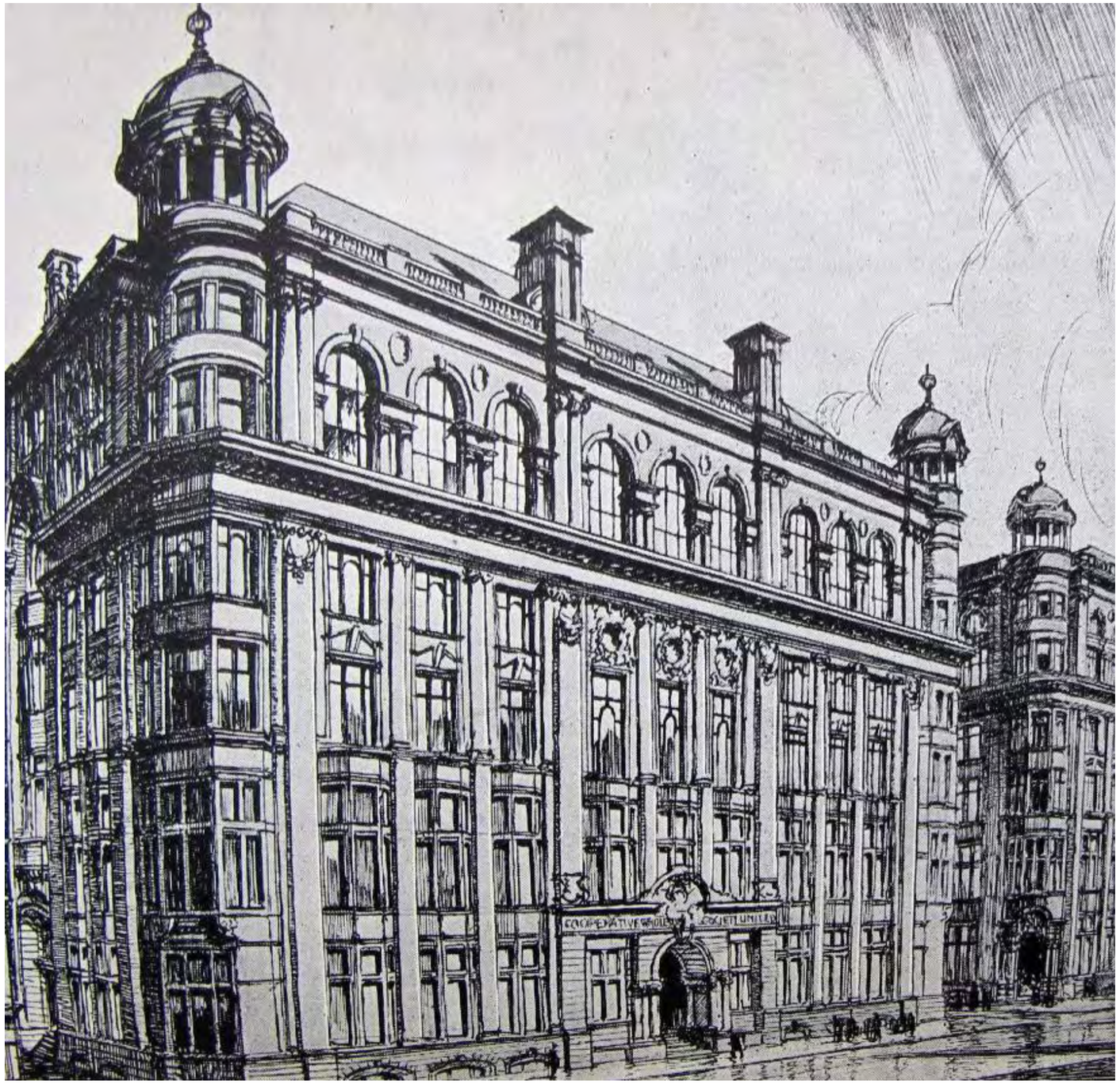


E-BLOCK AND HANOVER HOUSE

Manchester

HERITAGE ASSESSMENT

Significance and Impact

PREPARED FOR

Co-operative Estates Ltd

29 July 2012

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Fig. 1 : View of Hanover House & E-Block from Corporation Street along Balloon Street.

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Surviving historic fabric will be restored by the development.

1. INTRODUCTION

1.1 This Heritage Assessment has been prepared by Stephen Levrant Heritage Architecture on behalf of the Co-operative Estates in support of the planning application for the redevelopment of the Hanover House and E-Block buildings located to the north of the Manchester City Centre.

1.2 The proposed works supported by this report can be summarised as :

- alteration and refurbishment of the two listed buildings to accommodate fully accessible retail use on the ground and basement levels, with office accommodation on the floors above;
- erection of a concealed roof extension at Hanover House, replacing the double-height ballroom space lost during the WWII Blitz;
- erection of a glazed roof, covering the enclosed courtyard.

1.3 The re-development proposals for Hanover House and E-Block are key components of the NOMA project, a mixed-use, redevelopment of a substantial part of the city centre led by the Co-operative Group. This ambitious initiative will transform some 20 acres of Manchester city centre, including the site's extensive heritage assets, into a vibrant, sustainable, progressive and integrated commercial and cultural quarter, over a 10 – 15 year period.

1.4 The proposed conversion works for Hanover House and E-Block are necessary to facilitate their sustainable re-use and initiate the programme of bringing back the wider collection of heritage assets into viable commercial use.

1.5 This report initially provides an appraisal of the significance of the buildings as heritage assets, in compliance with the requirements of paragraph 128 of the National Planning Policy Framework (NPPF). It then evaluates the proposed works to enable Manchester City Council to consider their cumulative impact on the affected listed building.

1.6 The list description for Hanover House and E-Block describes the pair of attached buildings as, *"Offices and warehouse. 1905-9, by F.E.L.Harris, dated 1907; rear block dated 1903"*. The listing focuses on the exterior of Hanover House (dated 1905-09) with the "rear block" now know as E-Block (1903). The list description notes that the interiors were not inspected.

1.7 For the sake of clarity, the individual significance of the both buildings is considered in this report, in order to subsequently enable a full consideration of the impact of the proposed development on the listed pair.

1.8 This scope of this report is limited to heritage significance and impact issues to demonstrate how the proposed development will secure the conservation of these components of Manchester's historic environment. Other planning issues are dealt with by others.

1.9 Where necessary, mitigation measures are outlined to address and balance any adverse effects and ensure that the works demonstrate a positive impact on these grade-II listed buildings. However, it will be demonstrated that the proposed works retain the significant fabric of the two buildings, and have a relatively modest impact on their external elevations.

1.10 It will be demonstrated that the cumulative impact on the significance of both the individual heritage assets and the wider historic environment (including the enclosing Conservation Area) will be positive, helping to secure the optimum viable use of the buildings.

1.11 The report is broadly organised as follows:

- Context
- Significance – Hanover House and E-Block individually assessed.
- Impact - of the proposed development on the heritage assets, including visual impact on the wider streetscape.

1.12 The information contained herein should be read with the other documents that support the planning and listed building consent applications, in particular the Design and Access Statement (DAS) and associated reports. These collectively will provide sufficient information for Manchester City Council (MCC) to properly consider the impact of the proposals upon the designated heritage assets.

1.13 The scope of this report is limited to heritage issues. Other planning and design issues are dealt with by others.

1.14 The report has been prepared by :

- o Nick Grimshaw – MRTPI, IHBC, MA, BA(Hons), BPL, RICS.PG.Dip.Bldg.Cons – Senior Conservation Consultant.
- o Stephen Levrant - RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA - Principal Architect
- o Kirsten Ryan - BA(Hons), MA, MSc – Senior Historic Building Consultant
- o Debora Barros – Senior Architect

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The proposed development will secure a sustainable use for this key component of the NOMA complex.

2. CONTEXT AND SETTING

2.1 Hanover House and E-Block occupy an entire city block within the NOMA site *(see Figs. 2 and 5 below)*, fronting Corporation Street to the west, and enclosed by Hanover Street to the north, Balloon Street to the south, and Federation Street to the east.

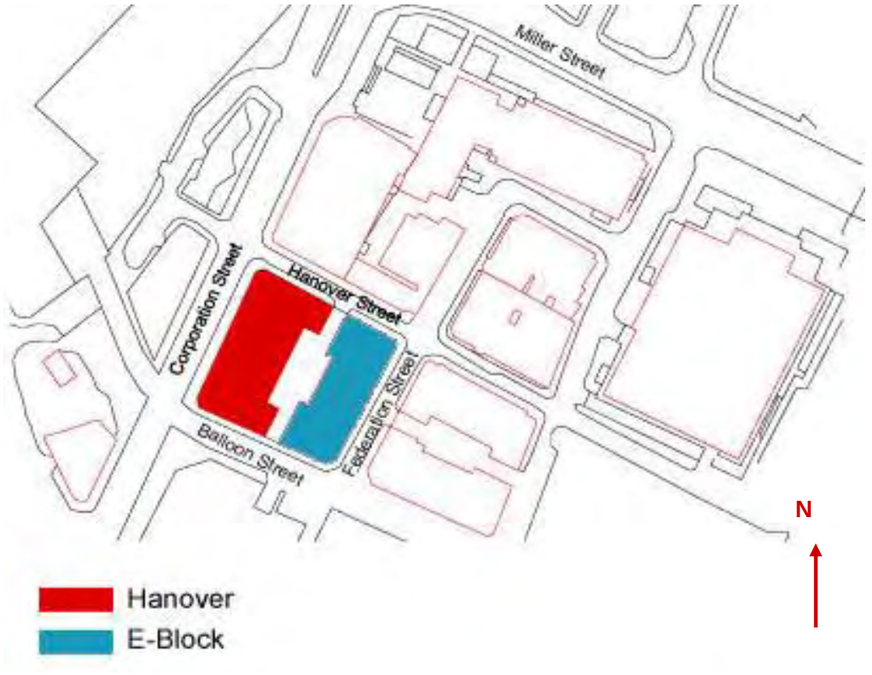


Fig. 2. Location Plan of Hanover and E-Block.

2.2 Hanover House and E-Block are together grade-II listed and lie in the Shudehill Conservation Area, designated in 1987. They are considered to be positive contributors to its character. *(Refer to Appendix 1 for listed building description*).

2.3 The buildings were built by the Co-operative Wholesale Society (CWS), at the turn of the 20th century. The CWS started in Manchester, born out of the Rochdale Pioneers Society of 1844 with the support of other co-operative societies.

2.4 The listed pair represent an expansion of the organisation's business. The monumental blocks replaced a collection of modestly scaled, tightly grained Georgian residential and commercial units and are indicative of the expansion of the organisation and its concentration in Manchester city centre.

2.5 E-Block was the first component of the listed pair to be built. It was erected between 1903-05 to house the expanding Drapery business and was used as warehouse and showroom premises for wholesale and retail sales until the late 1960's. It has remained unoccupied since this finally ceased in the late 1970s. The city block was completed by the erection of Hanover House between 1905-09. This was purpose built to accommodate administrative offices and a meeting hall for the ever-growing number of Co-operative members. The building remains in use as offices for the Co-operative Group.

2.6 The significance of these heritage assets derive not only from their physical presence and historic fabric but also from their setting and the streetscape city centre in which they are experienced. The economic and environmental importance of this part of Manchester's urban landscape, and the particular contribution made by these heritage assets, is explicitly recognised in the adopted local planning policy (see section 9 below). The careful management of change to the pair of buildings and the conservation area proposed by this development, will therefore, make an important contribution to the quality of the city's fabric and townscape interest.

2.7 The impact on the City's historic environment is discussed below.

2.8 Hanover House and E-Block are situated on the northern extent of the Shudehill Conservation Area (CA). This Conservation Area is contiguous with the Cathedral Conservation Area. Both conservation areas exhibit a mix of building typologies, with a variety of age, massing, height and scale, which cumulatively create a rich townscape and a wide collection of heritage assets.

2.9 The two conservation areas also border on other significant landmark buildings, including the 20thCentury warehouses and office buildings built by the CWS and CIS (Co-operative Insurance Society) south of Miller Street and east of Corporation Street. This collection of buildings range in age from the 19th century early to mid-20th century and vary from 7-storey warehouses (such as E-Block) to high-rise buildings such as the New Century House and Hall (with 14 stories above ground) and the CIS tower with 25 floors above ground. The COOP's estate, therefore, dominates this part of the city centre.

2.10 Hanover House are characteristic of the use of the COOP's estate and define the grain of this urban quarter. The streetscape is characterised by fairly wide streets and large plots, dominated by well-defined, tall street frontages. The building blocks generally benefit from the presence of a central courtyard, designed to maximise the use of natural light ad security of deliveries and despatching.

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2.11 Consequently, Hanover House and E-Block both define and positively contribute to the key street-frontages, defining the city blocks, while their built form is characteristic of the development of the late-Victorian and Edwardian city.

2.12 The CWS building group faces the grade-II listed, Victoria Railway Station, located to the west across Corporation Street.The vacant sites enclosing the west of Corporation Street emphasise the importance of Hanover House to the streetscape and also the setting of the mid-Victorian station.

2.13 Extensive demolition took place in the vicinity of the CWS site, during the late 20th century when the Conservation Area was generally marked by low levels of occupancy, neglect and lack of investment. The construction of the Metrolink system following the line of Balloon Street (enclosing Hanover House and E-Block) also had a significant impact on the streetscape by inserting major new street furniture.

2.14 The Cathedral CA to the southwest of the CWS site, reaches the Eastern Bank of the River Irwell. The southern extent of Corporation Street encloses the area and connects the monumental buildings of Hanover House and E-Block to the more modestly scalked surviving components of Manchester's medieval core. This street is the demarcation line between Cathedral and Shudehill Conservation Areas and defines the break in architectural and urban character of the two areas. On the east side of the street the large-scale CWS and CIS commercial buildings form a dense, varied but cohesive group, contrasting with the greater spacing and breadth of architectural form on the west side.

2.15 The buildings on the west side of Corporation Street vary in terms of volume, height and architectural style. The more open grain of this part of the city create a streetscape focus and key views from the Cathedral Conservation Area on the monumental scale of Hanover House and E-Block.



Fig. 3

Despite loss of roof and elevation details Hanover House continues to dominate Corporation Street and define the pattern of the wider streetscape in the NOMA

2.16 The NOMA site both maintains and overlays significant strata of Manchester's historical development (see fig 4 below). The ambitious regeneration project is to secure a viable future for the entire building group. The particular focus of the Hanover House and E-Block development is to bring a new sustainable use to these landmark scale buildings. The impact on their significance is outlined below to demonstrate how this will be achieved. Fig 5 below describes the enclosing designated heritage assets to which E-Block and Hanover House positively contribute.

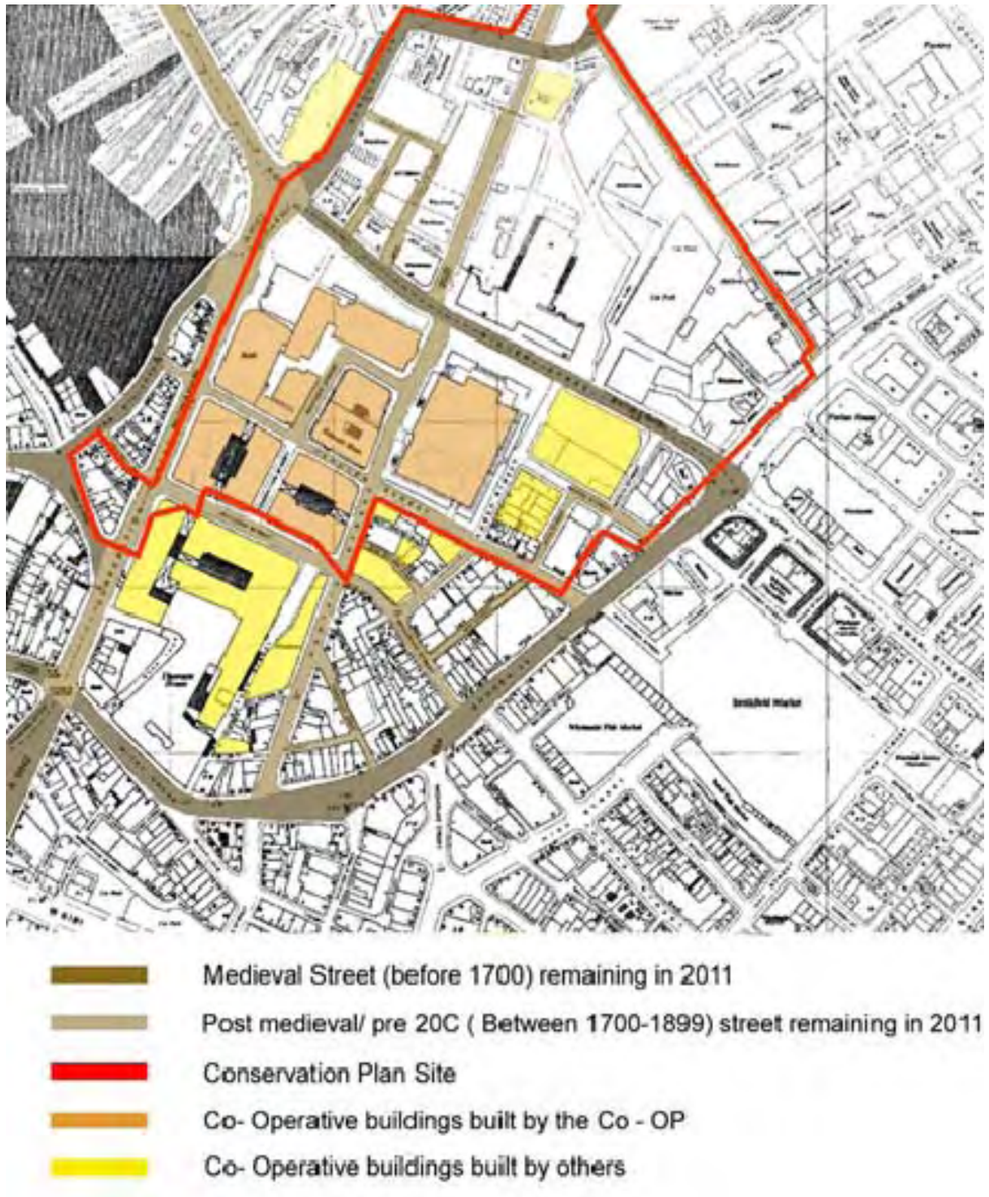
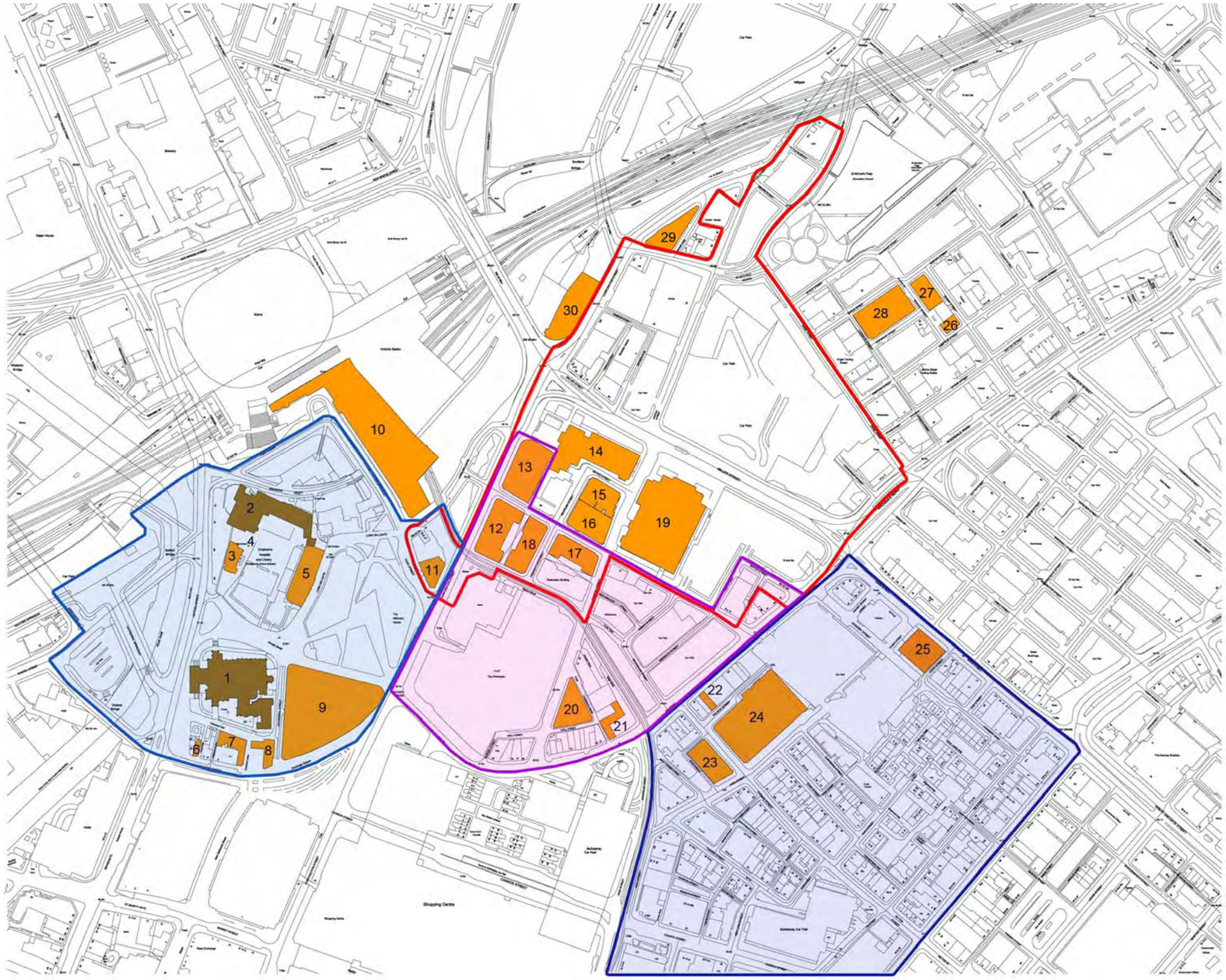


Fig 4 : Development of the COOP (NOMA) site, based on the 1960 OS street-plan.



1 - Cathedral Church of St. Mary
2 - Chetham's Hospital and attached wall
3 - Detached block of Schoolroom
4 - Fragment of Hyde's Cross
5 - South-east wing to Chetham's Hospital (Formerly Manchester Grammar Schol)
6 - No.14 Mynshull's House
7 - Mitre Hotel, including Nos. 1 and 2 Cathedral Gates and No. 1 Cateaton Street
8 - Sinclair's Oyster Bar
9 - Former Corn and Produce Exchange
10 - Victoria Station, including concourse to rear, restaurant and booking hall and attached canopy
11 - City Buildings
12 - Hanover Building
13 - Old Bank Building
14 - New Century House (including conference hall and abstract stone relief to entrance hall)
15 - Redfern Building
16 - Holyoake House
17 - 29 Dantzic Street
18 - 'E' Block
19 - CIS Tower
20 - Victoria Buildings
21 - No. 29 Building
22 - Hare and Hounds Public House
23 - Nos. 10 to 20 Buildings
24 - Former wholesale fish market (including no.79 High Street and nos.9 to 19 Thomas Street)
25 - Former Smithfield Market Hall
26 - Warehouse on west corner of the junction with Simpson Street
27 - Sharp Street Ragged School
28 - Co-operative Press
29 - Ashton House
30 - Parkers Hotel

Fig. 5 The Heritage assets : Conservation Area, listed buildings and NOMA site boundaries. Hanover Building (No. 12). E-block (No 18).

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3. SIGNIFICANCE APPRAISAL: METHODOLOGY

3.1 The two components of the grade-II listed city-block are considered separately, despite being connected, to distinguish their individual characteristics and help focus the later impact assessment. In order to make evident the evolution of the pair and their architectural expression within the listed estate, the two buildings are discussed chronologically.

3.2 The significance appraisals are structured to provide an objective description of the two buildings, followed by an account of their planning, design and construction process. A brief account of the main alterations occurred over the buildings' life and a summary history of relevant planning applications are also provided where they are relevant to inform the current proposals. Finally, a summary of each building's significance is given, according to the statutory criteria set out in the March 2010 DCMS guidance, *"Principles of Selection for Listing Buildings"*.

3.3 A significance statement, referring to the buildngs as a pair is in include in Section 6. This addresses the general principles of Age and Rarity, Aesthetic Merits, Selectivity and National interest.

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

3.5 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 Hanover House and E-Block, have for the people of Manchester and the collective experience of memory they hold.

3.6 The key criteria for listing is special historic or architectural interest. Consequently, in order to determine the significance of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be determined. Consequently, the tangible and intangible significance of E-Block and Hanover House have been assessed and a brief indication of the physical condition of their built fabric is also provided.

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

3.8 The two buildings embody aspects of neo-classical vocabulary which is exhibited in much of Manchester's commercial development. This is particularly notable in Hanover House's Edwardian Baroque elevation to Corporation Street. The entrances are direct onto the street and mostly accessed via stepped entry, which is also a typical characteristic of Manchester's C19th and early C20th buildings. This facilitates a higher basement ceiling height and the borrowing of additional natural light into these otherwise semi-subterranean spaces. The significance of these architectural features is explored below.

3.9 The assessment of the significance of the site's built heritage is based on both desktop research and on-site visual surveys. Drawings summarising the morphological development and the overall significance of the surviving built fabric are provided as a graphic representation of the evaluation. These are based on the 1901, 1903 & 1904 Bye-Laws drawings by F. E. L. Harris ARIBA, courtesy of the Co-operative Group and Manchester City Council Building Control Archives.

3.10 The images in the photographic survey sheets are a gazetteer of character defining features, the most important of which are intended to be retained, where feasible, in order to avoid erosion of the special interest of the building.

3.11 The morphological drawings and the photographic survey sheets are colour coded and contain an assessment of significance according to the following criteria: **high**; **considerable**; **some**; **none/detrimental**.

3.12 **High significance** relates to those parts or elements of E-Block and Hanover House 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.

3.13 Unless otherwise noted, elements considered of high significance in E-Block and Hanover House largely comprise the following original components.

- The **exterior envelope**, including: walls; doors; windows; roofs; gates; original openings; decorative elements and signage.

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- The **structure** of the building: columns; floor slabs; bressumers; roof trusses; girders; original columns and capitals.
- **Interior partitions** or rooms that pertain to the original or dominant period of construction in main public areas with highly decorative finishes.
- **Highly decorative public areas** and/or areas of access into the buildings such as: hallways; lift lobbies; decorative railings; stone clad walls; decorative mural panels; decorative glazed tiles; decorative terrazzo flooring; decorative joinery and special features *(eg, lanterns, clocks, timber or dado panelling, cornices and highly decorative timber, stone, plaster mouldings)*; leaded stained-glass panels; decorative metal gates; screens.
- Early **plan-form** and vertical access core walls/shafts which reflect the overarching design ethos of the building such as vertical lift-shafts and stairwells (whether main/public or secondary/service/fire exit).

3.14 **Considerable significance** relates to those components of E-Block and Hanover House 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.

3.15 Elements considered of **considerable significance** in E-Block and Hanover House comprise the following original components.

- **Interior partitions** that describe the original or architecturally dominant period of construction (either in open floor/general spaces or secondary/service areas) or compartmentalisation that closely reflects the function of the building and relates to its architectural expression and plan from.
- Exterior and interior **design features** that are evidence of E-Block's warehouse function, such as: cast-iron goods-lift doors and shafts; open-plan layout; pulleys; hooks; grilles; gates; and early machinery that provides material evidence of the use.
- Exterior and interior **design features** that are evidence of designed office uses, such as high-end decorative elements denoting architectural hierarchy.
- **Technological features** that are material evidence of the architectural advancements of their time. These include: the air-distribution channels built-in the walls; the lift machinery; the industrial-scale doors; the concrete structure.

3.16 **Some significance** relates to those components within E-Block and Hanover House building deemed to be of more modest interest. They provide a *minor contribution* to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.

3.17 Unless otherwise noted, elements considered to be of **some significance** in E-Block and Hanover House comprise the following original components.

- Interior partitions, rooms or finishes that relate in spite of pertaining to the original or architecturally dominant period of construction, but are of low decorative or craftsmanship quality.
- Altered interior spaces which due to the loss of original finishes no longer meaningfully express the special interest of the buildings.
- Non-original interior spaces (post-1930) which contain features with some original architectural detail. These comprise: original ceilings; cornices; wall finishes or cladding; original skirtings and flooring; original joinery and panelling; original interior doors; original lightweight-office partitions; original fixtures and fittings.

3.18 **None/Detrimental** features are elements that do not contain any special interest. These *detract from* the overarching architectural expression 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 resulting in a minor, moderate or high beneficial impact on the special interest of the building.

3.19 Components which are considered to have no significance or which are detrimental in E-Block and Hanover House are as follows.

- Non-original partitions, office spaces and finishes that do not pertain to the original or architecturally dominant period of construction.
- Components that obscure or physically damage significant architectural features or apparently compromise the design ethos of the altered buildngs.

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The elevations of E-Block will be enhanced by re-establishing the fenestration pattern.

4. SIGNIFICANCE APPRAISAL: E-BLOCK

4.1 E-Block was the first block within the pair to be constructed. It was commenced in 1901 and opened in 1904. It is encloses Hanover Street to the north, Federation Street to the east and Balloon Street to the south.



Fig 6 : E-Block location

4.2 The Co-operative Wholesale Society first located their headquarters in Manchester from 1863, initially from rented premises at No 3 Cooper Street. This re-location subsequently led to the concentration of Co-operative warehouses in the city. The early success of the company's enterprise allowed, by 1865, for the rental of more spacious accommodations at 53 Dantzic Street from where it continued to grow.

4.3 In 1867, following the rapid growth of the Society, an in-house architect's department was created, headed by architect F.E.L. Harris. He led an impressive programme of construction works designed to accommodate the ever growing and changing commercial needs of the CWS. Though many of their earliest structures have been demolished, a significant number of their 20th century buildings survive to from the collection, known today by the COOP as the 'listed estate'. These buildings are acknowledged as being important part of the historical growth and current architectural character of Manchester city centre.

4.4 In 1899 the CWS purchased a plot fronting Corporation Street and the then recently created Federation Street. This was the first parcel of land acquired by the company to develop the collection of buildings which dominate the land immediately north of the Shudehill Conservation Area, many of which are now designated as heritage assets.

4.5 The construction of the New Drapery Warehouse and showroom (known as E-Block), marked the continuing growth of the company's drapery enterprise, and was the first complete building designed by their in-house architects.

Planning, Design and Construction

4.6 E-Block was designed in 1901 and inaugurated on the 18th of April 1904 by CWS Director Mr. T. Killon. The opening was a major event for the company and attracted colleague organisations from all parts of northern England. The day was celebrated with a special sale of drapery goods and was greatly praised by the local press.

4.7 Architecturally E-Block is a fine, but restrained example of Edwardian Baroque, built in red brick with stone carved details. The load bearing brick building reaches to six-storeys with a double level-basement. The facades are divided into fourteen bays fronting Federation Street, with ten facing Hanover Street and eight facing Balloon Street, where the public entrance is set in a canted corner. An opposing entrance at Hanover Street leads to a loading bay in the central yard, now shared with the adjacent Hanover House.

4.8 The street elevations are dominated by the fenestration pattern, with numerous windows and roof lights affording plenty of natural light and ventilation. The attic floor takes advantage of the sloped roof, which is partially concealed by deep parapets.

4.9 The drapery warehouse provides 100,000 sq. ft. of largely open-plan floor-space and featured a fire-safety sprinkler tanks at a height of 137 feet. The overall construction cost was £50,000.00.

4.10 The realisation of this ambitious undertaking confirmed the prosperity of the CWS business in spite of the economic downturn of 1893. The CWS became involved in the Drapery business only ten years after its first opening in 1863 and grew steadily in the ten years prior to E-Block's completion, demonstrating the need for the monumental building.

4.11 The architectural brief developed by Harris and his colleagues favoured functionality. The result was the construction of large open-plan floor spaces, suitable for both storage and showroom displays. However, despite the overwhelmingly functional nature of the interior, care was given to add subtle design embellishments to the public areas of the building. Several original fine decorative features remain including a magnificent staircase which connects all floors at the corner of Balloon Street and Federation Street. These stairs are richly adorned with colourful glazed faience carrying the CWS's emblem.

4.12 The original electric passengers lift (unsympathetically replaced) fits within the stairwell void which is framed by decorative cast-iron balustrades. A glazed timber floods the space with light.

4.13 The original open-plan layout largely remains. The need for corridors was discarded with each stair landing arriving directly at the open warehouse/showroom or storage floor.

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The majority of the carved mahogany, glazed-screens originally separating the stair/lift hall from the open floor space remain, although some have lost the original decorative frosted glazing featuring the CWS motto *"Labour and Wait"*. The most complete exemplar is on the 5th floor. These will be retained and refurbished as part of the proposed development.

4.14 The exterior of the E-Block was constructed in red brick, with the expressive giant pilasters given a shimmering finish. The lower sections of the walls at ground level were also executed in the same material. White glazed-bricks were used to clad the interior courtyard, allowing for more reflection of light.

4.15 The window surrounds, quoins and most of the carved embellishments are detailed in sandstone, with the exception of the polished granite columns that flank the Balloon Street pedestrian entrance.



Fig. 7. View of the corner of Balloon and Federation Street. The New Drapery Building (E-Block) towers over the streetscape and the much smaller building fronting onto Corporation Street. The overpowering scale of the new warehouse overlays the historic street grain, heralding the changes to be brought forth in the area. (Source: CWS Annual 1904).

4.16 Originally, the floors featured at least two electric hoists. The current plan-form includes an additional hoist on site but is not shown in the Bye-Laws drawings for the floors, with the exception of a 1904 basement drawing. The hoists were laid out adjacent to the courtyard wall, a design option seen in many other CWS buildings until the late 1930s.

4.17 The main public entrance at Balloon Street had decorative stairs, with an electric passenger lift which delivered clients to all showroom floors.

4.18 The floor plan included an internal, screened office adjacent to the stair core most of which have been removed, and lavatories on the north and south return wings.

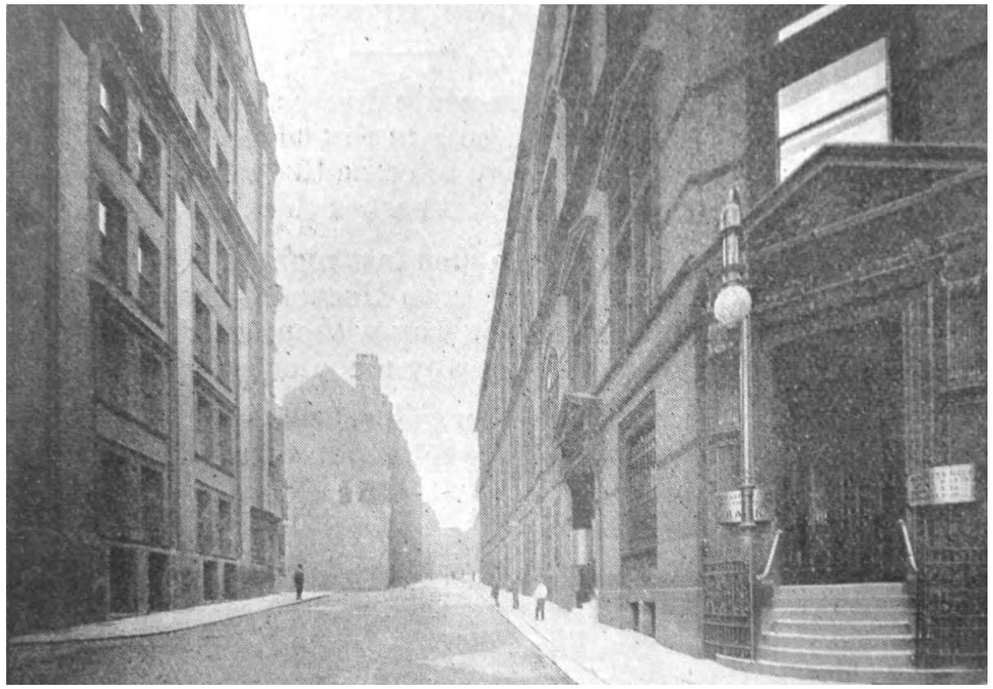


Fig. 8. View from Balloon Street looking east, 1905. E-Block is located to the left and the now demolished former Boots warehouse and order department on the right.
(Source: The Wheatsheaf October 1905/ 2011: SLHA).

4.19 The **basement-mezzanine** level was open to the public, accommodating the flannels, blankets and sheeting in the showroom. The Lower Basement was used for storage purposes and to house equipment such as a fan room.

4.20 The early By-Law drawings of 1901 were more elaborate than the eventual construction, indicating the need to enhance flexibility and minimise costs. The1902 drawing shows the complexity of distribution of the ventilation duct system from which vertical risers can still be seen in the perimeter walls.

4.21 The **ground floor** was devoted to the Offices and Packing room whilst the **first-floor** accommodated flannelettes, shirts and quilts.

4.22 The **second-floor** was reserved for cotton (or 'Manchester goods') while the **third-floor** comprised the dress and silks department. Shawls, curtains, umbrellas, trimmings and hosiery were displayed on the **fourth-floor**. The **fifth-floor** accommodated men's shirts, collars, ties and caps, with the attic devoted to baby linen. Clients were able to access all floors by the stairwell and lifts.

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4.23 The scale of the building was remarkable for the period and location, towering above the neighbouring residential and smaller industrial buildings.



Fig. 9. The 1st floor, 1904: counters with flannelettes, shirts and Eiderdown quilts department ***(Source: 'At Federation Street', The Wheatsheaf May 1904).***



Fig. 10. The 1st floor: counters with flannelettes, shirts and Eiderdown quilts department ***(Source: 'At Federation Street', The Wheatsheaf May 1904).***



Fig. 11. The 4th floor, 1905. ***(Source: 'A Visit to Balloon Street' The Wheatsheaf November 1905).***

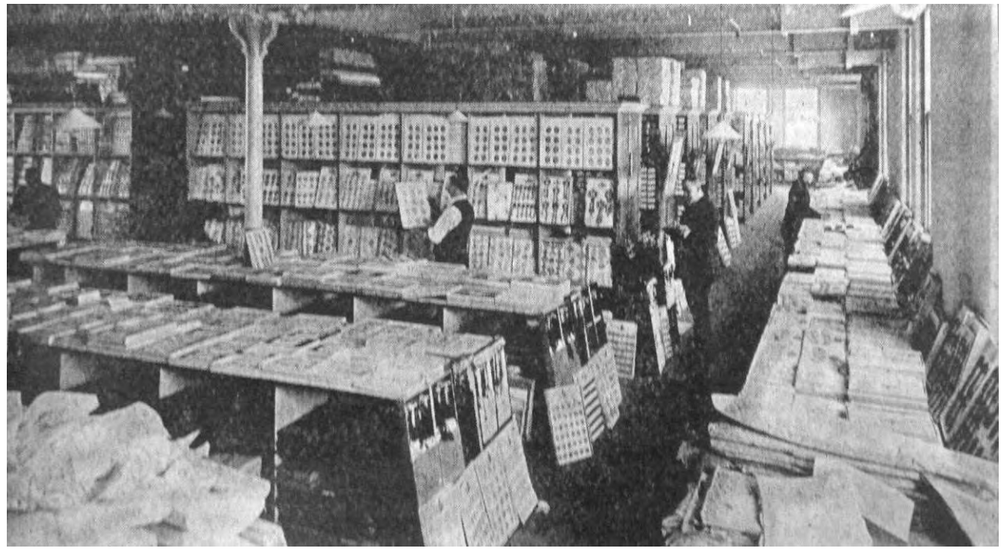


Fig. 12. The 5th floor, 1904. Men's shirts and trimming department. Note the exposed cast-iron columns ***(Source: 'At Federation Street', The Wheatsheaf May 1904).***

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Fig.13. An interior view of the open-plan drapery warehouse,1905. Note the exposed plain plastered ceiling and columns. ***(Source: Redfern. The Story of the CWS 1913).***

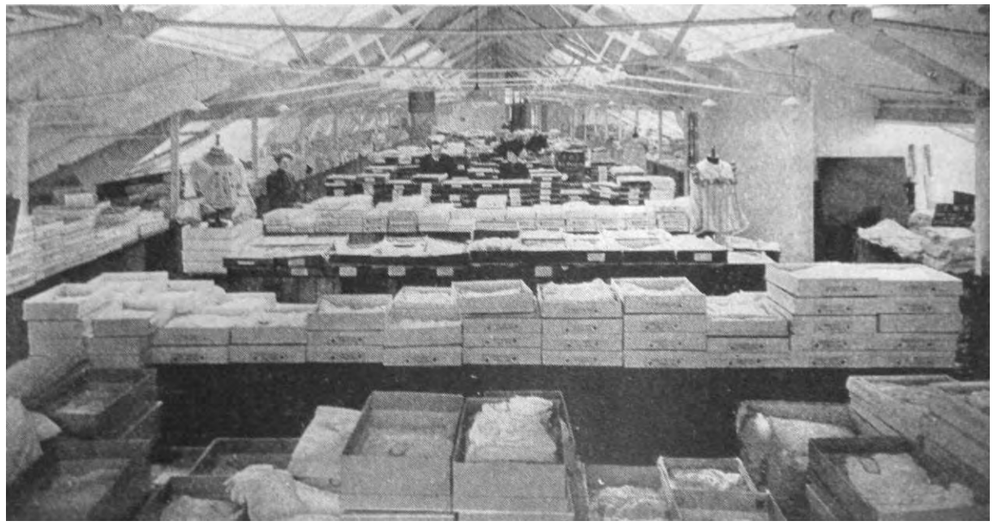


Fig. 14. 1905. The Attic, 6th floor,1905, originally the baby linen ***department (Source: 'At Federation Street', The Wheatsheaf, May 1904).***

4.24 E-Block is constructed of load-bearing, brick walls. It has with concrete floors with embedded steel reinforcement, finished with hardwood boards. In spite of being load bearing, the walls were designed with an inner cavity, plastered and largely painted on the interior side, with the exception of tiled areas such as the fifth-floor kitchen (on the north return to Hanover House) which features a very large extract hood and retains its original colour scheme.

4.25 Several of E-Blocks significant features reflect its character as a then state of the art commercial warehouse. These include the ventilation flues expressed as interior pilasters running from the basement through to the top of the building, with cowels exposed on the ridge line. Other consistent floor features are the impressive industrial steel doors to the goods hoists. These largely survive and will be retained in the development.

4.26 All floors, with exception of the basement were well lit, featuring a large number of timber sash windows facing all street facades and the courtyard, complemented by numerous roof lights in the attic space.

4.27 The 1903 drawings of the exhaust towers show the number of flues terminating at this level which also accommodated a fan and motor chamber.

4.28 Another interesting aspect of this building (and most of the Co-operative buildings) is a service subway-link to Federation building, accessed from the east wall of the lower basement level. This is unused and will be secured in the development.

Changes to the fabric and layout of E-Block

4.29 This following should be read in conjunction with the below morphological and significance drawings.

4.30 E-Block was subject to continuous change in the business use of the floorspace, although this did not require substantial physical alteration to the fabric of the building. This emphasises the flexible character of the building, designed to respond to changes in the CWS's market.

4.31 The CWS's in-house magazine, *The Wheatsheaf,* reported in November 1905 that the ground floor of E-Block was changed into the curtain and shawl department and the packers were moved to the lower basement. Important changes to implement more efficient shipping arrangements led to an increase of business, putting the parcel hoists into constant activity. Hydraulic presses were also installed to pack bulky goods for transportation and export. The open-plan floors easily facilitated these changes without much disruption to the business.

4.32 Minor alterations were also undertaken to the layout of E-Block, including the construction of a concrete platform, next to the roof towers, enclosed in a separate pitched room extending to parapet level. Services were also improved in 1904, with a lavatory installed at the 6th floor, adjacent to the main stairwell, along with similar facilities at basement level.

4.33 E-Block has now been unoccupied for 34 years, with just a modest use for low-level storage space. This factor and its originally designed flexible spaces meant that the building has avoided substantial alteration, retaining much of its early configuration and fabric. It escaped compromising changes imposed on most of its counterparts, such as extensive compartmentalisation into office space or the extensive installation of services

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and utilities. However, its lack of use has resulted in a minimal maintenance regime and consequently has suffered considerable deterioration of surviving features over time.

4.34 The **stairwell** generally survives in its authentic form on most floors, although it is deteriorating due to water penetration. The original electric passenger lift was completely replaced in the early post-war period. The original art nouveau inspired ceramic tiles, which include the CWS emblem, remain but many are obscured by over-painting, efflorescence and show extensive damage to the faience. The impressive sandstone stairs remain cantilevered off the load-bearing walls. The cast-iron balustrade remains with only a few sections missing or displaced. On the 6th floor the original octagonal glazed timber lantern remains in a fairly good, but deteriorating state due to damp penetration. The structure of the cupola has not been assessed. These components are to be retained within the proposed development.

4.35 The **basement** floor retains its original ceiling, floor and walls with only a few recent partitions introduced near the main entrance area. The subterranean link from E-Block to the COOP's adjacent Federation Building, shows extensive sign of damage caused by water ingress.

4.36 The **ground-floor** timber-frame sash windows remain intact but are boarded up for security reasons preventing natural light and ventilation into the building. This floor has been altered considerably throughout the years; showing a number of additions from the 1930's to 1960's, along with minor additions in the recent years. Some purpose-built, free-standing, warehouse shelving furniture remains in situ, most of which appears to be original but is in fair or poor state.

4.37 The plaster on the internal west wall has been lost exposing the brick substrate. This appears to have been hacked off due to a dry-rot outbreak. Due to the lack of light and blockage of the several areas of ground and basement levels, the condition of the walls could not be properly assessed. However, it is clear that water penetration continues to be a problem on the west gable of E-Block (see photo L below).

4.38 **Floors 1 to 5** are in similar state. The timber floor-covering remains in most part. However, it is damaged on the 5th, 4th, 3rd and 2nd floors to the east and west perimeter of the floor, due to water ingress, particularly in areas adjacent to the window openings. The dampness, rot and loss of floor boards has led to some deterioration of the concrete floors, with oxidation of the embedded steel reinforcement. The ceiling and columns remain (although showing signs of oxidation, which appear to be minor) with original decorative painted timber panelling on the 4th floor. Clearly a new use is required to address these issues.

4.39 All floors remain open-plan in accordance to the original design. Original small office areas were inserted at the end of the warehouse floors, enclosing the space with timber and leaded stained-glass screens. There are very few surviving intact, with many substantially damaged. The most intact being the set of office screens on the 1st floor. The objective is to salvage these screens where feasible and find a new use for them within the building, probably related to a ground floor retail or restaurant use.

4.40 The date of construction of the third (northern) lift shaft is uncertain but appears to have been built early after completeion of the main building and again refurbished in the 1930's.

4.41 The original vertical ventilation risers remain as pilasters protruding from the inner walls, but unfortunately most of the cast-iron ventilation grilles have been removed or lost.

4.42 The west and east walls in most cases have been stripped of their original plaster as a result of persistent water damage. The 5th, 4th and 3rd floors still feature numerous original or early utilitarian furniture, remnants of the warehouse shelving and some sections of the early showroom displays.

4.43 The south-east section of the **2nd floor** appears to have been recently blocked off due to the presence of asbestos. The northwest corner has also been blocked by a recent partition on the 1st, 2nd and 3rd floors. These insertions will be removed in the proposed redevelopment scheme.

4.44 The **6th floor** is at roof level and remains in a fairly original state. The floor boards remain but are heavily damaged in areas due to water ingress. The original steel trusses remain in a good condition. Roof lights are still present. This attic floor, along with most of the other floors in E-Block has not been substantially altered since first built in 1904. The implemented minor alterations have not compromised the plan form. It will be clear that continued obsolescence and the lack of a viable use are the main threat for the fabric of this building.

Changes to the setting of E-Block.

4.45 The setting of E-Block has been altered considerably since its construction. The building heralded the construction of the majority of the surviving CWS estate and survived the demolition of the earlier Co-operative buildings on the site, including the replacement of Federation building. On Hanover Street, the Methodist Chapel and the CWS Printing Society were demolished to enable the erection of the Old Bank, which was built in the early 1930s. The tight urban grain and narrow streets of the 19th century were replaced with large thoroughfares, defined by the scale of the COOP buildings.

4.46 The 1960's introduced the organisation's high-rise buildings which crowned the transition of the area from a warehouse/industrial character to a mix of industrial and commercial components. The devastating effects of WWII and subsequent clearance led to the creation of surface car-parks, transitional uses which are evidently detrimental to the urban townscape. The on-going regeneration efforts, stimulated by the catalyst of the new COOP headquarters building, focus on transforming the area into a multi-use commercial district. The proposed conversion and re-use of E-Block is intended to help initiate and define the character of the refurbished urban quarter.

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General condition of E-Block

4.47 E-Block was generally assessed through visual observation from street level and interior walk-through survey. It will be evident that the building is generally in poor condition. The main building fabric issues are summarised as follows.

4.48 **Brick and masonry.** The perimeter walls are damp in several areas, particularly around window openings where presence of efflorescence is also evident. This has led to the following problems.

- Vegetation is evident from mild moss growth to full grown shrubs projecting from the façade, as a result of damaged rain-water goods.
- The sandstone details are in fair condition, although there is spalling of the cornice. Parts of the masonry has been covered with a protective coating which is failing and appears to have retained moisture beneath the surface. Stone damage is particularly significant at the ground/basement windows surrounds, adjacent to the pavement.
- The out-facing walls generally require re-pointing, particularly on the cornices and more exposed areas of the building such as the top roof towers and the upper sections of the facades.
- The inner courtyard walls are a white glazed brick and appear to be generally in reasonable condition.
- Most of the perimeter, interior walls have had plaster removed.
- Severe soiling is extensive and most noticeable at the detailed decorative stone features such as the exterior window surrounds and cornices.

The proposed development will facilitate a programme of fabric repairs and a maintenance regime to ensure that the building is stabilised and maintained water tight.

4.47 **Concrete** floors. Years of water penetration has led to the dampness of concrete and oxidation of the reinforced steel members.

4.48 **Metalwork**. The massive cast-iron gates to the loading bay show signs of oxidation and material damage to the base of the leaves. Cast-iron pipes also run in the interior and several show considerable oxidation and corrosion. The impressive iron doors to the goods lifts remain in situ but also show signs of corrosion.

4.49 The lead-work throughout the building seem to be in fair condition but it is clear that it is generally working beyond its material life-expectancy. The steel beams inserted in the floor are exposed at all floor levels, most of which are oxidised and require substantial repair.

4.50 **Timber and Joinery**. The main architectural features in wood are the main entrance doors (now blocked up) and the mahogany screens, which originally had frosted glass insets. A set of early painted office screens are found in the 1st floor, featuring leaded glass The best of surviving screens are intended to be restored and reused where feasible in the new office floor-space.

4.51 The handrails at the stairs are early and executed in finely carved wood.

The vast majority of the flooring comprise timber boards, considerably damaged or removed in the perimeter sections of the building, but in salvageable condition elsewhere.

4.52 **Windows and doors openings.** All the window and door openings at ground/basement level have been blocked up. The majority of the rest of the windows are single glazed, large pane, 1-over-1 timber, some sash-windows are missing or in poor condition, but the majority are repairable. Some of the windows which have been removed but are salvaged and retained within the building. The timber window sills and window surrounds are largely missing on the interior or deteriorated, but are capable of restoration.

A combined window survey for both E-Block and Hanover has been undertaken which reveals that 76% of the existing windows can be maintained with minor aesthetic or relatively modest remedial works. However, the condition of the remaining 24% means that they require replacement with new windows. A detailed window strategy is consequently included with the development drawings.

4.53 **Roofs**. The slate roof appears to be in fair to poor condition. Several slates are displaced and the flashings are neither properly sealed or pointed, allowing for water ingress.

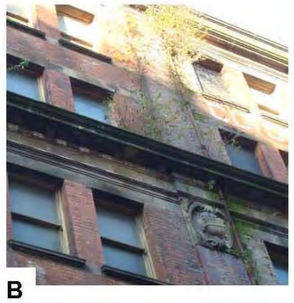
4.54 The glazed-roof cover over the enclosed loading bay has been covered with felt roof at a low level.

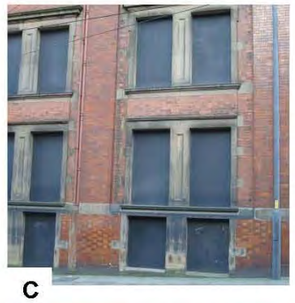
4.55 The following sheets comprise the following :

- photographs describe the current condition of E-Block
- plans describe the evolution of the building and categorise the significant components
- Photographs 1 to 42 identify significant fabric components within E-Block.

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A


B

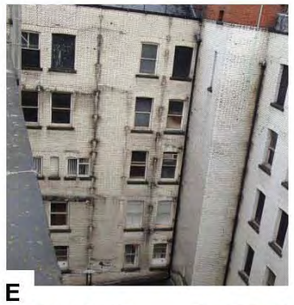

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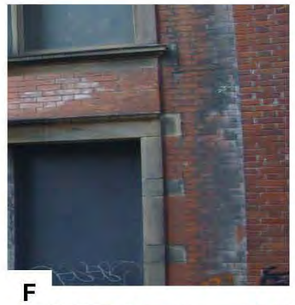

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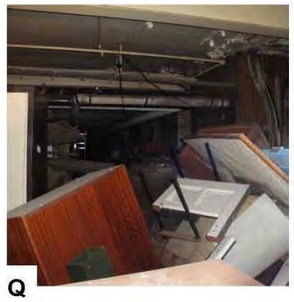

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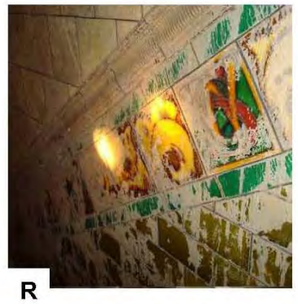

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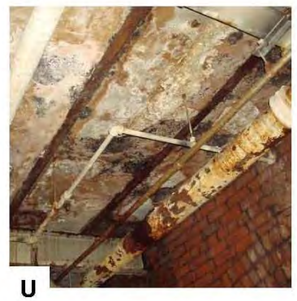

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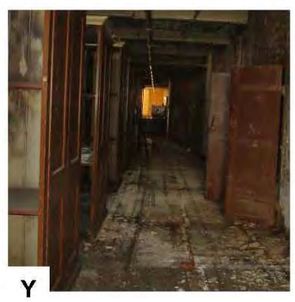

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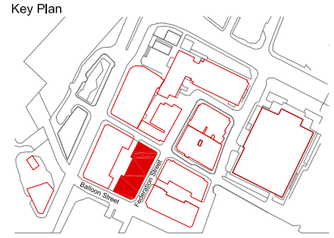
Figs. 6.1.A to 6.1.L A) Vegetation/moss growth at upper levels. B) Shrubs at damp mortar joints near RWP C) Windows blocked up D) Graffiti, moss growth, blistering of paint coating on sandstone, failed mortar joints allow for vegetation growth, removed appurtenances have left holes in the brick substrate. E) Courtyard walls: soiled and stained by water run-off, blocked up windows, failed mortar joints and cracked glazed bricks. F) Damp and efflorescence on interior and exterior walls G) Spalled/ eroded stone work. H) Poor condition of original slate roof: loose tiles allow for water ingress. I) Soiled stone work. J) Vegetation growth and soiling at stonework, efflorescence near RWP. K) Oxidation at original iron doors, sections of loss L) Severe dampness at basement floor, link to Federation Building.
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M) Damp/water ingress at the upper sections of the panelled timber lantern N) Spots of damaged flooring at basement level, generally in fair condition. O) Damp and severe efflorescence seen at basement walls. P) Damp environmental conditions and the moisture ingress lead to paint peeling. Q) Mezzanine level cluttered with furniture and remnants of historic materials. R) Tiles showing crazing and efflorescence due to water damage. S) New beam propped up against early glazed partition. T) Original glazing damaged at original entrance screen. U) Water damage to ceiling has led to oxidation of embedded steel reinforcement. V) The painted plaster rendering on most floors has been lost. X) On most floors, from 5th to the 1st floor, the east and in some same cases the west perimeters of the original timber flooring has been removed and the concrete structural revealed. Y) Original or early timber racks are now in poor condition.

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Key Plan



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Significance Legend

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- Detrimental Areas
- Typical High Significance Features
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- Opening blocked, window and frame removed
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- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Basement Floor

Drawing Number
EB-01-BF

Scale
NTS

Date
March 2012

Drawn By / Revised By
DP & DB/SL



Significance Notes

HIGH SIGNIFICANCE

- The envelope, windows, original doors, (i.e.: walls, doors, windows, roofs, gates, original openings and exterior decorative elements and signage).
- The original structure of the building: columns, floor slabs, bressumers, roof trusses, girders, including original column encasements and capitals where applicable.
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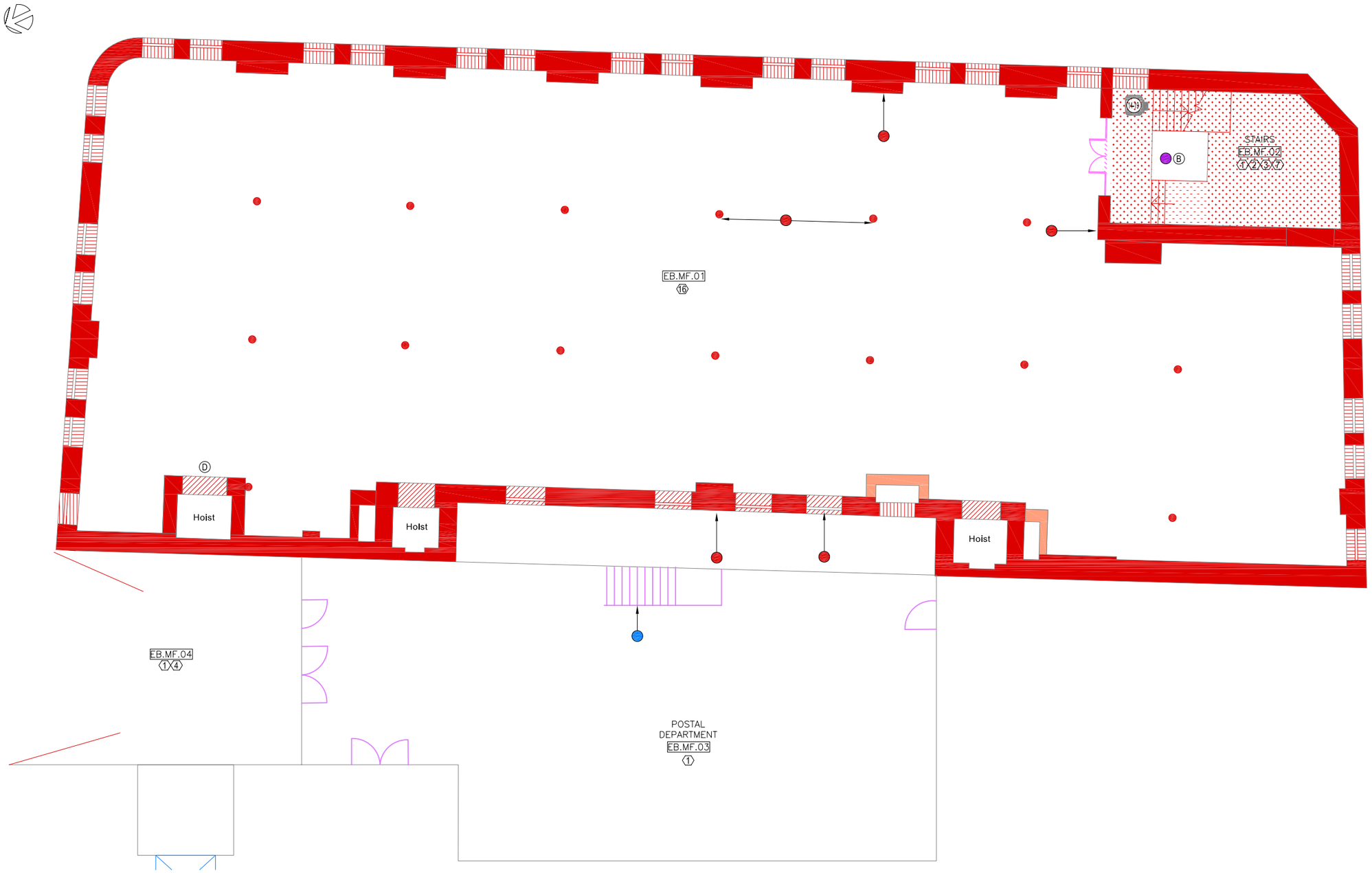
Interior Feature Identification Notes

1. Original or early ceilings and/or cornices and/or ceiling finishes (exposed)
2. Original or early wall finishes or cladding (exposed)
3. Original or early skirtings and/or flooring (exposed)
4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
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8. Original or early window (concealed)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
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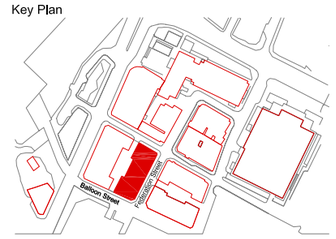
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Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Mezzanine Floor

Drawing Number
EB-02-MF

Scale
NTS

Date
March 2012

Drawn By / Revised By
DP & DB/SL



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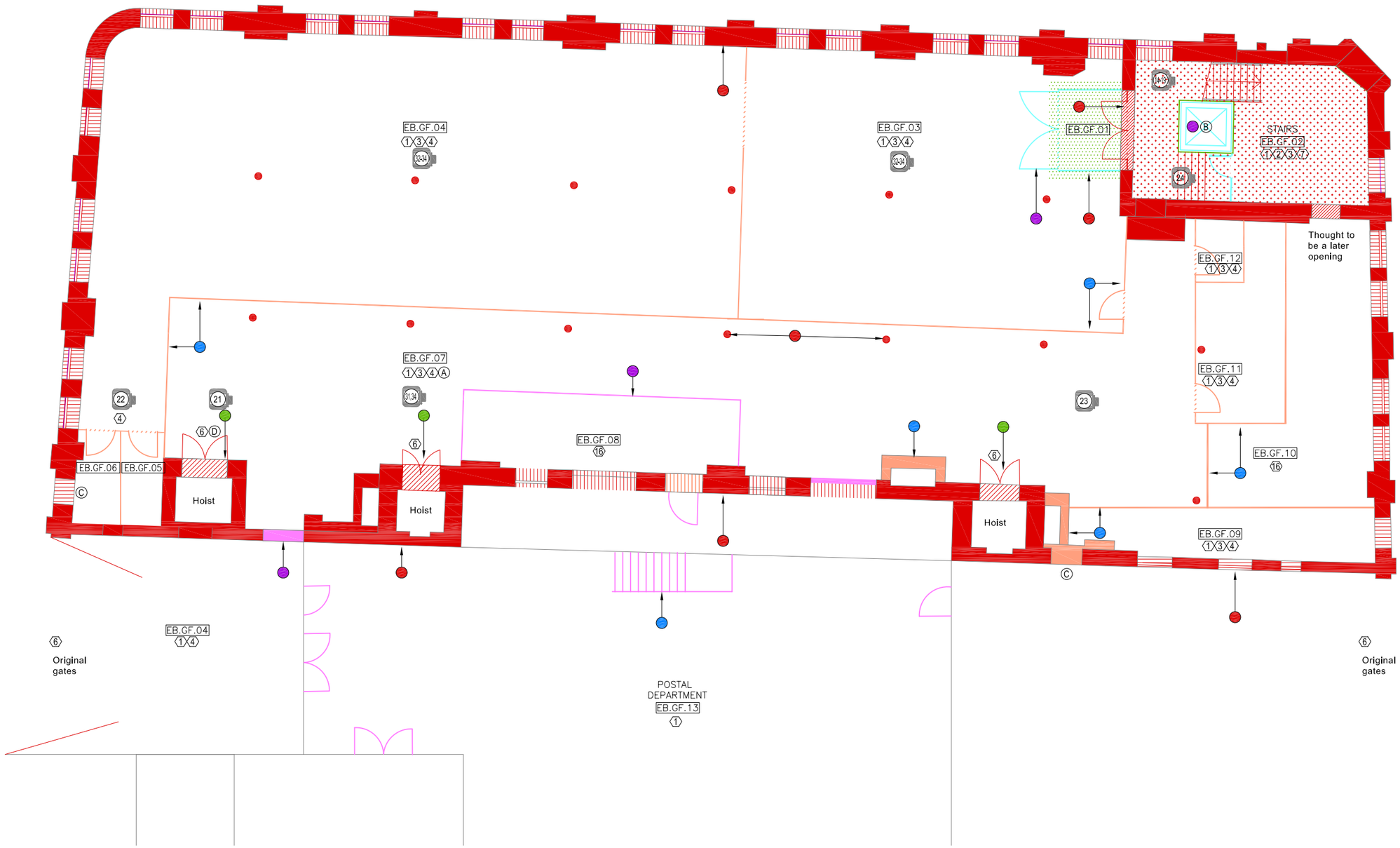
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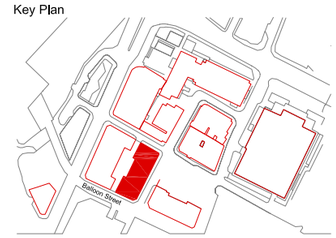
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- Typical High Significance Features
- Typical Considerable Significance Features
- Typical Some/Low Significance Features
- Typical None/Detrimental Features
- Opening blocked, window and frame removed
- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Significance Notes

HIGH SIGNIFICANCE

- The envelope, windows, original doors. (i.e.: walls, doors, windows, roofs, gates, original openings and exterior decorative elements and signage).
- The original structure of the building: columns, floor slabs, bressumers, roof trusses, girders, including original column encasements and capitals where applicable.
- Interior partitions or rooms that pertain to the original or architecturally dominant period of construction in main public areas with highly decorative finishes.
- Highly decorative public areas and/or architectural elements at areas of access into the buildings (i.e: hallways, lift lobbies, stone or concrete stairs, decorative railings, stone clad walls, decorative mural panels, decorative glazed tiles or faience, decorative terrazzo flooring, etc... For further details on specific features, refer to section 6.0.2 in CP, Volume II.

CONSIDERABLE SIGNIFICANCE

- Interior original partitions/rooms in open floor/general spaces or secondary/service areas, or partitions/compartmentation that closely reflects the function of the building (i.e.: warehouse, office, educational, bank). For further details on specific features, refer to section 6.0.2 in CP, Volume II.
- Architectural, historic structural or M&E features that are material evidence of the technological advancements of their time. For further details on specific features, refer to section 6.0.2 in CP, Volume II.

SOME/LOW SIGNIFICANCE

- Interior partitions/rooms or finishes that in spite of pertaining to the original (or architecturally dominant period of construction), feature low decorative or craftsmanship levels.
- Interior partitions/rooms which due to the loss and alterations to original finishes no longer contribute to the special interest of the building.
- Interior partitions/rooms that in spite of being built between 1930-present day (generally considered of no significance) still enclose an area with a considerable amount of original architectural details or features.

NO SIGNIFICANCE/ DETRIMENTAL

- Interior partitions/rooms and finishes that do not pertain to the original or architecturally dominant period of construction and do not fall in the previous categories.
- Interior partitions/ rooms that reflect recent refurbishment campaigns and which visually block and/or physically damage relevant architectural features, impairing the apprehension of the significant (generally original) design ethos.

Interior Feature Identification Notes

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2. Original or early wall finishes or cladding (exposed)
3. Original or early skirtings and/or flooring (exposed)
4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
7. Original or early stair/steps and/or railings/balustrades (exposed)
8. Original or early window (concealed)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
10. Original or early ceilings and/or cornices and/or ceiling finishes (concealed/suspected to remain)
11. Original or early wall finishes or cladding (concealed/suspected to remain)
12. Original or early skirtings and/or flooring (concealed/suspected to remain)
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Building Specific Significance Notes

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- A Original steel beams above.
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- C Original opening may be blocked.
- D The hoist shaft does not appear on 1905 proposed drawings, but is thought to be an early addition if not an original, is consistent on all floors.

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Ground Floor

Drawing Number
EB-03-GF

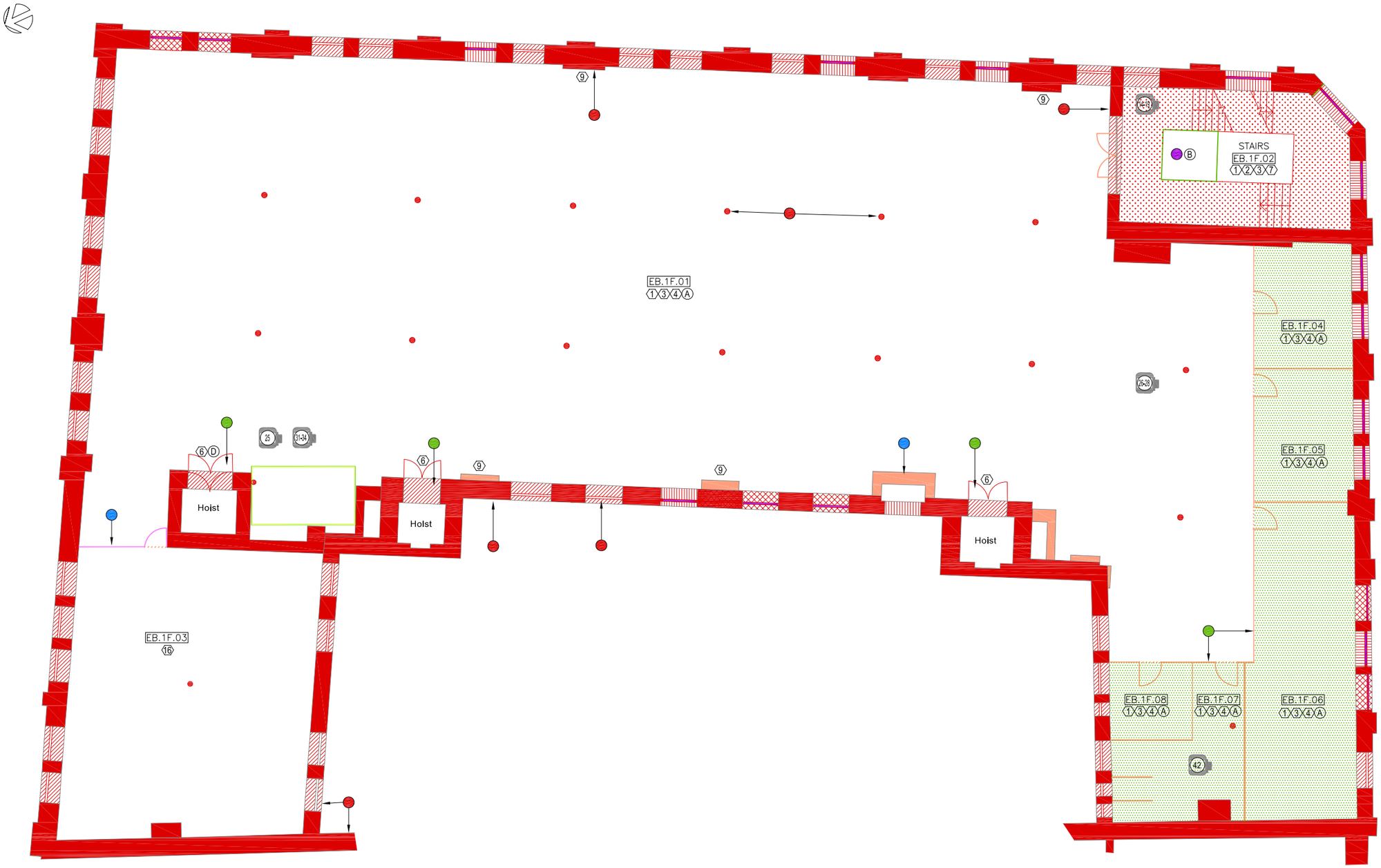
Scale
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Date
March 2012

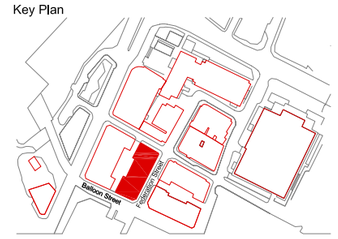
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Key Plan



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Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01 — Room Number, Floor, Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
- Detrimental Areas
- Typical High Significance Features
- Typical Considerable Significance Features
- Typical Some/Low Significance Features
- Typical None/Detrimental Features
- Opening blocked, window and frame removed
- Window blocked up
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Significance Notes

HIGH SIGNIFICANCE

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CONSIDERABLE SIGNIFICANCE

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NO SIGNIFICANCE/ DETRIMENTAL

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Interior Feature Identification Notes

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2. Original or early wall finishes or cladding (exposed)
3. Original or early skirtings and/or flooring (exposed)
4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
7. Original or early stair/steps and/or railings/balustrades (exposed)
8. Original or early window (concealed)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
10. Original or early ceilings and/or cornices and/or ceiling finishes (concealed/suspected to remain)
11. Original or early wall finishes or cladding (concealed/suspected to remain)
12. Original or early skirtings and/or flooring (concealed/suspected to remain)
13. Original or early joinery and/or panelling (concealed/suspected to remain)
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Building Specific Significance Notes

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Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - First Floor

Drawing Number
EB-04-1F

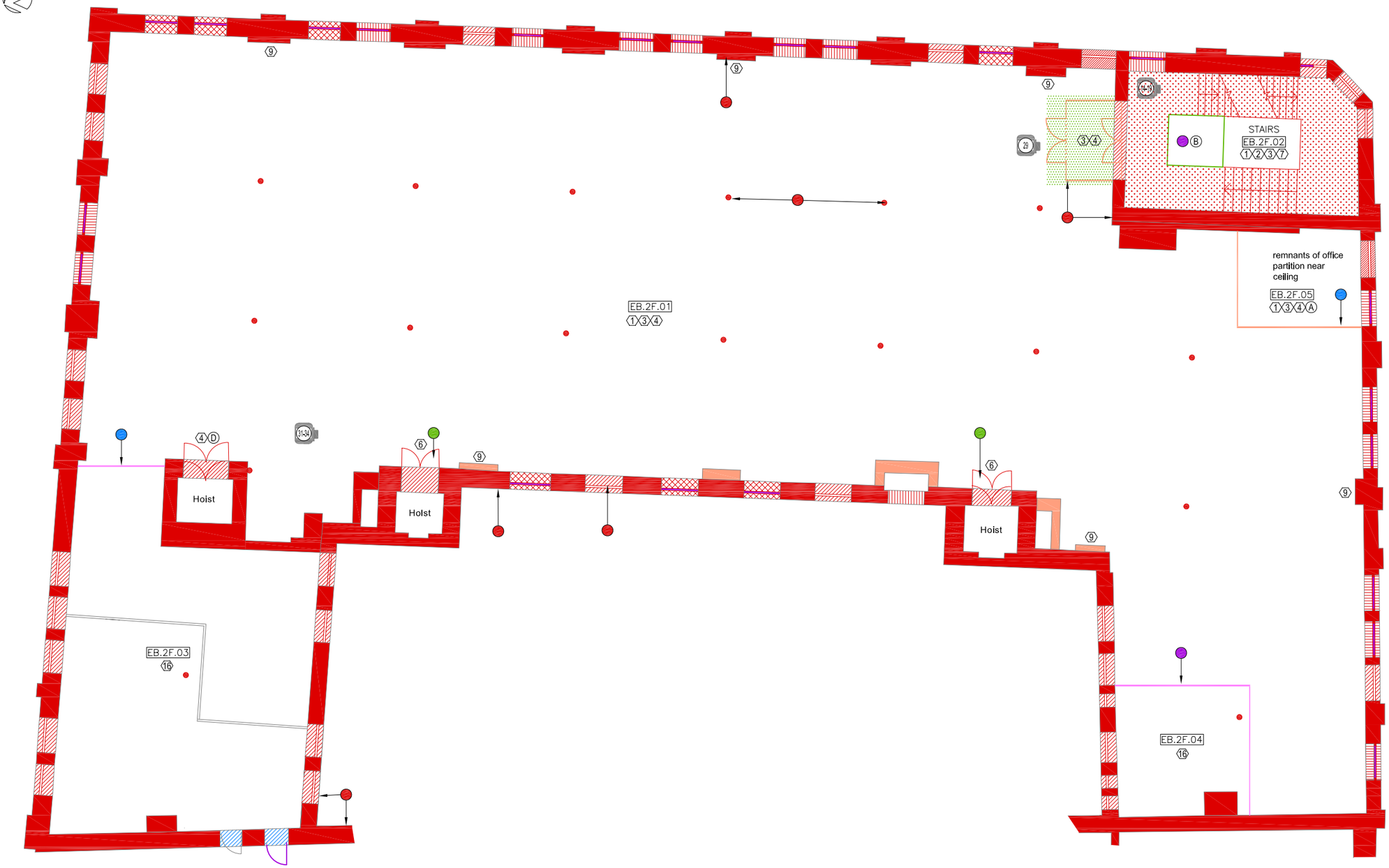
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Date
March 2012

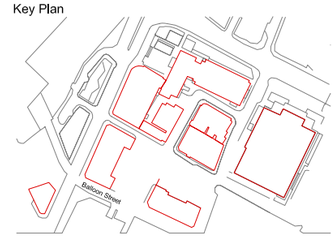
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Key Plan



General Notes

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Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01
- Room Number
- Floor
- Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
- Detrimental Areas
- Typical High Significance Features
- Typical Considerable Significance Features
- Typical Some/Low Significance Features
- Typical None/Detrimental Features
- Opening blocked, window and frame removed
- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Second Floor

Drawing Number
EB-05-2F

Scale
NTS

Date
March 2012

Drawn By / Revised By
DP & DB/SL



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Significance Notes

HIGH SIGNIFICANCE

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NO SIGNIFICANCE/ DETRIMENTAL

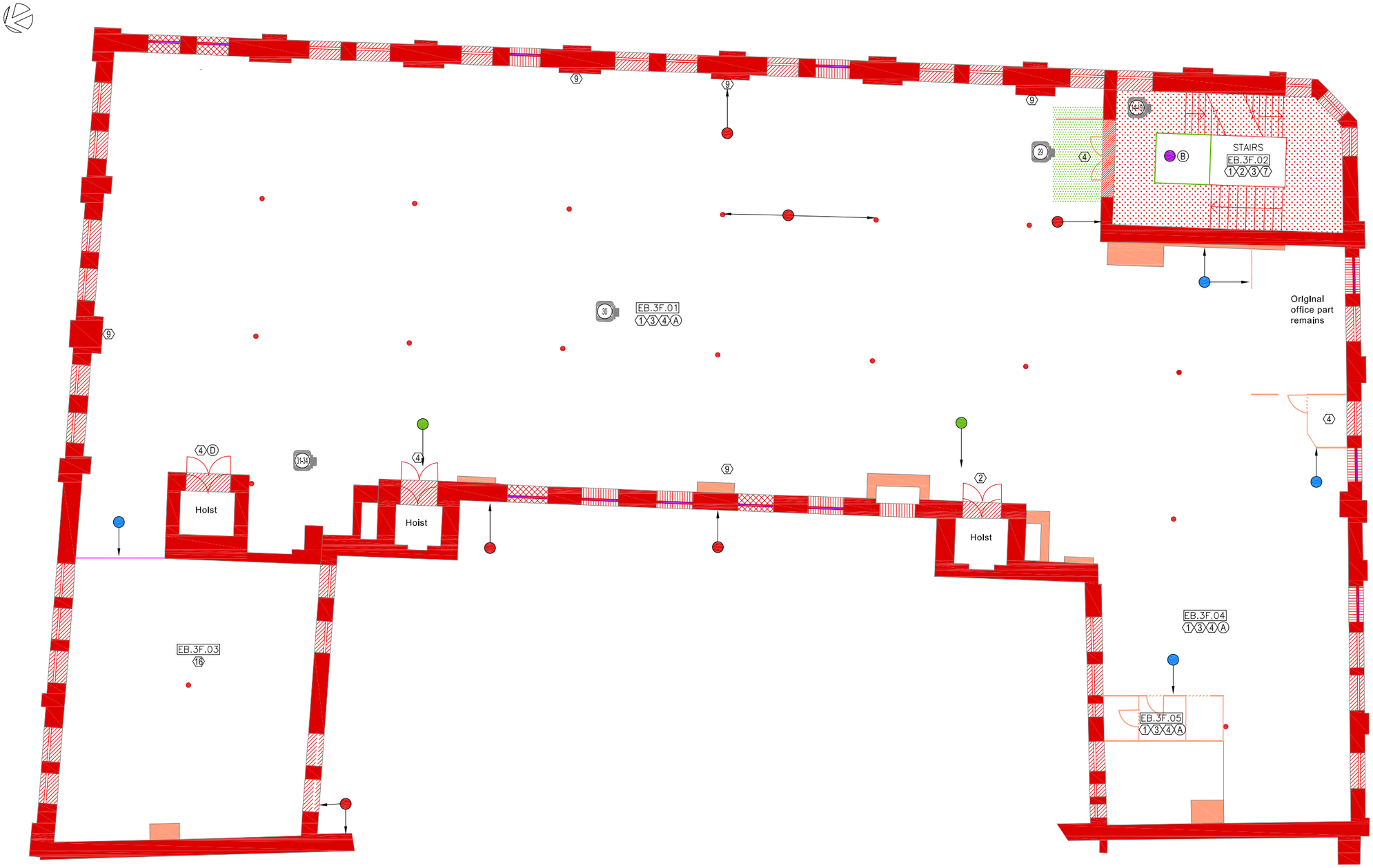
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Interior Feature Identification Notes

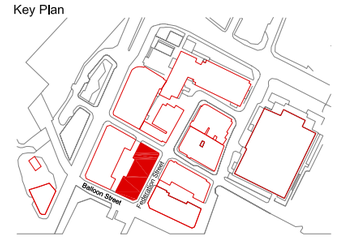
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5. Original or early light fixtures (exposed)
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7. Original or early stair/steps and/or railings/balustrades (exposed)
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9. Original or early shaft or flue (lift, ventilation, chimney flue)
10. Original or early ceilings and/or cornices and/or ceiling finishes (concealed/suspected to remain)
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Building Specific Significance Notes

- (*) The envelope/windows remain and are of high significance unless stated otherwise.
- (A) Original steel beams above.
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- (D) The hoist shaft does not appear on 1905 proposed drawings, but is thought to be an early addition if not an original, is consistent on all floors.



Key Plan



General Notes

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Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01
- Room Number
- Floor
- Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
- Detrimental Areas
- Typical High Significance Features
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Significance Notes

HIGH SIGNIFICANCE

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CONSIDERABLE SIGNIFICANCE

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Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Third Floor

Drawing Number
EB-06-3F

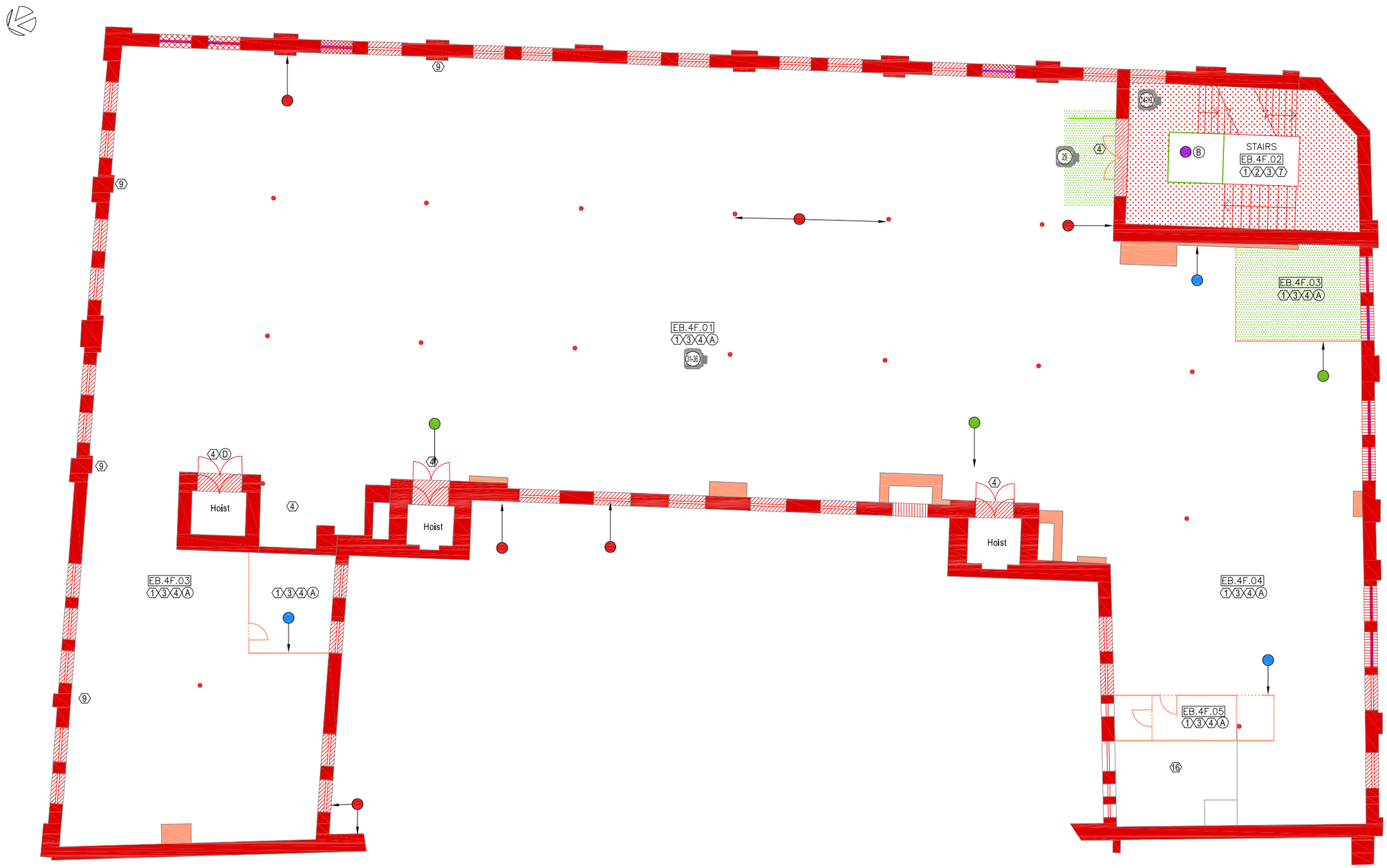
Scale
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Date
March 2012

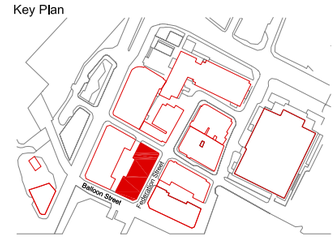
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Key Plan



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Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01 — Room Number, Floor, Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
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- Window blocked up
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Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Fourth Floor

Drawing Number
EB-07-4F

Scale
NTS

Date
March 2012

Drawn By / Revised By
DP & DB/SL



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Significance Notes

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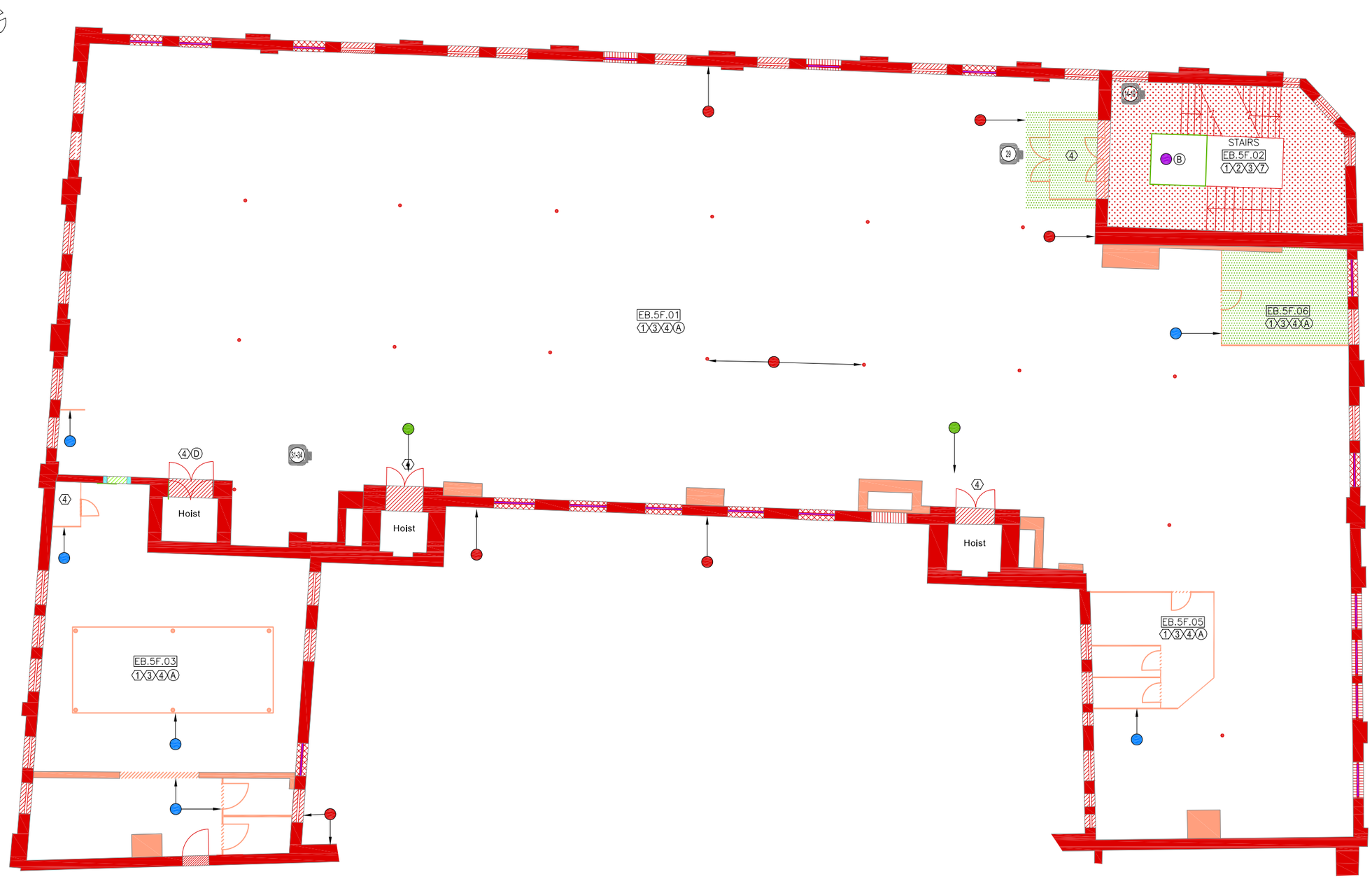
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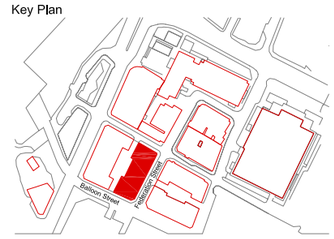
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Key Plan



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Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01
- Room Number
- Floor
- Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
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- Typical High Significance Features
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- Opening blocked, window and frame removed
- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Fifth Floor

Drawing Number
EB-08-5F

Scale
NTS

Date
March 2012

Drawn By / Revised By
DP & DB/SL



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Significance Notes

HIGH SIGNIFICANCE

- The envelope, windows, original doors. (i.e.: walls, doors, windows, roofs, gates, original openings and exterior decorative elements and signage).
- The original structure of the building: columns, floor slabs, bressumers, roof trusses, girders, including original column encasements and capitals where applicable.
- Interior partitions or rooms that pertain to the original or architecturally dominant period of construction in main public areas with highly decorative finishes.
- Highly decorative public areas and/or architectural elements at areas of access into the buildings (i.e: hallways, lift lobbies, stone or concrete stairs, decorative railings, stone clad walls, decorative mural panels, decorative glazed tiles or faience, decorative terrazzo flooring, etc... For further details on specific features, refer to section 6.0.2 in CP, Volume II.

CONSIDERABLE SIGNIFICANCE

- Interior original partitions/rooms in open floor/general spaces or secondary/service areas, or partitions/compartmentation that closely reflects the function of the building (i.e.: warehouse, office, educational, bank). For further details on specific features, refer to section 6.0.2 in CP, Volume II.
- Architectural, historic structural or M&E features that are material evidence of the technological advancements of their time. For further details on specific features, refer to section 6.0.2 in CP, Volume II.

SOME/LOW SIGNIFICANCE

- Interior partitions/rooms or finishes that in spite of pertaining to the original (or architecturally dominant period of construction), feature low decorative or craftsmanship levels.
- Interior partitions/rooms which due to the loss and alterations to original finishes no longer contribute to the special interest of the building.
- Interior partitions/rooms that in spite of being built between 1930-present day (generally considered of no significance) still enclose an area with a considerable amount of original architectural details or features.

NO SIGNIFICANCE/ DETRIMENTAL

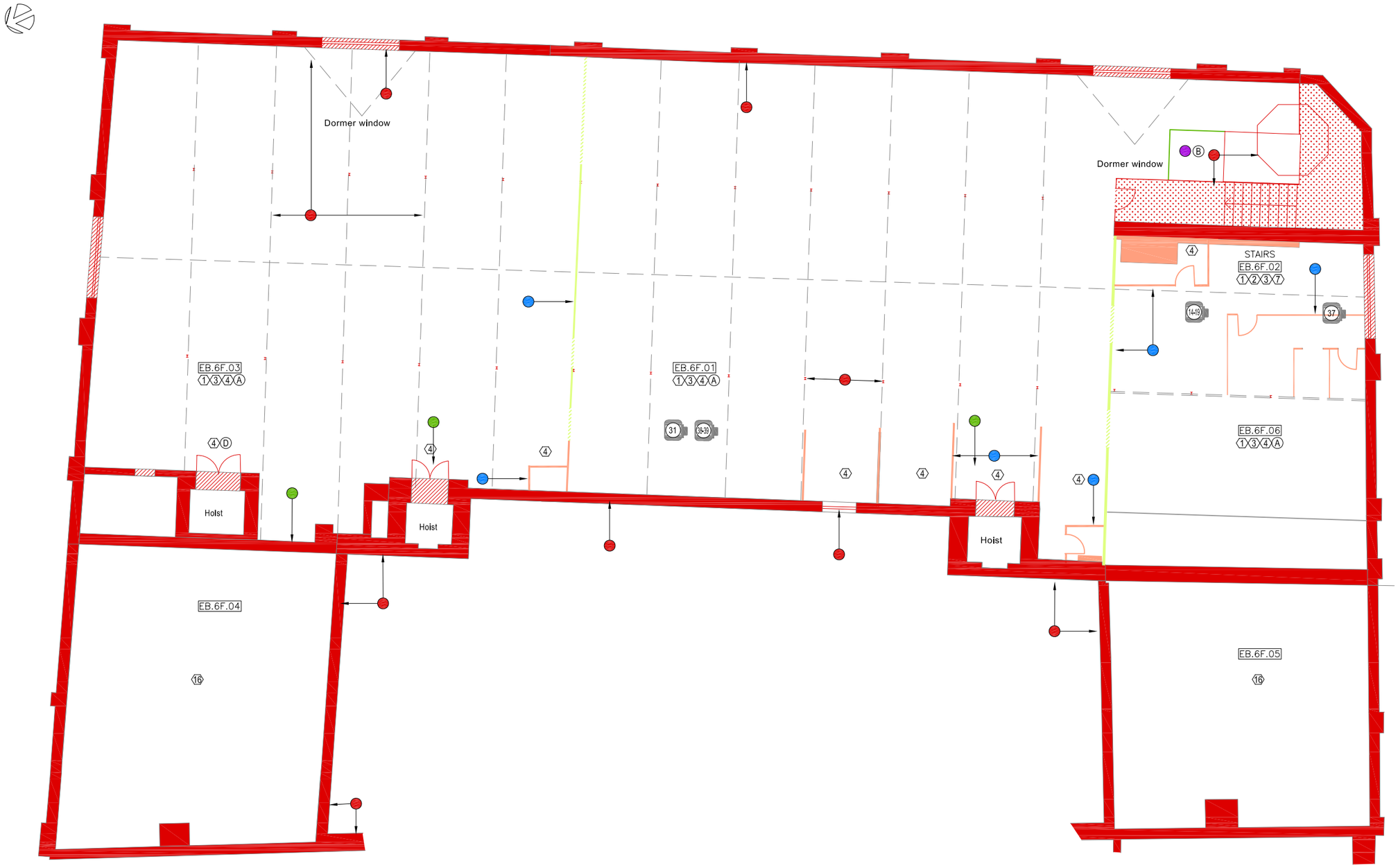
- Interior partitions/rooms and finishes that do not pertain to the original or architecturally dominant period of construction and do not fall in the previous categories.
- Interior partitions/ rooms that reflect recent refurbishment campaigns and which visually block and/or physically damage relevant architectural features, impairing the apprehension of the significant (generally original) design ethos.

Interior Feature Identification Notes

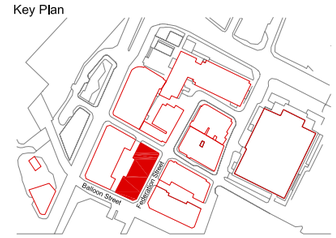
1. Original or early ceilings and/or cornices and/or ceiling finishes (exposed)
2. Original or early wall finishes or cladding (exposed)
3. Original or early skirtings and/or flooring (exposed)
4. Original or early joinery and/or panelling (exposed)
5. Original or early light fixtures (exposed)
6. Original or early machinery and/or special feature (exposed)
7. Original or early stair/steps and/or railings/balustrades (exposed)
8. Original or early window (concealed)
9. Original or early shaft or flue (lift, ventilation, chimney flue)
10. Original or early ceilings and/or cornices and/or ceiling finishes (concealed/suspected to remain)
11. Original or early wall finishes or cladding (concealed/suspected to remain)
12. Original or early skirtings and/or flooring (concealed/suspected to remain)
13. Original or early joinery and/or panelling (concealed/suspected to remain)
14. Original or early light fixtures (concealed/suspected to remain)
15. Original or early machinery and/or special features (concealed/suspected to remain)
16. no access: further inspect to determine if original/early features remain. refer to photographic gazetteer of historic features for reference.

Building Specific Significance Notes

- (*) The envelope/windows remain and are of high significance unless stated otherwise.
- (A) Original steel beams above.
- (B) Lift foot print is of considerable significance however the lift is of some or no significance.
- (C) Original opening may be blocked.
- (D) The hoist shaft does not appear on 1905 proposed drawings, but is thought to be an early addition if not an original, is consistent on all floors.



Key Plan



General Notes

1. Please note that Information used to produce these drawings is based on architectural drawings supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings.

Morphology Legend

- 1903 to 1929
- 1930 to 1965
- 1966 to 1993
- Post 1994
  - Possible Date
  - Openings and stairs
  - Walls

ROOM NAME — Room Name
HB.GF.01 — Room Number, Floor, Building

Significance Legend

- High Significance Areas
- Considerable Significance Areas
- Low Significance Areas
- Detrimental Areas
- Typical High Significance Features
- Typical Considerable Significance Features
- Typical Some/Low Significance Features
- Typical None/Detrimental Features
- Opening blocked, window and frame removed
- Window blocked up
- 1 Photographs of Significant Details (Refer to Significant Details Sheet)

Significance Notes

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Project
Co-operative Estate

Project Number
N1877

Clients
The Co-operative Estate

Drawing Title
'E' Block
Morphological & Significance Plan - Sixth Floor

Drawing Number
EB-09-6F

Scale
NTS

Date
March 2012

Drawn By / Revised By
DP & DB/SL



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SIGNIFICANT DETAILS – E BLOCK BUILDING – EXTERIOR

Note: Indication of where photographs were taken from are shown on the E-Block Morphological Plan – Ground Floor.

Legend **High Significance** **Considerable Significance** **Some/Low Significance** **No Significance/Detrimental**



Photo 1 – Envelope: all original architectural features (windows, doors, decorative stone and brickwork.



Photo 2 - Original openings (generally blocked off at basement and ground floor). Missing window, frame and/or glazing..



Photo 3 - Envelope: all original architectural features (windows, doors, decorative stone and brickwork.



Photo 4 - Original windows remain. Most are blocked of, however in most cases the original frame remains behind



Photo 5 –Original opening with quoined stonework and arched pediment framing the original iron gates.



Photo 6 - Original stone cornice and cartouche



Photo 7 - Original decorative stone details. Original windows.



Photo 8 - Original corner entrance, with decorative stonework, early doors.



Photo 9 – Original decorative stonework.



Photo 10 –Detail of typical decorative at ground/basement levels stonework**.**

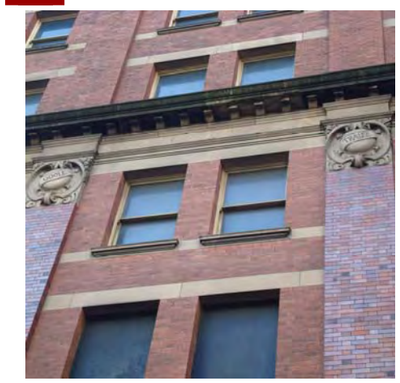


Photo 11 –Decorative stone lintels, sills, cornices and cartouches.

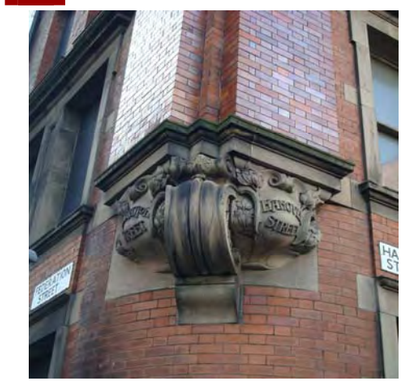


Photo 12 –Decorative stone pilaster base carrying pilasters of glazed brick.

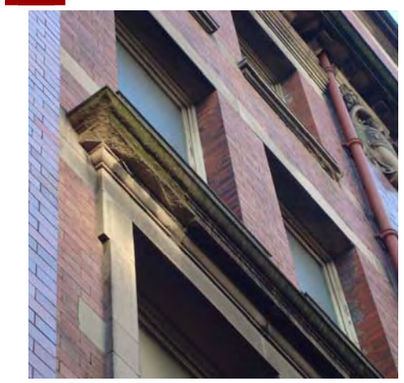


Photo 13 –Original stone window sills and brick infill.

SIGNIFICANT DETAILS – E BLOCK BUILDING – INTERIOR

Note: Indication of where photographs were taken from are shown on the E-Block Plans.

Legend **High Significance** **Considerable Significance** **Some/Low Significance** **No Significance/Detrimental**

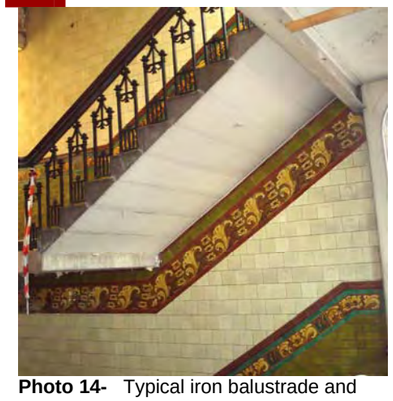


Photo 14- Typical iron balustrade and decorative glazed tiles.

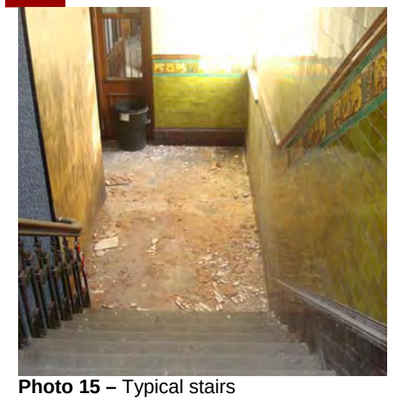


Photo 15 – Typical stairs

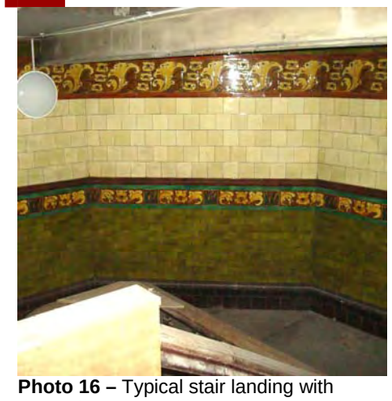


Photo 16 – Typical stair landing with decorative glazed tiles.

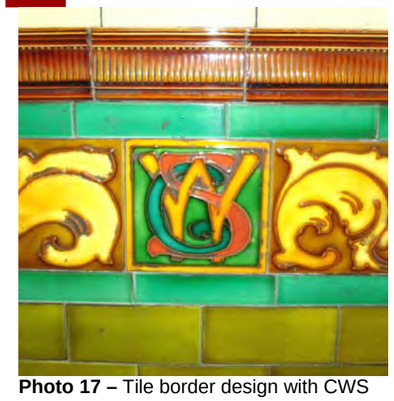


Photo 17 – Tile border design with CWS emblem.

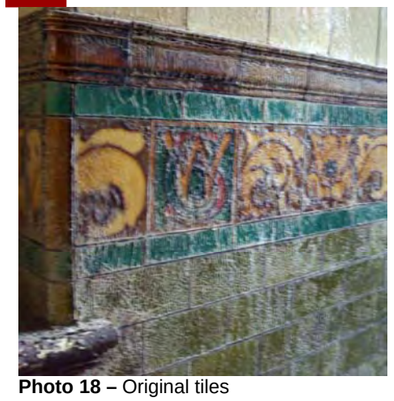


Photo 18 – Original tiles

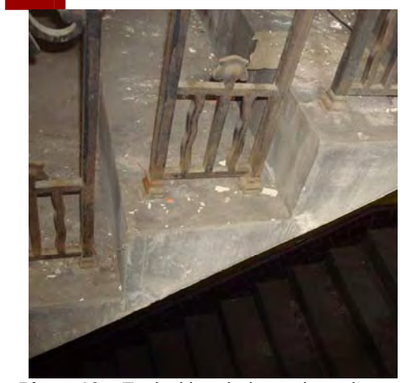


Photo 19 – Typical iron balustrade and stone steps.

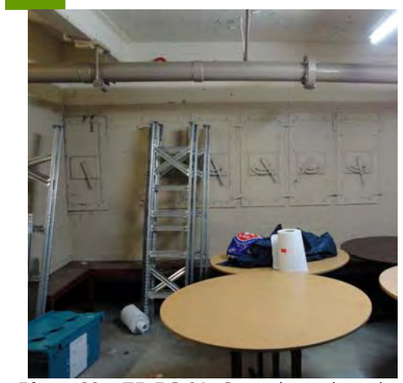


Photo 20 – **EB.BS.01-** Control panels to the original ventilation equipment on the walls at basement floor.

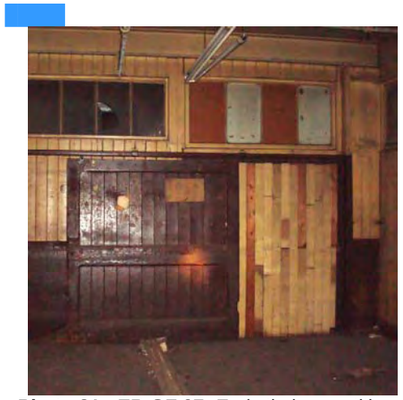


Photo 21 - EB.GF.07- Early timber partitions and sliding industrial door on metal track.

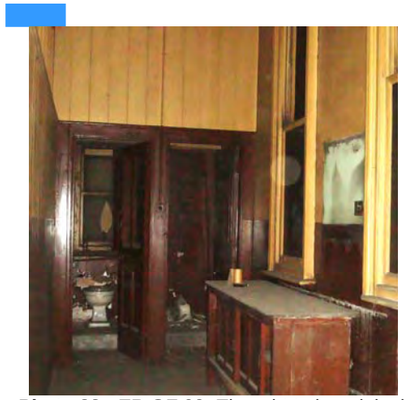


Photo 22 - EB.GF.09- Thought to be original or early toilets

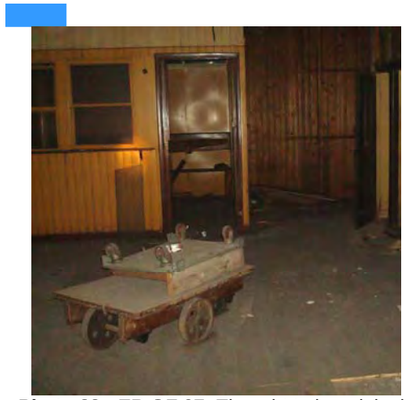


Photo 23 - EB.GF.07- Thought to be original or early partition



Photo 24 - EB.GF.02- possibly early tile flooring

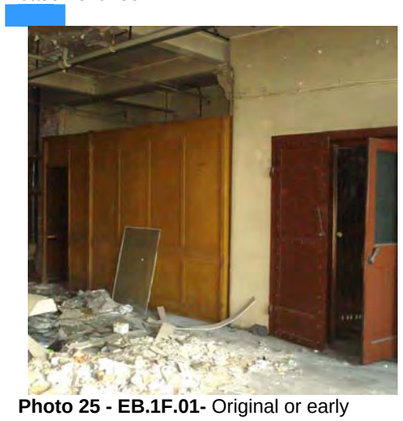


Photo 25 - EB.1F.01- Original or early furniture



Photo 26 - EB.1F.01- Early timber partitions with stained leaded glass.



Photo 27 - EB.1F.05- Early glazed partition detail

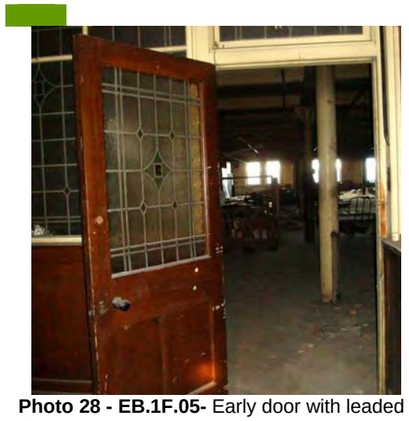


Photo 28 - EB.1F.05- Early door with leaded stained glazing.



Photo 29 – Typical entrance lobby screen (on2nd and 5th floors) and remnants of it on the 3rd and 4th floor

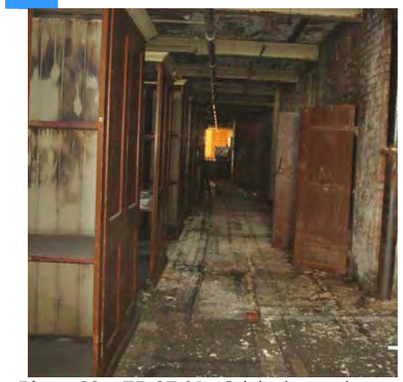


Photo 30 – EB.3F.01- Original or early shelving



Photo 31 – Typical iron lift door occurring on all floors

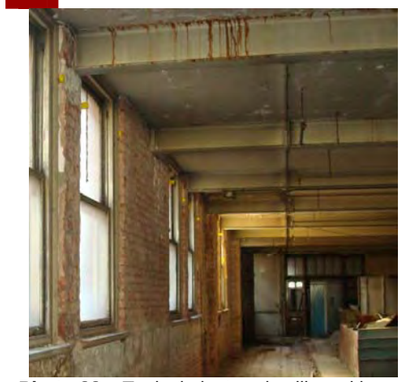


Photo 32 – Typical plastered ceiling with exposed metal beams at all floors



Photo 33 – Typical columns with bracketed capitals and timber flooring.

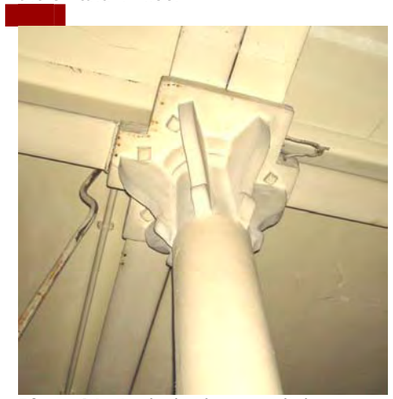


Photo 34 –Typical column capital



Photo 35 – EB.4F.01- Original column with painted timber cladding



Photo 36- EB.4F.01- Remnants of possibly early furniture.

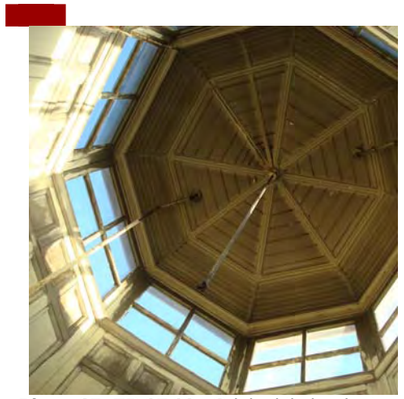


Photo 37- EB.6F.02- Original timber lantern and cupola with glazed lights



Photo 38- EB.6F.01- Original roof, roof lights and structural iron trusses.



Photo 39- EB.6F.01- Misplaced vent cover on 6th floor.

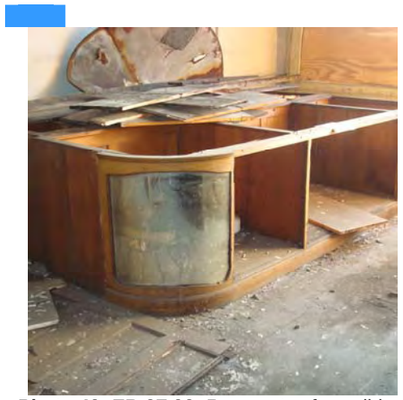


Photo 40- EB.6F.06- Remnants of possibly early furniture,

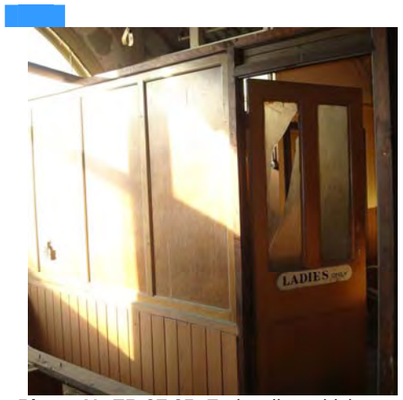


Photo 41- EB.6F.05- Early toilet cubicles.

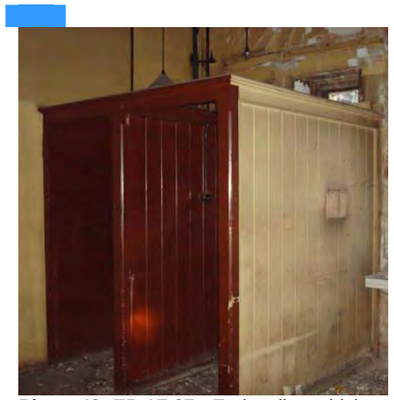


Photo 42- EB.1F.07- Early toilet cubicles

Summary of Significance E-Block			
Values and Attributes			**Description = Predominant Characteristics / elements**
Tangible Values		**Date**	1901-1905
		Architect	F.E.L. Harris, ARIBA. CWS in house architects.
		Heritage asset status	Grade-II listed as a single heritage asset with Hanover House. Component of Shudehill Conservation Area.
	Architectural Attributes	**Townscape**	Dominant impact on Federation Street, cohesive street-frontages emphasised by the bulk, height, massing and alignment enclosing the streetscape.
		Plan form	Open C-shaped plan with internal courtyard access. Single main stairwell and lift core on the main entrance.
		Exterior	Edwardian Neo-Baroque emphasised by the giant-pilasters colonnades and decorative cartouches below pilaster capitols. Paired, free-standing granite Doric columns at entrance and impressive iron gates to courtyard.
		Interior	Original tiled stairwells with CWS tiled logos, balustrades and wooden lantern. Glazed screens at main entrance to all floors. Some original joinery office screens survive with leaded stained glass. Some surviving early storage units and furniture extant. Column head capitols are exposed along with structural elements, warehouse gates and doors.
		Use	Former ware and showroom. Vacant for several decades.
		Individual Significance	Purpose built by the CWS architecture department. Earliest remaining COOP built warehouse in the NOMA complex. Individually of moderate/high architectural quality in comparison to other warehouse buildings in Manchester and across UK. No substantial technological advances and not very rare in typology nor in architectural quality.
Integrity and Authenticity		**Condition**	Poor. Substantial water penetration to the perimeter walls, floors and ceilings. Roof in poor condition. Severe salt efflorescence, oxidation of iron, both exposed and embedded structural elements.
	Completeness	**Plan form**	Virtually unaltered since the 1960s, retaining the open-plan original layout.
		Exterior	Exterior features largely remain, except for blocked and removed lower floor windows.
		Interior	Interior features largely survive, including some early furniture and timber screens with leaded lights. Substantial loss of interior finishes to the outward facing perimeter walls.
Intangible Values	**Historic / Communal**	**Group Value / Association**	National significance as a component of the heritage asset which includes Hanover House. E-Block reflects the growth and ambition of the CWS and is a positive contributor to the group value of the listed estate as a handsome, authentic example of an Edwardian Neo-Baroque warehouse building associated with the development of the COOP as an organisation and business.
Capacity for Change While Retaining Significance			**Interior :** high as the flexible, mostly open-plan floor plates could potentially accommodate a wide range of use. Generous floor to ceiling heights also allow for ease of accommodation of services without compromise of the space. **Exterior :** low/moderate as the cohesion of the Neo-Baroque elevations require detailed consideration of the façade composition, particularly hieight, massing, rhythm and the fenestration pattern.

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The vertical emphasis to Corporation Street will be enhanced.