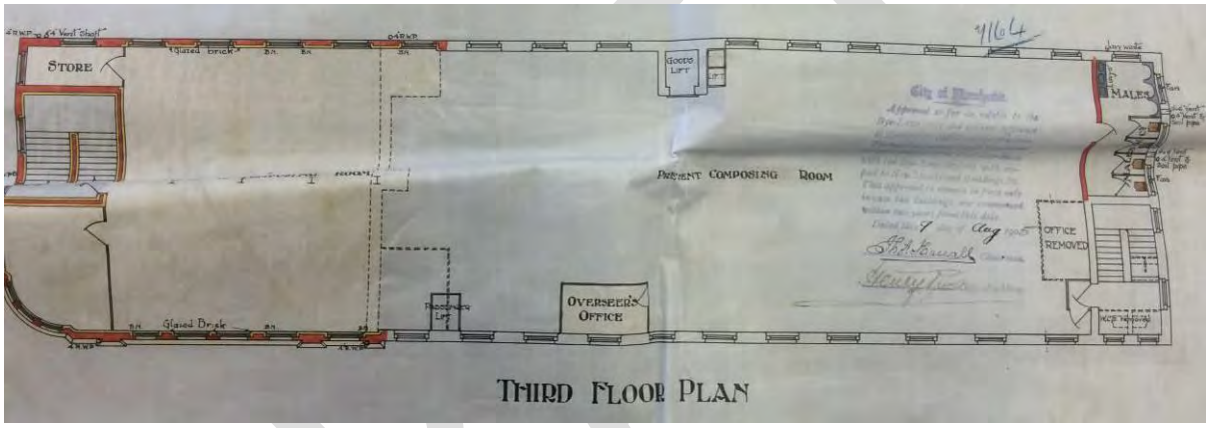
Ground Floor Plan



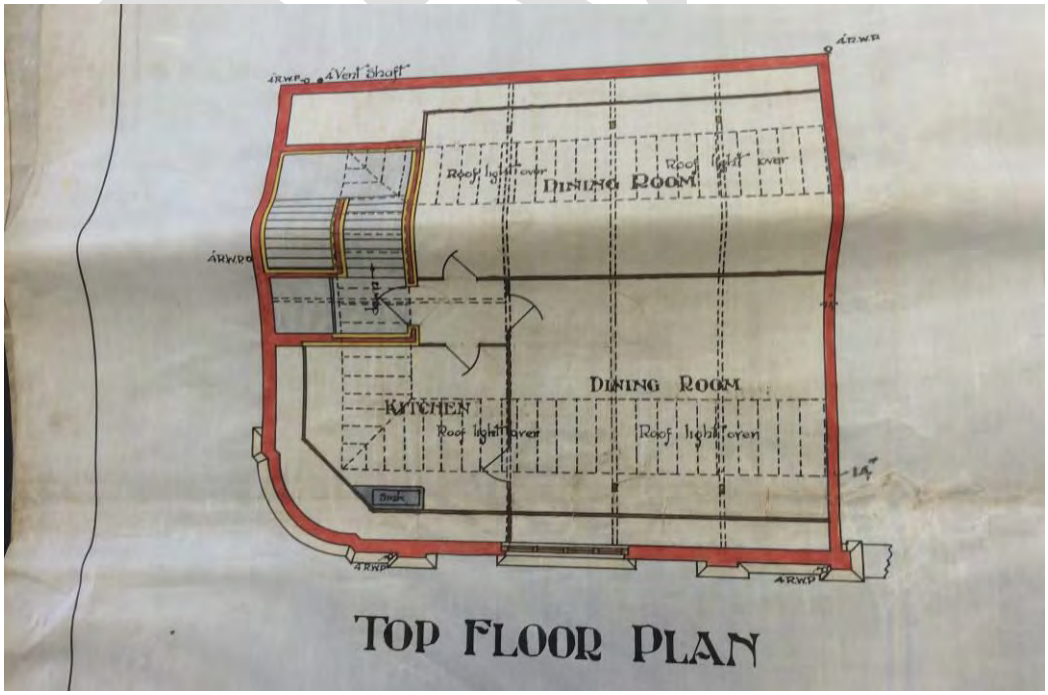
First Floor Plan



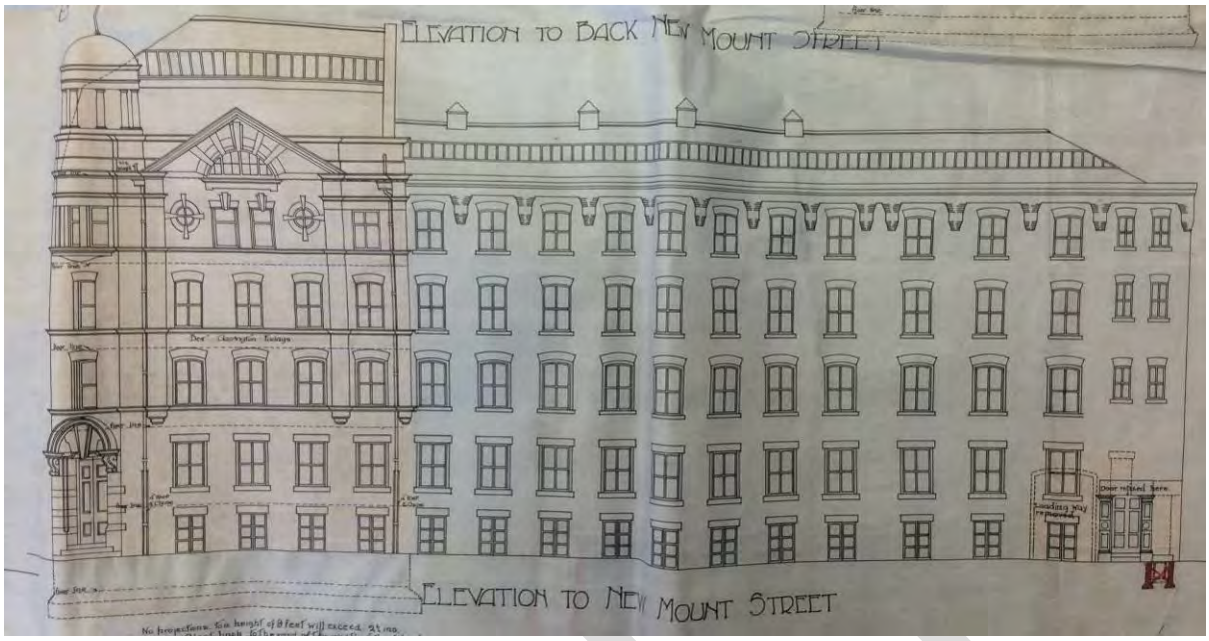
Second Floor Plan



Third Floor Plan



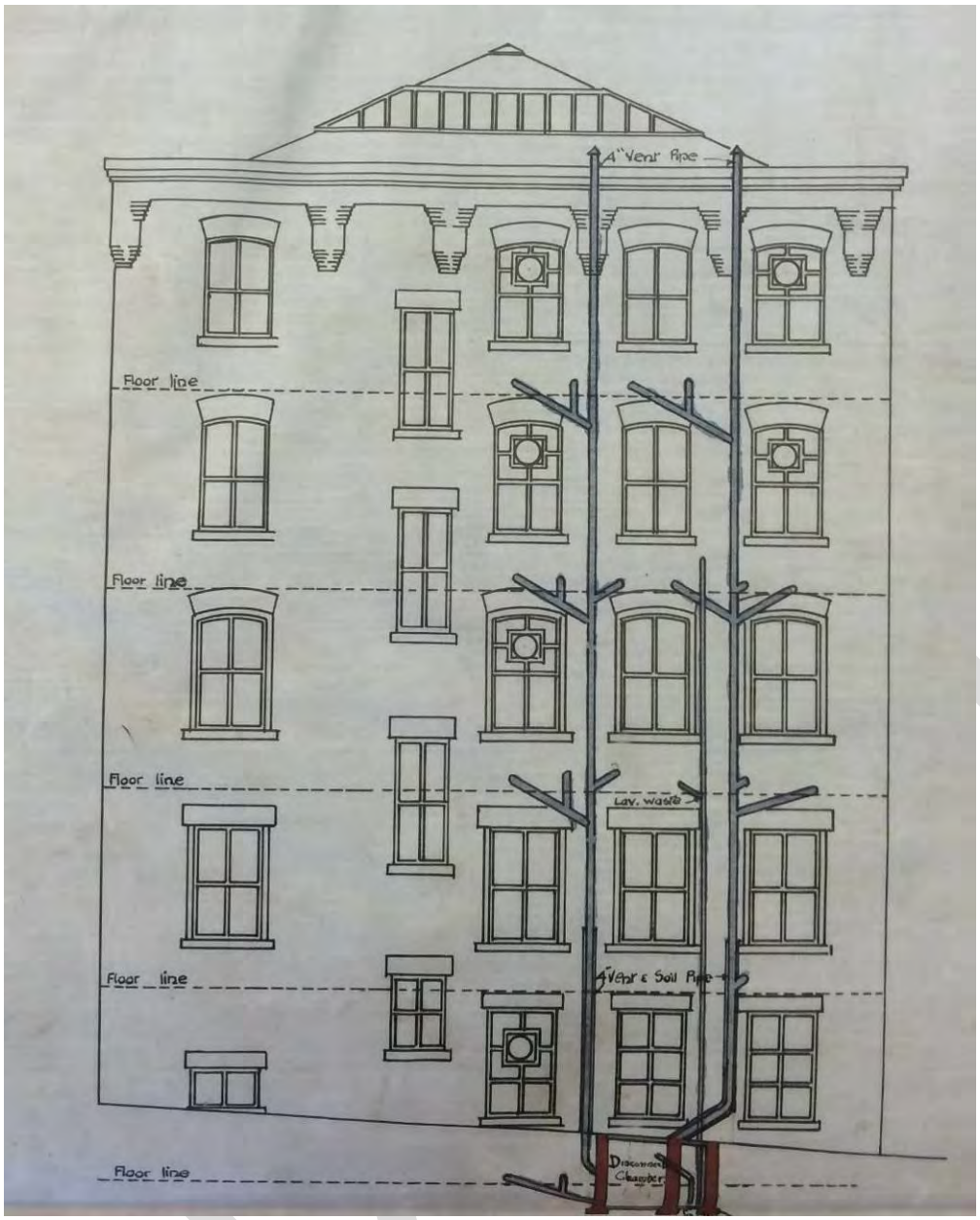
Fourth Floor Plan



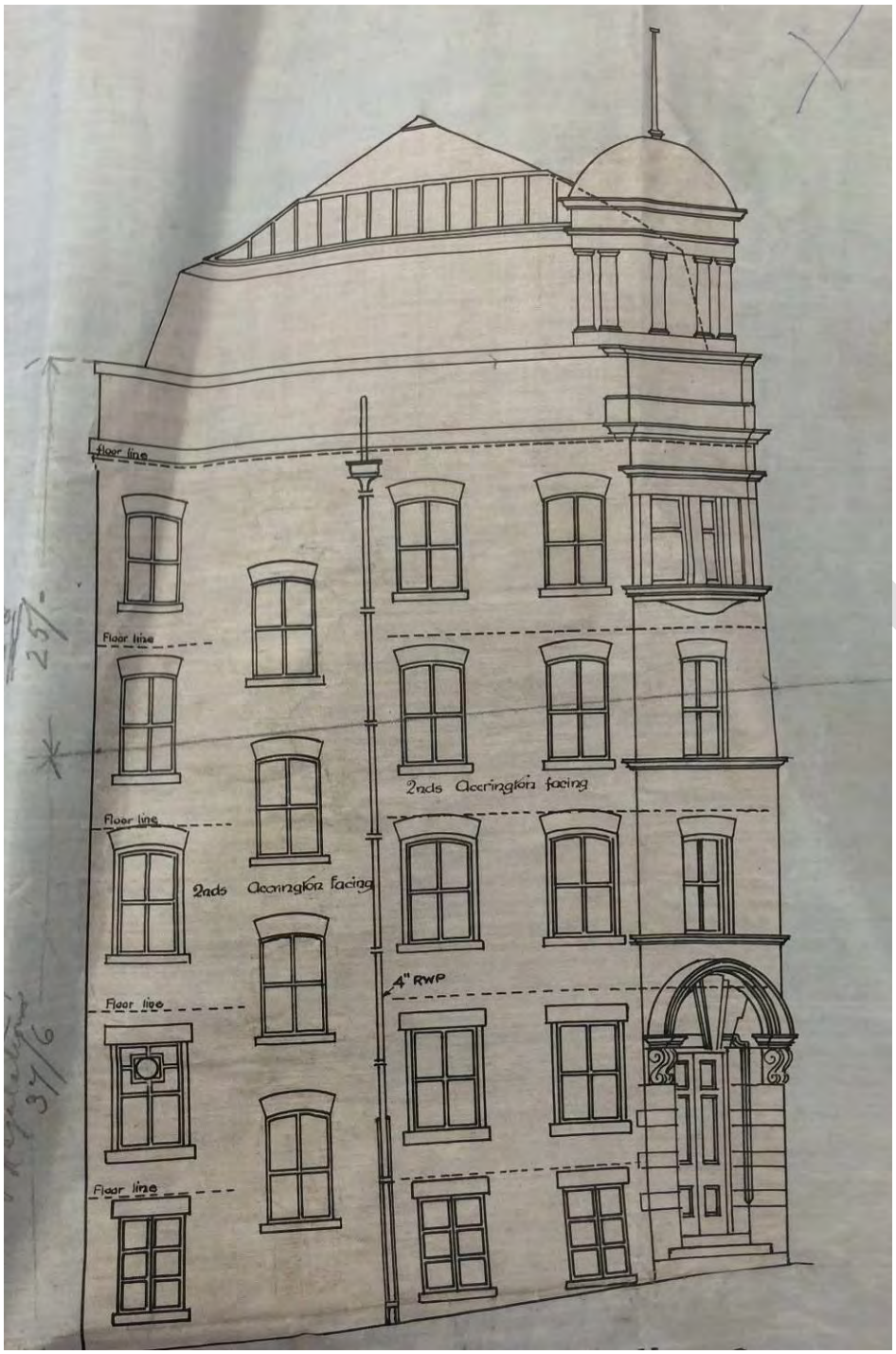
New Mount Street Elevation (south-east elevation)



Back New Mount Street Elevation (north-west elevation)

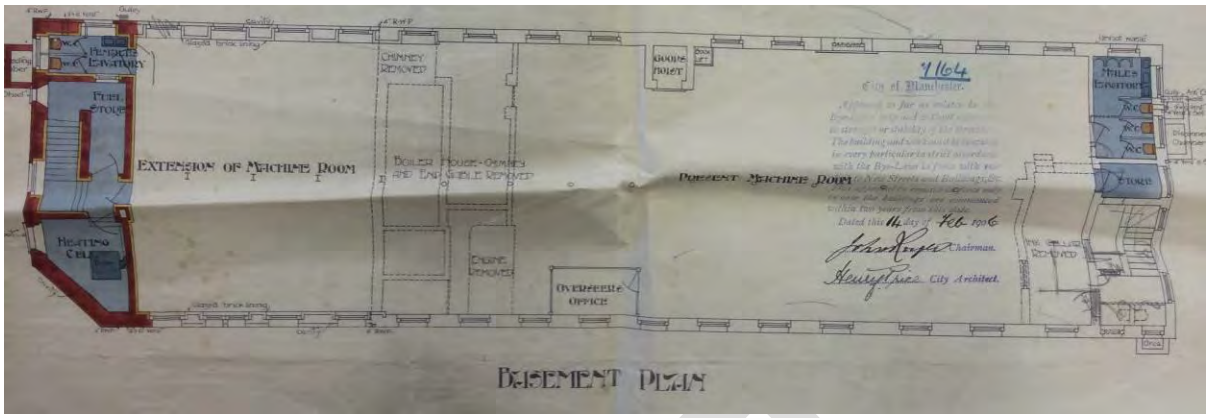


School Street Elevation (north-east elevation)

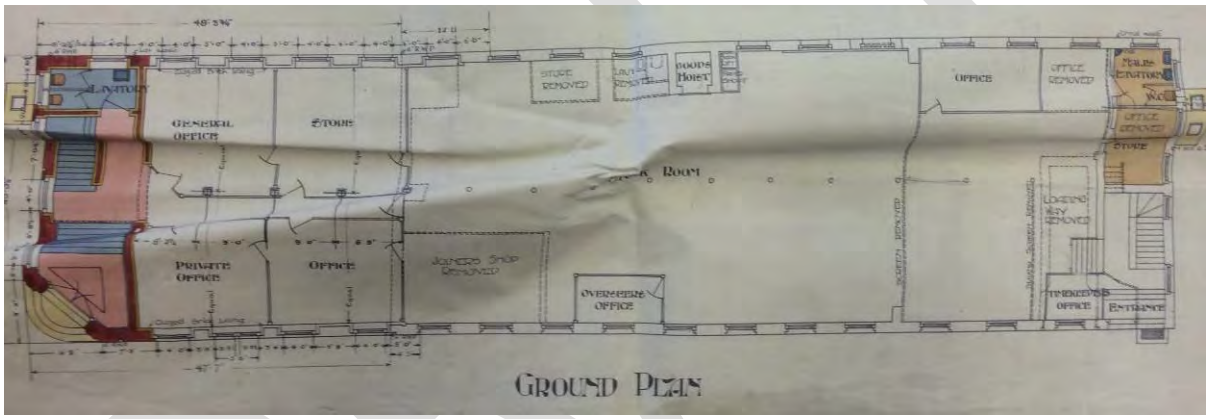


Ludgate Street Elevation (south-west elevation)

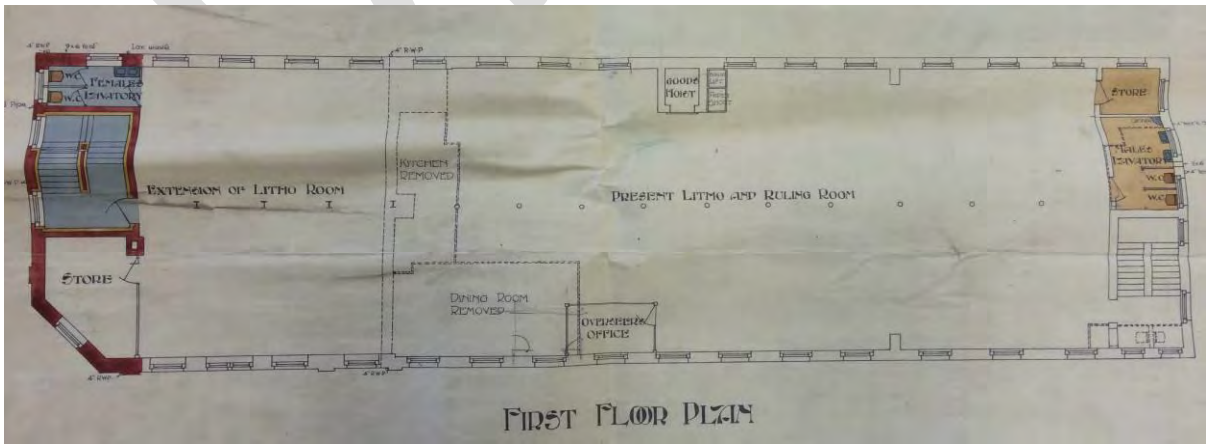
8.3 Appendix iii: 1906 revised plans (as built)



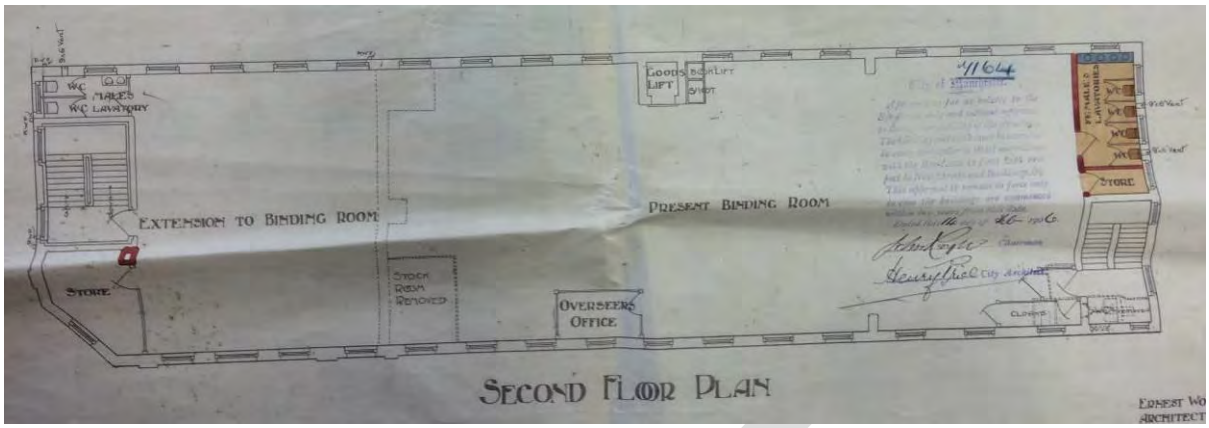
Basement Plan



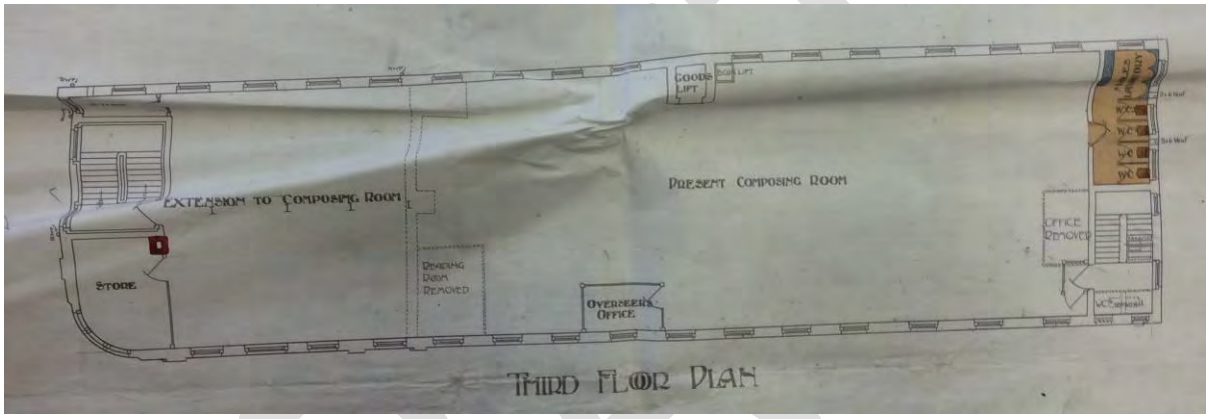
Ground Floor Plan



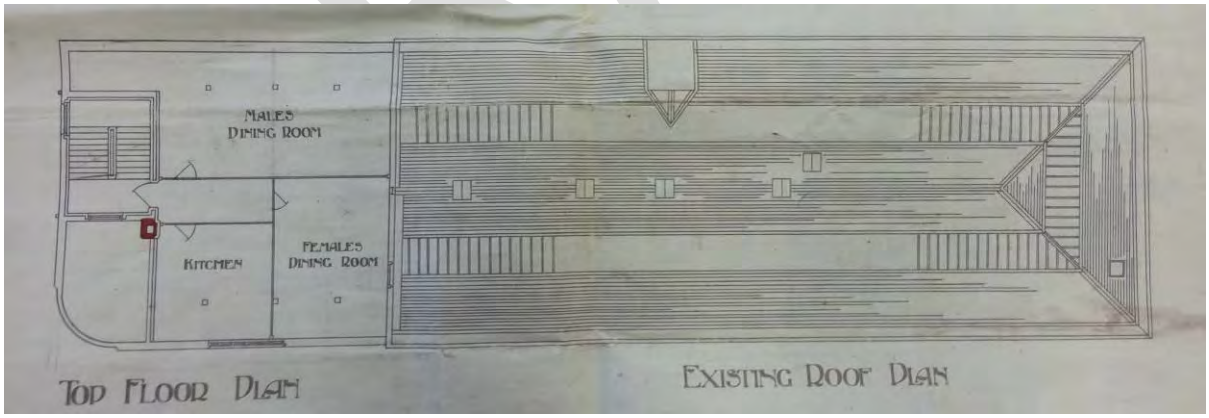
First Floor Plan



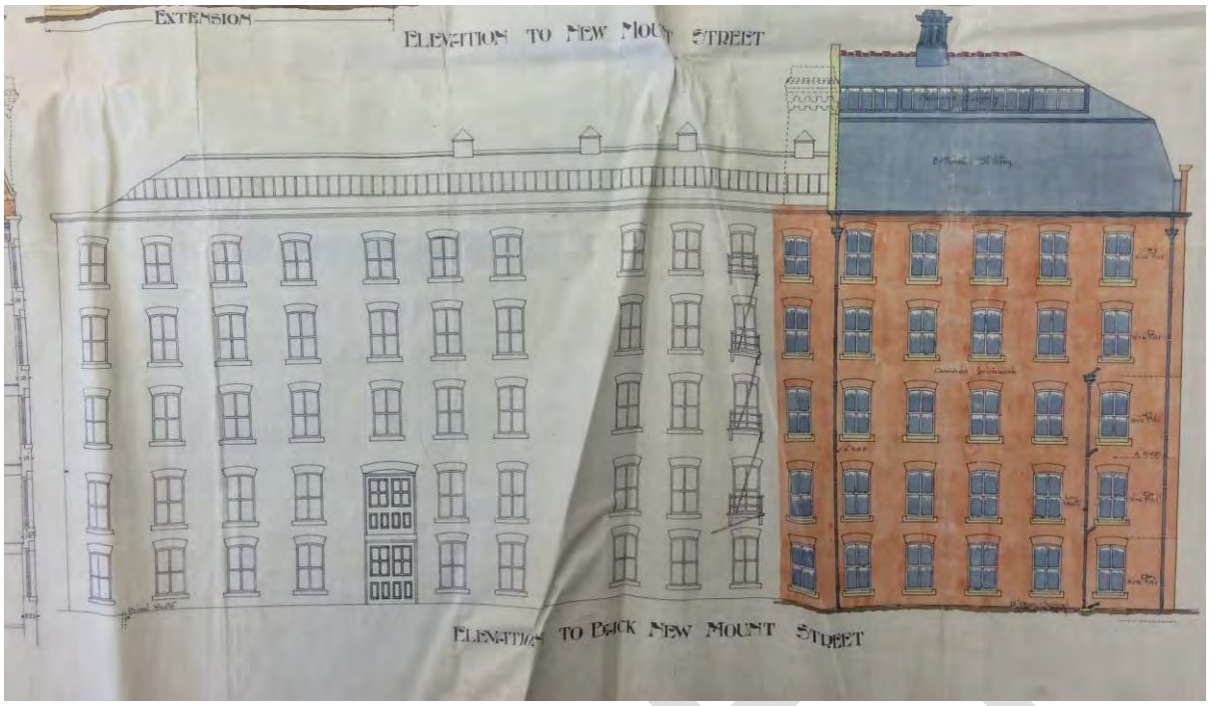
Second Floor Plan



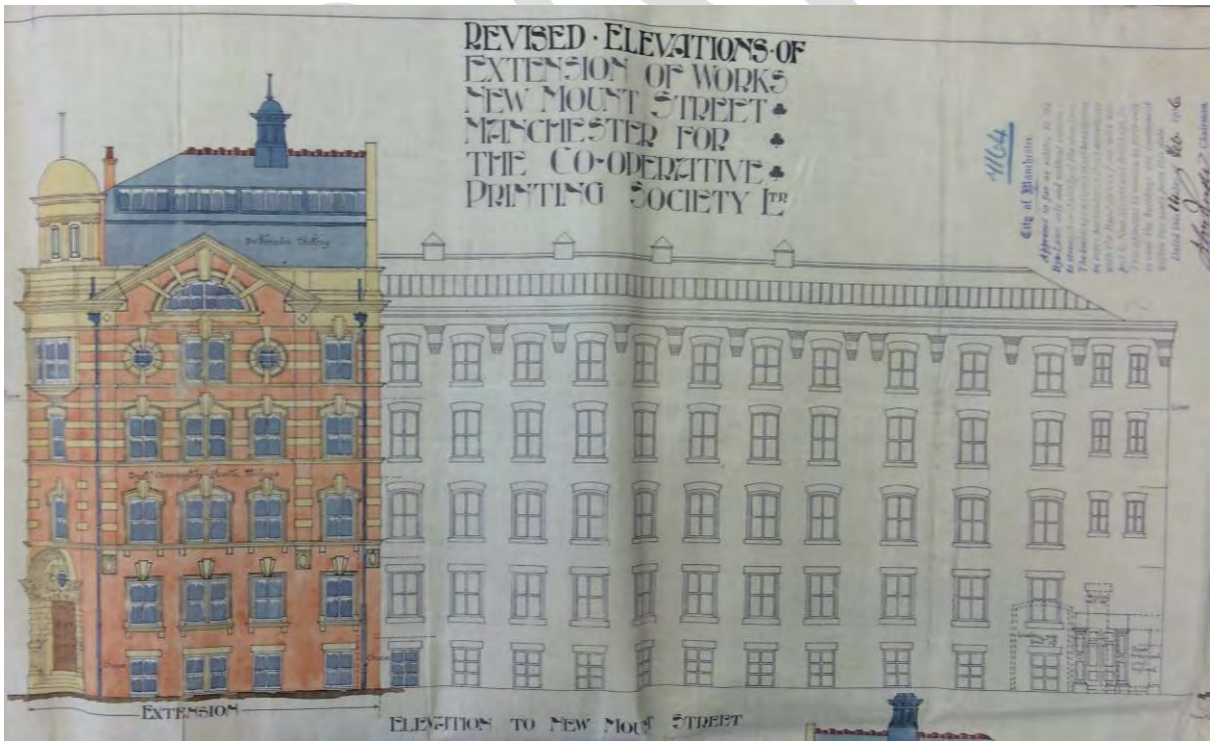
Third Floor Plan



Fourth Floor Plan



Back New Mount Street Elevation



New Mount Street Elevation



New Mount Street Elevation (new build)



Ludgate Street Elevation (new build)



Stephen Levrant Heritage Architecture Ltd

CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

62 British Grove, Chiswick, London

020 8748 5501 (Tel)

53 Fountain Street, Manchester, M2 2AN

0161 247 8335 (Tel)

www.heritagearchitecture.co.uk