Justification for the Works PPS5 Statement – Minshull Building - MMU

This PPS5 Statement has been prepared by Kerr Hamilton of Facilities in Manchester Metropolitan University to enable all consultees to make an informed response to our application.

We understand that the listing of the building is largely due to its building historical significance, which has changed many times over its life. The building has been altered and refurbished over many generations but many original features still remain.

The original ground floor had a courtyard we understand but this has been filled in, in an earlier refurbishment but we understand the main internal feature of the building are the cast iron columns and the original flooring which is a solid timber planked floor.

The original space had volume in line with its function – that of a warehouse.

A previous refurbishment of the second floor (the floor we are currently looking at) endeavoured to maintain this space by maintaining the open plan area, however there is now a demand for cellular type office space by its current occupants.

To achieve the demand for the space whilst not affecting or interrupting the historical and architectural character of the space we have endeavoured to not touch the existing columns in anyway so they still float in free space and maintain long vistas within the space to best maintain as much as possible the sense of volume and space.

The partitions, the doors and internal windows have been kept very simple in design so as not to detract from the original architectural features whilst maintaining daylight throughout the space to enhance apart the feeling of openness. The partitions have been designed in such a way that they appear to not be apart of the original structure and when the University vacate this building (potentially in 5 years time) the partitions could be removed if necessary to restore that complete openness feel.

