PAUL GWILLIAM
HISTORIC BUILDING CONSULTANT



No.8 Cable Street, Manchester

SJ 84658 98777

Heritage Statement

Report No. 021

January 2016

CLIENT

Building Futures UK

No 8 Cable Street, Manchester

Heritage Statement and Historic Fabric Assessment

No. 8 Cable Street in Manchester is a grade II Listed Building. The current proposals are to turn this mid-19th century warehouse building, which lies adjacent to the Ancoats Conservation Area, into nine apartments.

Report Information

Client:	Building Futures UK
Report Type:	Heritage Statement
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County:	Greater Manchester
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Project Management:	P. Gwilliam BA MCIfA
Report:	P. Gwilliam
Illustrations:	P. Gwilliam,
Photography:	P. Gwilliam
Research:	P. Gwilliam

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56 Lincoln Street, Wakefield WF2 0EB
Telephone: 01924 671296
Mobile: 07779820869
Email: pgwilliamhbc@gmail.com

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1 Introduction and Heritage Assets Description

Paul Gwilliam BA MCIfA was commissioned by Richard Raper Planning consultant on behalf of Laurence Drew of Building Futures UK, to prepare a heritage statement on No.8 Cable Street, a 19th-century Grade II listed warehouse adjacent to the Ancoats Conservation area in Manchester in accordance with the standards and guidance for historic environment assessment issued by the Chartered Institute for Archaeologists (CIfA). This report provides an assessment of the site's archaeological and historical significance and is based on a review of readily available documentary and cartographic sources.

Listed building description

CABLE STREET, ANCOATS, MANCHESTER

Heritage List number 1208255

Listing NGR SJ8465898777

Grade II

Description
Warehouse or industrial building. Mid to later C19. Brick with some stone dressings. Rectangular. Four storeys, gable to road, 3 x 10 windows. Central segmental-headed doorway and segmental-headed windows, all these with stepped jambs in the form of simplified pilaster with moulded heads and feet; moulded brick band over top floor; rebuilt gable with central window, moulded bands to coping, and added or rebuilt chimney on left slope. Long side similar, but with simpler windows (those to basement blocked). Rear gable wall has tiered loading doorways to right. Interior not inspected.

Site location

No. 8 Cable Street occupies a plot of land to the north-west of the Ancoats Conservation Area in Manchester and fronts onto Chadderton Streets with the Gable ends of the building facing Cable Street to the south-west and Addington Street to the north-east (Fig.1) **(Photograph 1).**

Proposed development

The proposed development will see a change of use from warehousing and a place of worship for the Chinese Christian community to modern apartments. Three options have been proposed (see Appendix 1).

2 Methodology

A preliminary assessment of No. 8 Cable Street, Manchester was undertaken after a short site visit on the 10th November 2015, a more detailed examination was carried out in December 2015. A visit was made to the local studies library in Manchester, to interrogate any records pertaining to the building and to examine early maps of the

area. The Historic Environment Record Office in Manchester (HER) was also consulted but held no additional information on the site.

Each of the internal spaces within the building were examined and digital photographs taken. Notes were made on any surviving historic fabric and the results are presented below. A selection of the images taken during the site survey are also used to illustrate this report.

English Heritage's definition of the heritage value of a site draws on many factors, while maintaining that:

A *statement of significance is an informed and inclusive judgement made on a particular set of data, applying prevailing perceptions of value, primarily to inform the management of a significant place.*

With this in mind, each part of the building has been assessed and allocated a rating of historical significance based on its original form and function. The criteria used in the assessment of significance have been listed below.

High significance has been attributed to an internal space if there is excellent survival of original feature(s) and the space conforms to its original plan form. Externally high significance has been attributed if most of the original features survive.

Medium significance has been attributed to an internal space if there is some survival of original feature(s), while internal partitions may obscure its original plan form. Externally medium significance has been attributed if some of the original features survive.

Low significance has been attributed to an internal space if there is little or no survival of original feature(s) and it does not conform to its original plan form. Externally low significance has been attributed if most of the original features have been lost.

All investigations were undertaken in accordance with recognised professional standards (CIfA 2012).

3 Planning Guidance

The National Planning and Policy Framework paragraph 128 (March 2012) states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using

appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning policy

Although the No.8 Cable Street lies outside the Ancoats Conservation Area, its close proximity and the buildings contribution to the historic industrial landscape of the area may have a bearing on any decisions made. The Core Development Strategy published by Greater Manchester Council 2012-2027 covers the historic environment and special character of Manchester and states that:

12.16 Manchester is the original industrial city and much of its character is derived from the physical legacy of Victorian innovation. While the City is once again at the forefront of innovation it is important that areas of special architectural or historic interest are preserved and enhanced to create a modern and distinctive City based on its proud heritage.

12:20 The historic environment is central to our cultural heritage. It contributes to the identity of Manchester through its aesthetic value and the memories of events. The original Victorian City helps create a sense of place and enhances the quality of our daily lives. Furthermore it can provide a catalyst for regeneration

Manchester councils' web site states that the control of development in the Ancoats area; *is aimed at encouraging development which ensures the continued prosperity of the area whilst paying attention to its special architectural and historic quality.*

Although the area has been declining for many years, it is expected that its designation as a conservation area will bring about an awareness of the history and character of Ancoats. In turn this will increase confidence which will assist progressive regeneration through the re-use of historic buildings and complimentary new development.

The use of unused and under-used buildings and spaces for appropriate purposes will generally be considered as a priority in order to ensure continued activity in the area and its local economy.

4 Historical Character of the Area

Historical background and map regression

Ancoats was one of eight medieval hamlets of Manchester and later one of its 31 townships, the name ‘Antecoats’ is mentioned in land grants from the 13th century onwards, the name ‘Antecoats’ means cottages or open land near to water (Rose Falconer and Holder). The only known building of note from that time was the half-timbered Ancoats Hall, which was situated at the far eastern end on the area. In 1596 Ancoats Hall was bought by Oswald Mosley and became the family seat. It was later turned into a brick-built Victorian mansion house by George Murray (Rose Falconer and Holder).

By the 1780s the growth in the population of Manchester, through industrialisation and the availability of cheap land around areas like Ancoats lead to a rapid expansion of building, by the time of a census taken in 1788 there are a number of mill buildings already established along the River Medlock. Ancoats land owners began to realising the value of land and one notable exponent was Thomas Boond, a bricklayer, who in 1775 bought part of a great croft between Ancoats Lane and what is now Oldham Road. A town plan done in 1793, shows the famous gridiron pattern of development established by owner like Boond who traded in small plots of land which were bought and sold to small businesses and for housing.

The building of the Rochdale Canal to Ancoats meant that by 1800 there was a ready supply of cheap raw material; cotton from American via the port of Liverpool, coal from Ashton, stone from the Pennines and timber from the Baltic via the port of Hull. All of these raw materials would have feed the factories of Manchester. The introduction of the canal systems to Ancoats made the exporting of finished goods far cheaper than moving freight by road. The success of the area is shown by the increase in population, most of whom were coming to work in the new factories and mills. Figures from the first national census returns done in 1801 showed the population of the Ancoats to be 11,000, this peaked in 1861 at 56,000 (Rose Falconer and Holder).

From the early mapping it appears that the current building, was constructed somewhere between 1845 (Fig. 2) and 1850 (Fig.3). The map from 1850 is the earliest map to show No. 8 Cable Street with the ground plan of the building on the map matching that of the current structure. The basement lights around No.8 Cable Street are clearly marked. The map also shows that St Pauls Church, to the southeast, has a basement lights depicted to the north-east and south east sides of the church. It is unclear from the 1850 map (Fig.3) as to the location of any original entrances into No.8 Cable Street. There are larger gaps, however, between the basement lights depicted at the south-west end of the building and a space at the northern corner which indicates that there were entrances at these two points. A

further entrance may also be shown at the southern corner of the building in the gap between No.8 and the Church, but it is uncertain whether this belongs to No.8 or to the Church. The map also indicates the size of the congregation noting that the church has the rectory seating for 650.

A Goad fire insurance map, completed in 1888 (Fig.4) shows No. 8 Cable Street in its current plan form with St Pauls Church directly to the south east. The insurance plan notes the owner of No.8 as being the Barlow Brothers and the building is used as an umbrella factory. This is also confirmed by local trade directories of the time (Slaters Directory 1891). Two earlier entries in the Manchester Street Directory, mentions an Isaac Marsden, Mattress Maker, resident at 8 and 10 (right hand side) Cable Street in 1881, and in 1888, the same directory shows a Thomas S Wood, Grocer, at 8 (right hand side) Cable Street.

The Goad fire insurance map shows a hoist situated at the north-east end of No.8 and the number of floors within the building is shown as 41/2. Other symbols on the insurance plan indicate that No.8 had skylights of less than 50 sq. feet, and St Pauls Church is shown as having eaves 27ft high at the south-west end, eaves 30ft high at the north-east end and a spire over 30ft in height to the eastern corner.

Subsequent mapping shows no changes occurs to the shape of the buildings or to the surrounding plot of land through the early and middle parts of the 20th century, until 1986 (Fig.5) when the church is no longer depicted. Other mapping executed between 1966 and 1969 (not shown) are small scale the plot of land where the church stood is shown only as a thick outline.

Fabric Assessment

External detailing

The exterior of the building is constructed with English garden wall bonded brick, with five rows of stretchers to one row of headers. The building has ten bays of windows in the north-west elevation **(Photograph 3),** and three bays of windows to each of the cable end. The window openings in the south-west gable, and the first bay of windows on the north-west elevation, all have stepped reveals. The rest of the window openings in the building have plain reveals. All of the window openings have brick segmental-arched heads and a projecting stone lintel and there are blocked windows to the basement level (**Photograph 14).** Above the windows, on the third floor, there is a moulded brick band with moulded coping stones above. The north-east gable wall, above the moulded band, has been rebuilt **(Photograph 6)** and the same rebuilding can be seen on the north-west elevation. There are a row of taking-in doors, leading to each floor level, in the north-east gable **(Photograph 5).** At ground floor level a wooden lintel has been inserted below the row of taking-in doors and an opening blocked **(Photograph 7).**

The south elevation of the building is blind apart from a three rows of small windows towards the south-west end **(Photograph 10).** This elevation has large patches of rebuilding and repointing and in plan the building kicks back toward the south-west making the building narrow at that end. The south-west cable contains the current entrance **(Photograph 12)** and above there are three row of windows and a taking-in door that sits on the moulded band near to the apex of the stepped gable **(Photograph 13).** There is also a small chimney with two flues visible on the south east pitch of the roof.

Historic fabric	**Significance value**	**Photograph number(s)**
Window openings	High	16
Window frames	Low	20
Taking-in doors	High	20
Entrance door opening	High	21
Entrance door	Low	19
Chimney stack	Low	18
Taking-in door in south-west elevation	High	22
Moulded brick work	High	17
Blocked window openings in the basement	High	15
Significance **High;** The overall external appearance of the building has not changed greatly over the years. The replacement of the all the window frames does detracted from the original character, and the demolition of St Pauls has been detrimental to the buildings setting; as the south east elevation, that was never meant to be seen, now stands exposed to a busy commuter route into Manchester. Internal inspection of the building shows that the roof is a later addition and the new brickwork towards the top of the building is indicative of a rebuilding that was done within the later part of the 20th century.		

Basement

The basement area of the building is currently unused. The floor surface is formed from a modern concrete scree possible over stone slabs. The walls are brick and the light wells, which would have originally lit the space from the north-west, are lined with white glazed brick **(Photograph 16).** Even though the light wells in the basement area are now blocked externally, internally the window frames still survives along with the pavement glazing **(Photograph 20).** There is a wooden chute, from the ground floor, in front of one of the basement light wells **(Photograph**

18). Interesting, opposite this chute, in the south east wall, there is an inserted wooden staircase **(Photograph 17)** which appears to be in front of what could be another block basement window opening. These two feature must predate the office spaces on the ground floor as there was no visible access points above for these that were noted during the survey. The presence of blocked windows on this side of the building shows that there was sufficient gap, at the south-west end of the building between No. 8 and the church to allow for basement windows. The presence of a staircase in this part of the building may also suggest that there was a possible access point from the outside, this may explain the areas of rebuilding noted on the exterior of the building **(Photograph 10)**. This is only speculative, however, as there is nothing on the exterior that looks like a blocked door, but this may be something that could be explored later during any internal soft stripping. There is a single cast-iron column supporting a beam at the south-west end of the basement, its form suggests a mid-19th century date and appears to be the last remaining original column support in the building **(Photograph 19).** At the north-east end of the basement area there is the bottom of the lift shaft. The current lift shaft dates the early part of the 20th century but the head gear and drive mechanism are of a late 20th century date. There is part of an early call mechanism, however, still *in situ* attached to the side of the shaft **(Photograph 22).**

Room no.	**Historic fabric**	**Significance value**	**Photograph number(s)**
N/A	Light wells	High	16
	Window frames	High	20
	Pavement glazing	High	20
	Glazed brick to light wells	Medium to high	16
	Match board partition	Medium	21
	Cast-iron column	High	19
	Wooden chute	High	18
	Lift	Medium to high	22
	Wooden stairs	Medium	17
	Stone steps and stairwell	High	15
	Blocked window opening on the south east side	High	15
Original function if known Storage area, the presence of the chute, two stair cases and a lift shaft does indicate that at some point in its history this area saw a lot of use. The presence of the glazed brickwork to the light			

wells indicates that the area was a clean space. This type of detailing is only seen in area where light and clean working is required such as food preparation or inspection of materials.
Significance **Medium to high:** this space does appear to contain some early features but the scree over the floor and the blocking of the light wells has compromised its original appearance.

Ground floor

The ground floor area of the building is currently a place of worship and a meeting house for the Chinese community. The floor is sub divided into a number of smaller spaces for worship, meetings and administration. At the south-west end of the building some of the partitions are constructed from match boarding which was a common sub division in industrial buildings creating offices and separate work rooms **(Photograph 26)**. It is likely the match boarding in No.8 Cable Street is not an original feature but early to mid-20th century in date evidenced by the frosted glass in the partitions **(Photograph 28)**. The presence of a blocked window and a hatch in these partitions appears to show that the offices created on this floor controlled process flow and circulation through this part of the building **(Photograph 26)**. Most of the area is carpeted so the floor boards were not visible and the time of the survey, and modern tanking on some of the walls obscured original fabric. The steel framework is a 20th century addition to the building, the steel work, however, encases early beams some of these may contain bolting positions indicating the position of historic machinery that may help in establishing the function of the room. One of the ceiling beams on the ground floor appears to have ‘Baltic marks’ which were scored onto timbers in the wood yard before they were shipped from the Baltic regions in the 19th century **(Photograph 33).** Some of the walls are dry lined, the ceilings are underdrawn and there is a set of double doors at the north-east end of the floor leading onto the street **(Photograph 30).** The window frames are of softwood, three-over-three fixed-light with a single pane top opener. Internally, there are iron security bars. The frames are inserted and date from the later part of the 20th century.

Room No.	Historic fabric	Significance value	Photograph number
N/A	Steel Frame	Medium to low	31
	Match board partitioning	Medium	26, 27 28
	Floors surfaces (not seen)	Possibly High	
	Doors	Medium to Low	25, 30
	Window frames	Low	

	Door frame	Medium to high	24
	Stairs at the south-west end of the building	High	15
	Stairs at the north-east end of the building	High	29
	Ceiling beams	High	32, 33
Original function if known From the early part of the 20th century This space has been used for offices and administrations the large blocked window opening in the match board panelling may indicate that this was once a foreman's office and the small hatch was used for general enquiries.			
Significance **Medium**: It does appear that there seems to be a good survival of material from the 20th century, which is part of the buildings history but very little of the original interior survives. As most of the wall are tanked and the ceiling are underdrawn features may, however, be hidden.			

First floor

The first floor area of the building is currently used as a storage space **(Photograph 35).** The floor boards in this area are wide, well-worn and fixed to the joists with 19th century nails, **(Photograph 38).** The 20th century steel frame is visible on this floor as are the 'I' section stanchions which supports the floor above. The stairwell at the south-west end of the building is encased in brick with an opening off the landing onto the first floor. Immediately opposite. Off the stairwell is a match board partition forming an office space beyond, which contains wooden shelves all of which date from the early to mid-part of the 20th century, **(Photograph 37).** There is a toilet block built onto this floor level, and it is situated to the north-east of the stairwell it is constructed from match board with the word 'GENTS' hand painted onto the door **(Photograph 36).** The windows in the north-west wall are identical to the ones on the ground floor (minus the internal iron bars) but some of frames have been replaced in the same style but they have a tilt and turn mechanism added **(Photograph 41).** The lift shaft is present on this floor and the staircase at the north-east end, and most of the ceiling is underdrawn with modern boarding.

Room No.	Historic fabric	Possible	Photograph number
	Floorboards	High	38
	Stairs at the south-west end of the building	High	34
	Steel Frame	Medium to low	35
	Stairs at the north-east end of the building	High	39

	Partitioning	Medium	37
	Shelving	Medium	37
	Lift shaft	Medium	40
	Gents toilet block	Medium	36
	Windows	Low	41
	Ceiling	Medium to high	
Original function if known This is the first open space encountered in the building and functioned either as warehousing or a manufacturing floor. Although there is no real evidence for the position of machinery			
Significance **Medium**: The first floor has changed little over the years as it would have been built as an open room. The removal of the cast-iron columns, introduction of a steel frame and changing the window frames has lower the significance of the space			

Second floor

The second floor is a large open space that mirrors the layout, minus the office spaces at the south-west end, of the floor below. The steel frame, lift shaft, and stairwells all carry through from the floor below and the ceiling is underdrawn but the beams are visible **(Photograph 46).** There is also a Ladies toilet block constructed from match boarding in the same position on the floor as the Gents toilet block below **(Photograph 43).**

Room No.	**Historic fabric**	**Possible**	**Photograph number**
	Floorboards	High	
	Stairs at the south-west end of the building	High	
	Steel Frame	Medium to low	
	Stairs at the north-east end of the building	High	42
	Lift shaft	Medium	45
	Ladies toilet block	Medium	43,44
	Windows	Low	
	Ceiling	Medium to high	46

Original function if known The space functioned either as warehousing or a manufacturing floor. Although there is no real evidence for the position of machinery, what is interesting is why there is a separation of gender specific toilet on two different floors and may be indicative of processes carry out on each floor.
Significance **Medium**: The first floor has changed little over the years as it would have been built as an open room. The removal of the cast-iron columns, introduction of a steel frame and changing the window frames has lower the significance of the space

Third floor

The third floor is open to the roof **(Photograph 47)** and the stairwells at either of the building and the lift shaft all follow through from the floor below. There are more of the original floor boards visible on this floor and it does appear to show that the floor boards have been cut through and altered on a number of occasions **(Photograph 54).** The stairwell at the south-west end has iron railing which are possibly original **(Photograph 53),** and the stairwell at the opposite end of the building has a wooden frame surrounding it **(Photograph 48).** Above the windows in the apex of the south-west gable there is a taking-in door and below this, there appear to be blocked mortice holes suggesting that there was an additional floor level at this end of the building, it is also worth noting that the number of floor on the 1888 Goad Insurance Plan (Fig.4) shows the number of floors in the building as being 4 ½.

The queen post roof trusses are of a style that one would associate with a building of this date, there are however, a number of clues that suggest that these are of a much later feature. It was noted that the principle rafters and the queen posts were not bolded through the tie beam which was a common practice in the 19th century, and the brickwork, at the higher levels of the room, are of a much later date than the brickwork below. Along the south east side of the room the tie beams are laid on top of this new brick work **(Photograph 50).** Indicating that the roof is contemporary with the new brickwork.

There are some large heating pipes, below the window openings along the north-west wall. These cut through the early floor board and possibly date from the mid-20th century. It is assumed that the heating boiler that fed these pipes was situated in the basement area but no evidence was seen for its exact location **(Photograph 56).**

Room No.	Historic fabric	Possible	Photograph number
	Floorboards	High	54

	Stairs at the south-west end of the building	High	52, 53
	Stairs at the north-east end of the building	High	48
	Lift shaft	Medium	
	Head gear to the lift	Low to medium	55
	Windows	Low	57
	Roof trusses	Low to medium	49,50
	Heating pipes	Low	56
	Roof lights	Low	49
	Taking-in door at the south-west end of the building	High	51

Original function if known

The function of any top floor room within a building that manufactures goods is to take in the raw material, then distribute this to the other floors and various processes of manufacture before the product finally leaves the building via the ground floor. In a warehouse goods which need to be kept dry, and were light enough, were stored on the top floor. It does appear that this room may have functioned as both over the years.

Significance

Medium: The significance of the room has been greatly reduced by the replacement roof and the modern tilt and turn windows. The presence of the floor boarding and the stairwells, at either end of the building, maintain the significance of the space.

5 Other Historic Assets within the Area

Within 50m of the site: There are no Designated Historic Assets (Fig.1)

Within 100m of the site: There are 3 Listed Buildings, The Ancoats Conservation Area, No Scheduled Ancient Monuments and No Historic Parks or Gardens (Fig.1)

Listed Buildings:

SWAN STREET, Ancoats
Nos.2 and 4 Former Midland Bank

Listing NGR: SJ8462898728
Grade II

Bank, now office. c.1914, renovated. Portland stone (roof concealed). Irregular plan on corner site, with semi-circular south end to Oldham Road. Classical style. Two storeys; rusticated ground floor, coupled Ionic pilasters at 1st floor,

panelled frieze, dentilled modillion cornice and balustraded parapet. Pilaster doorcase with cornice on consoles surmounted by voluted keyblock; round-headed windows at ground floor with run-out voussoirs, square-headed windows at 1st floor with moulded architraves including ornamental balconies and cornices mounted on cartouches.

OLDHAM ROAD, Ancoats
No.2 Crown and Kettle PH

Listing NGR: SJ8467798698
Grade II

Public house. Probably earlier C19, altered. Buff brick with stone dressings, hipped slate roof. Square plan on corner site. Two storeys, 5x5 bays; very tall transomed 2-light windows to ground floor with Gothick tracery and linked hoodmoulds, a doorway in the lower part of that in the centre of the Oldham Street facade, with 4-centred arched fanlight, and similar doorways in the 2nd and 5th bays of the Great Ancoats Street facade; shorter 2-light windows to 1st floor with cusped lights, also with linked hoodmoulds. Interior: unusual ceiling with very large Gothic pendents; small snug with mahogany panelling said from airship R.101. History: said to have been used as courtroom associated with former market close to this site.

GREAT ANCOATS STREET, Ancoats
Daily Express Building
Listing NGR: SJ8474598693
Grade II*

Newspaper offices and print works. 1939, by Sir Owen Williams. Steel frame with glazed curtain walling (roof not visible). Approximately rectangular plan parallel to street, with loading bay at rear. Functional style. Six storeys, the 2 top storeys each setback, 5 structural bays, with narrow 7-storey tower at left end; black glass in continuous bands and strips, with clear glazing between, all flush and the corners rounded. High ground floor press shop with full-height clear glazing, recessed entrance next to tower at left end. Cantilevered rail

over 3rd floor carried round, another over set-back top floor. Tower has 7 tiered rectangular windows, and cantilevered roof deck with railings. Later addition to rear of rear loading bay, in matching style. Early use of glazed curtain walling. Very similar to its counterpart in Fleet Street, London.

6 Conclusions

At present there are three options presented for redevelopment of the site (Appendix 1) The essence of which is to create nine new apartments within the current building, each of the development proposals will require new sub-divisions to be made and each proposal affirms the need to protect where possible original fabric such as the floor boarding and the windows in the basement, however only one of the proposals retains the stairwells at either end of the building and these are important as they contribute to any future understanding of process flow/circulation throughout the building. The keeping of these two important elements is only shown in option 1.

The queen post roof trusses have been replaced evidenced by a change in the upper courses of brickwork and lack of engineering bolts through the tie beam. Each proposal has a Penthouse flat on the top floor, and it is important in such a development to retain as much as possible of the open character of the space. It is likely, however, that the original space was not as open as it is today; the upper floor appears to have originally contained an additional floor level evidence by the Goad insurance plan and the presence of a taking in door in the apex of the gable. Putting in a new floor and having a roof terrace on the upper floor, would utilize the flat roof element of the current roof structure at the eastern corner of the building and hiding this behind the current parapet wall will reduce the visual impact on the building from the outside.

The windows frames on the third floor have been recently replaced and the window frames on the other floors appear to be either modern or date from mid-20th century. The original window frames would have utilizes much smaller panes of glass.

The wide floor boards in No.8 Cable Street are typical of an early to mid-19th century industrial building, and these are present throughout the building, some are so badly worn that the nail heads are exposed and are clearly not suitable for modern day living. The current proposals identify the importance of these and keeping them *in situ* by placing a new floor level above matching the character of the boards below.

The steel frame that currently supports the structure is a late 20th century insertion, possible done when St Paul’s Church was demolished. Modern boarding to the walls at ground floor level may possibly obscure original features and any feature that are revealed during refurbishment should be recorded.

Because No. 8 Cable Street is a designed Grade II listed building (Heritage List Number 1208255) any loss to the original fabric of this building in any development proposal would have a detrimental effect on the buildings contribution to the industrial heritage of the region. The current proposals see large open spaces being sub-divided but to some extent this has already occurred on the ground floor, it is, however, important to understand that in such a development original and historic fabric are persevered where possible, and in sub-dividing these spaces these features are not lost. What is clear from an inspection of the building is that some of the internal spaces retain features of historic significance, the floorboards, the stairwells, the basement lights, and some possible early industrial features like the chute in the basement and the lift call mechanism are all significant.

The current proposals appears to make provision for these elements where it is impractical, because of building regulation, to cover historic fabric then these should be recorded for future analysis. A record of the floor boarding would be useful in assessing how goods were moved around the building. As it is not safe to assume that the transportation of raw materials was done entirely by the taking-in doors at the north-east end and the hoist depicted on the early mapping. The stone staircases are again a common feature in buildings of this type, and it does appears that the stairwells in No. 8 are in their original position. The introduction of the internal steel framework in the later part of the 20th century and the softwood partitions on the ground floor have had a negative visual impact on the original warehouse structure they have, however, become part of the natural development of the building and have assured its survival, where as many buildings of this type have been lost. It would be advisable to preserve the current character of this building by record, to a written scheme of investigation agreed by the local authority; to produce at least a level 2/3 (Historic England) record of this building prior to development.

7 Comments on the amendment to the current design proposal (Appendix 2)

Additional design details have been recently added to the current development proposal and what follows are comments relating to these details and how they would affect the heritage value of the site.

Basement

The latest design proposal for the basement, as early stated, acknowledges the historical significance of the windows. As *'all frames are to be retained, cleaned and sensitively repaired'* this will enhance the heritage value of the space. Reinstating the light wells and reestablishing natural light into this area for new tenants also adds value and recognizes that natural light would have been an important feature in the

early development of the building, evidenced by the presence of glazed tiles around the openings.

There is no solution offered in the current proposal for the retention or preservation of the wooden chute in the basement and it may be impractical to do so. So ‘preservation by record’ as previously discussed may offer a way forward. The cast-Iron column is also not mentioned in the latest proposals and it is assumed that this would remain in-situ as a structural feature that has now been lost in the rest of the building. Retaining the lift shaft and replacing the internal mechanism and the preservation and refurbishing of the lift doors keeps the concepts of early process flow throughout the building intact. It is also noted that retaining other features associated such as the lift call mechanism would also add value, although this is not mentioned.

Existing flooring and stairs

The retention of the two original stair cores is highly significant and acknowledges their heritage value to the site. Although the stone and wooden steps are to be covered by modern wooden flooring it will assure the preservation of the historic fabric. Similarity the retention of the floorboards throughout the site acknowledges their value and keeping the surface detail protected while exposing the boards from below, making them a ‘feature’, does appear to be the most practical way of retaining this valuable asset.

Keeping as much of the historic fabric in situ while still applying current building regulations is always a delicate balancing act and it is positive to see the retention and reopening of the timber staircase in F1 duplex (Basement), although a possible later feature, it does acknowledge its significance.

The current proposal is to place a ‘polished screed floor surface over the existing floor slab’. As the current basement floor is a late feature little would be lost in terms of heritage value as the original stone flags, which would have covered the floor surface, may no longer remain. If it they do survive, however, then retaining the current slab would act as a protective barrier.

Walls

The existing internal and external brickwork is to be cleaned and repaired with some of the internal faces, in the stair cores and in some of the apartments, will remain exposed. Keeping these elements exposed will retains some of the internal character of the building. The rest of the internal walls are to be dry lined. It is important to note that the relationship between the basement and ground floor level, especially at the southern side of the building, is not fully understood and the removal of any current dry lining and subsequent recovering should be recorded photographical as part of a

scheme of recording. The basement walls again at the southern side need to be recorded in detail before they are covered.

Boxing in of the steel frame.

The current proposal sees the boxing in of some of the late 20th-century steel frame, and the positioning of new partition walls. The position of new internal wall should, were possible, respect the windows openings to keep the visual flow of the bay divisions. Maintaining clean lines between the windows is essential to showcase this fundamental design element of the building. In order to do this it does appear that some of the steel frame will be obscured. But the current proposal does accommodate the significance of this later feature by exposing some elements of the steel frame in each of the apartments.

Internal partitions

It is proposed that the vertical match boarding, identified as being of medium historical significance on the first and second floors, is to be retained around the current toilet cubicles. This is an important detail within the building and retaining this material in situ helps keep the industrial character of the building. On the first floor, however, the current proposal requires the removal of the match boarding that forms an internal lobby off the stairs. It has been noted that the match boarding throughout the site is a secondary feature but significance is attached to its presence. Occasionally a more pragmatic approach is required when retaining historic fabric, and it is understood that on this site that some of the match boarding will have to be removed to make spaces function effectively, and increase thermally efficiency, removing the vertical match boarding on the first floor and opening up the space seems to be one of these occasions. On the ground floor, where the presence of match boarding is more extensive, a similar approach needs to be taken and assuring that these features are recorded prior to removal where it is not practical to keep.

The roof

As mentioned earlier in this report the roof is a later feature and the trusses have been replaced they are, however, still an important part of the historic development of the building. The current proposal acknowledges this and retains the trusses. The two mezzanine levels proposed, one over the lift shaft and one over the stair core exposes more of the roof structure, than the previous proposal and allows for a greater appreciation of the roof space. It is assumed that the addition of the two skylights would not be visible from the ground and as a result would have little or no visual impact on the building.

Access

Opening up of the blocked opening on Addington Street to allow for disable access to the lift does appear to be an excellent solution in order to retain as much of the internal historic floor levels as possible. The current brick work infilling the opening is a later form of engineering brick. The opening itself has bricks with rounded edges, which are not uncommon, but unusual in the context of this building and should if possible be retain.

Windows

As all the windows on the upper floors in the current proposal are to have secondary glazing added, it is therefore assumed that the current frames are to be kept and the current external historic character will be changed little by the proposal.

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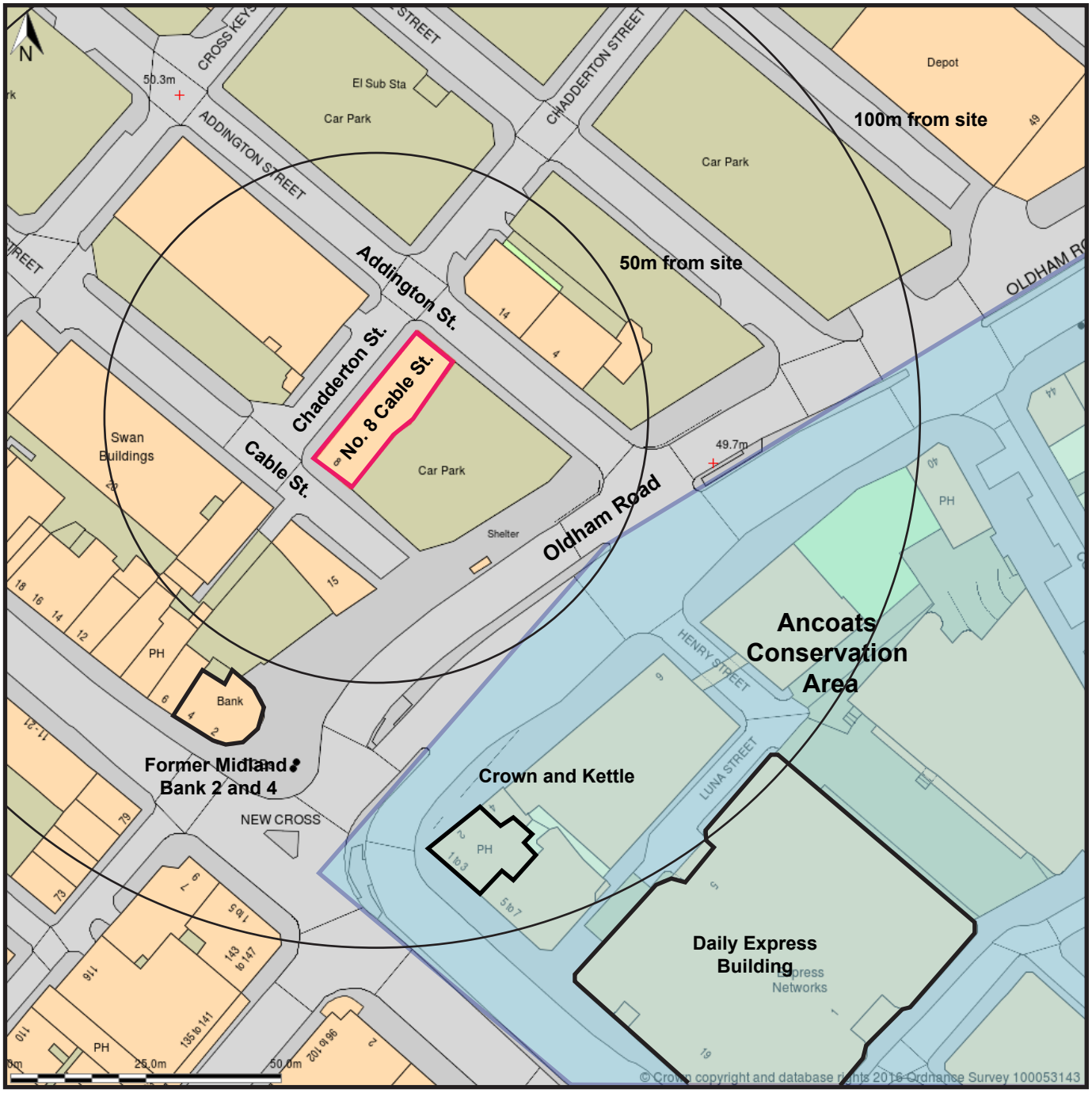

Fig. 1. Site Location with No. 8 Cable Street highlighted in red and part of the Ancoats Conservation Area marked in blue (other listed buildings in black)

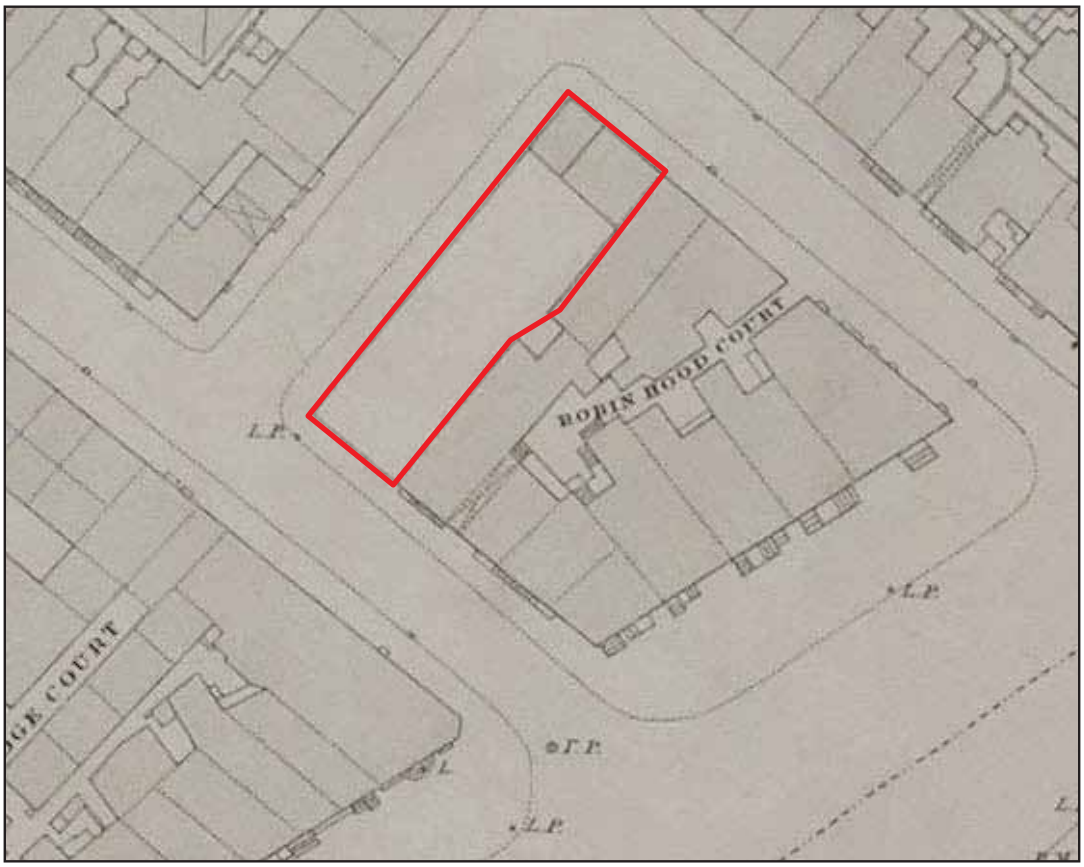

Fig. 2. Extract from the Ordnance Survey map of 1845 with the proposed development highlighted in red



Fig. 3. Extract from the Ordnance Survey map of 1850 with the proposed development highlighted in red

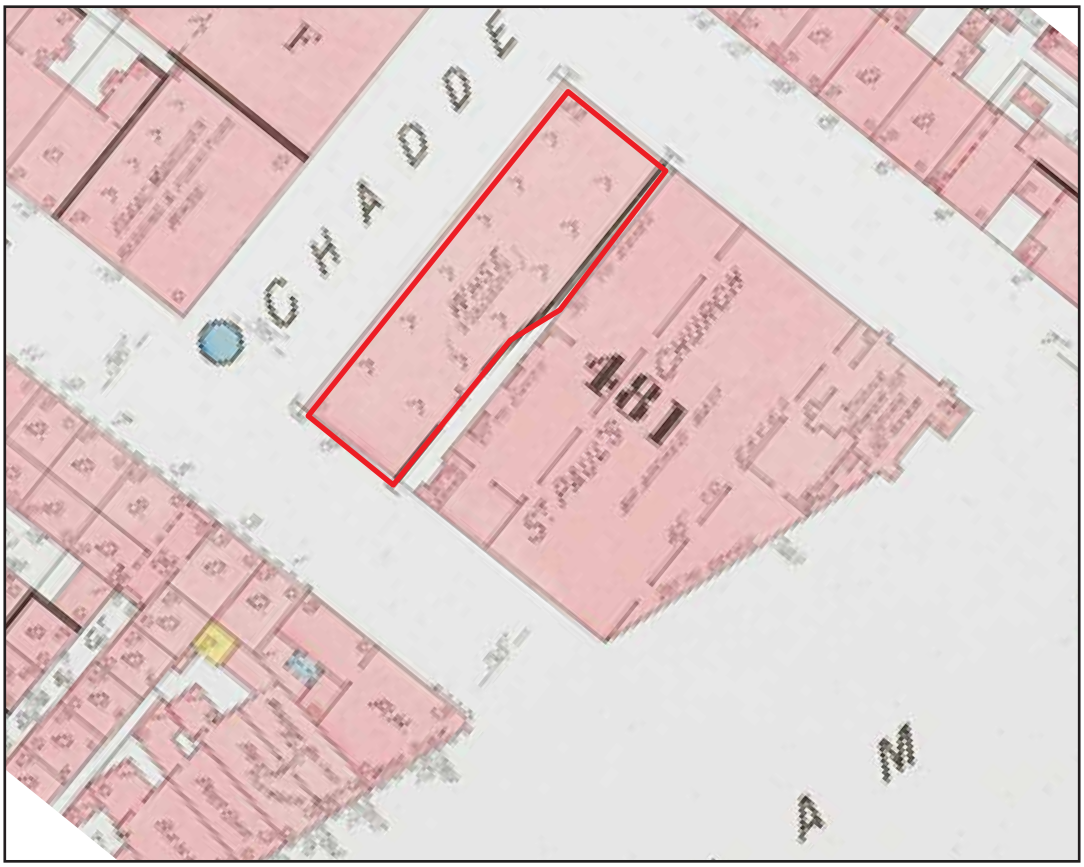

Fig. 4. Extract from the Goad insurance map of 1888 with the proposed development highlighted in red

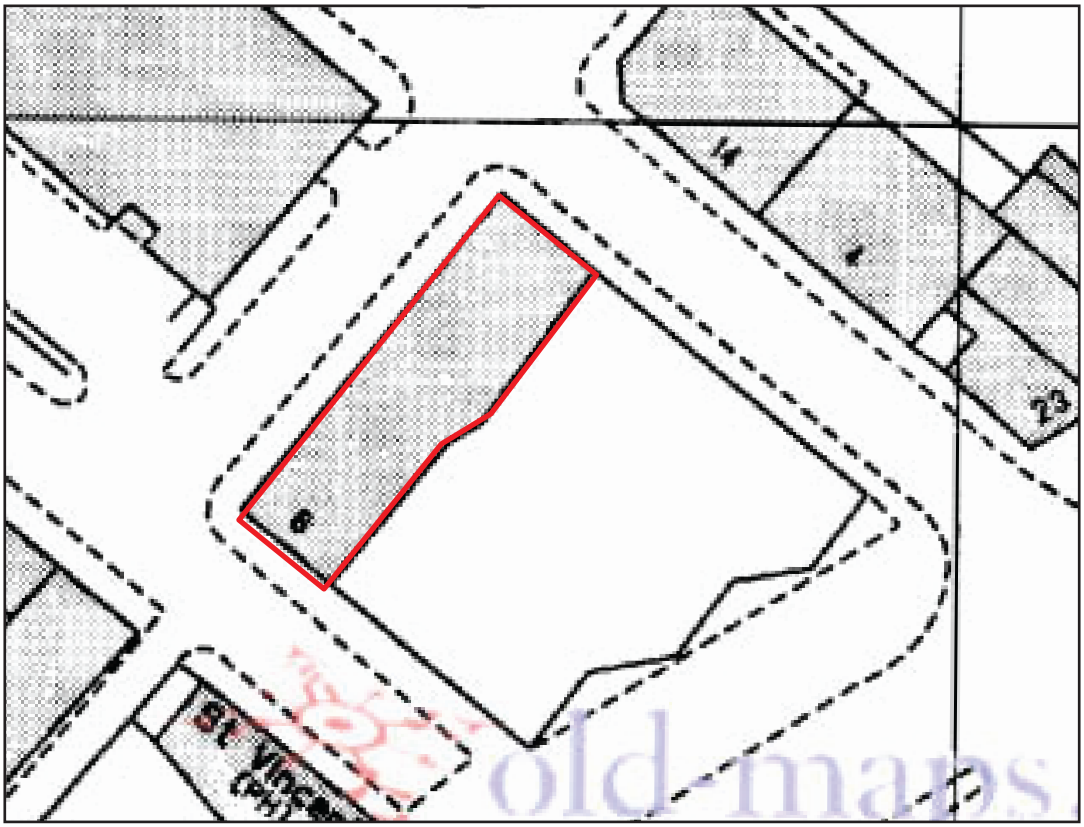

Fig. 5. Extract from the Ordnance Survey map of 1986 with the proposed development highlighted in red