Atelier Heritage

Heritage Statement to support a Planning and Listed Building Consent Application for Chatham Mill, Manchester

Client:
B&S Investment (Manchester) Ltd

September 2016
Job 1624





Aerial view of the site with red line depicting extent of works.



Street view of Chatham Mill from Chester Street.

1. Introduction

This Heritage Statement has been produced by Atelier Heritage to accompany the planning and Listed Building Applications for Chatham Mill, Manchester. It was written by Laura Jessup, MA History and Theory of Architecture. As described in the Design and Access Statement, the application is confined to the area within the client's ownership. The demise is limited to the loading bay, first floor of the main block and its extension, the linking bridge, and two rear blocks with connecting doorways. The client does not have ownership rights for the exterior of the building, the windows, the main roofs or any other part of the site. This report only covers the areas within the ownership of the client. It does not act as a condition survey.

2. Location and description

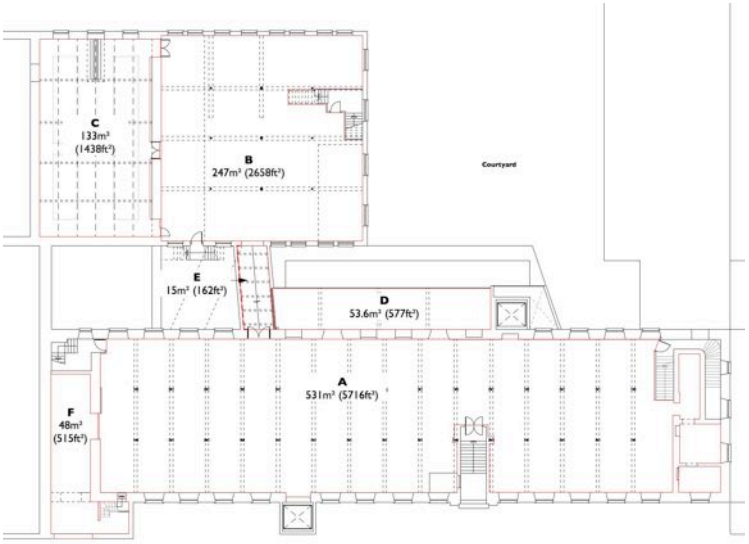
Chatham Mill is located on Chester Street, Lower Ormond Street and Lower Chatham Street, off Oxford Road in Manchester, to south of the city centre.

The mill is 6 storeys with 6 main buildings and a variety of extensions and linking structures. The largest of the extensions is the two storey one to the rear of the main Chester Street mill building, running approximately one third of the length of the mill block.

The main entrance to the former mill is on the long Chester Street block. Stairs lead through a double height, white-painted surround which appears to be (at least in part) a later addition, dating from the 1920s.

The building is red brick, architecturally plain and typically functional in form with regular rectangular windows with stone sills and a pitched slate roof. The rectangular windows to the main Chester Street elevation are timber framed, with nine lights in each. Two further buildings adjoin the main mill and run along Lower Chatham Street, rising to two and a half storeys at the further end.

Along Lower Ormond Street is a further four storey building. It is attached to the main building by way of a linking section in the form of a gated double height arch-way at street level. This arch gives access to the yard at the back of the mill. This four storey block is smaller in scale



Proposed areas for repairs.



View from courtyard towards rear of the building.

with a number of standard sized pedestrian entrances on this elevation and smaller sash opening windows with four panes. Central to the block is a round headed door with circular window above.

There is a chimney in the courtyard-facing corner, in the angle between the main mill and the Lower Chatham Street building. A former hoist is evident to the rear of the main block and there are 3 newer vertical access towers at various points along the main building.

Chatham Mill is one of a number of textile mills located in the Chorlton-on-Medlock area. It forms part of a group, the majority of which have been refurbished and converted to residential and mixed-use space in the last 20 years.

The application is limited to the ground floor loading bay, the first floor level of the main block and its rear extension, and the first floor of the two rear buildings accessed via a link bridge, as indicated on the accompanying plans.

For ease of reference, the different parts of the site have been labelled throughout this document as follows:

A Main Chester Street front block
B Rear square block with inserted mezzanine office (mezzanine not in the client's demise)
C Rear left hand side block with exposed roof structure
D Lean to block with sloping roof
E Linking structure between blocks A and B
F Loading bay, to the left hand side of the main block A

3. Listing

The mill is Grade II listed, the Historic England listing text is included below.

SJ8397 CHESTER STREET 698-1/19/61 (South side) 11/03/88 Chatham Mill

GV II
Cotton spinning mill, now used as warehousing etc. 1820, with extension of 1823 along Lower Ormand Street. Brick with slate roof, which has clerestory windows. Original block is 6-storeyed, 17 bays, with site of internal engine house against gable wall to SW (round-arched opening partially blocked and cut by C20 loading bay), with remains of chimney aligned with this to NW. Taking-in doors to all floors towards centre of rear elevation, reinforced with cast iron. Entrance leading to staircase in rusticated arch in NE corner, within archway to courtyard formed after extension of mill. Small rectangular windows with cambered brickheads in each bay. 4-storeyed 12 bay wing to Lower Ormand Street, with courtyard entry to left, and central doorway. Interior construction has timber floors carried on cast iron columns in original range, and fireproof construction to 1823 wing, in which cast iron columns and beams carry transverse brick arches. Layout of mill, including position of taking-in doors suggests possible origins as room and power mill. Included as a typical and coherent example of an early C19 mill, in which a single range has been extended to form an L-plan, itself a typical pattern of growth.

Listing NGR: SJ8406897289

4. History

A report on a survey of Chatham Mill by Manchester Regional Industrial Archaeology Society was located in Manchester Library archives. It suggests the following timeline for the mill:

1818: Runcorn and Bellhouse listed as cotton spinners at Medlock New Mill, York Street. The south wing of the mill (Chester Street) block was completed.
1819: The Runcorn brothers, Richard and John, were listed as cotton spinners at Chester Street Mill, Ormand Street.
1823: The Runcorn brothers completed the east wing to spin fine yarns.
1824: The plan of the mill taken from Swire's map of Manchester shows the east wing along Ormond Street and the main block along Chester Street, with an extension to the rear.

A further brief history can be found in Clark, S, Chorlton Mills and their Neighbours, Oxford University Press, 1978, *"The last vacant lot on Chester Street was taken by the Runcorn Bros, second generation spinners whose father had died during their boyhood…. Their capital had helped David Bellhouse to start his mill. Now they set up for themselves……The main building was completed in 1820 and still in use, is wooden floored, rather exceptionally for that date and place, but the long low extension along Lower Ormond Street, added in 1823, is basically fireproof in spite of some wooden additions. The ground floor of the mill is used as a grocer warehouse and has been much reinforced; the upper floors are occupied by garment workers and seem little changed from their original form except for partitions. There is an engine house, fire proof and smoke blackened, at the west end of the yard. The small block serves the purpose for which it was no doubt designed, as offices, with the arches neatly picked out in paint. Some of its iron work is rather fancy, as though it had been transferred from a railway station."*

As Manchester grew in to a large industrial city in the nineteenth century, the area around Oxford Road was almost exclusively covered with the buildings of cotton trade in one form or another, alongside accommodation for those who worked in the mill and workshops. Even earlier, in 1794, there were already mills east of Oxford Street and the area continued to develop as a pocket of

industrialisation. The housing area, known as Little Ireland, was notoriously poor and conditions appalled even contemporary commentators. Following demolition of the slum dwellings, the River Medlock was culverted in the mid-nineteenth century, apparently partially under the Chatham Mill.

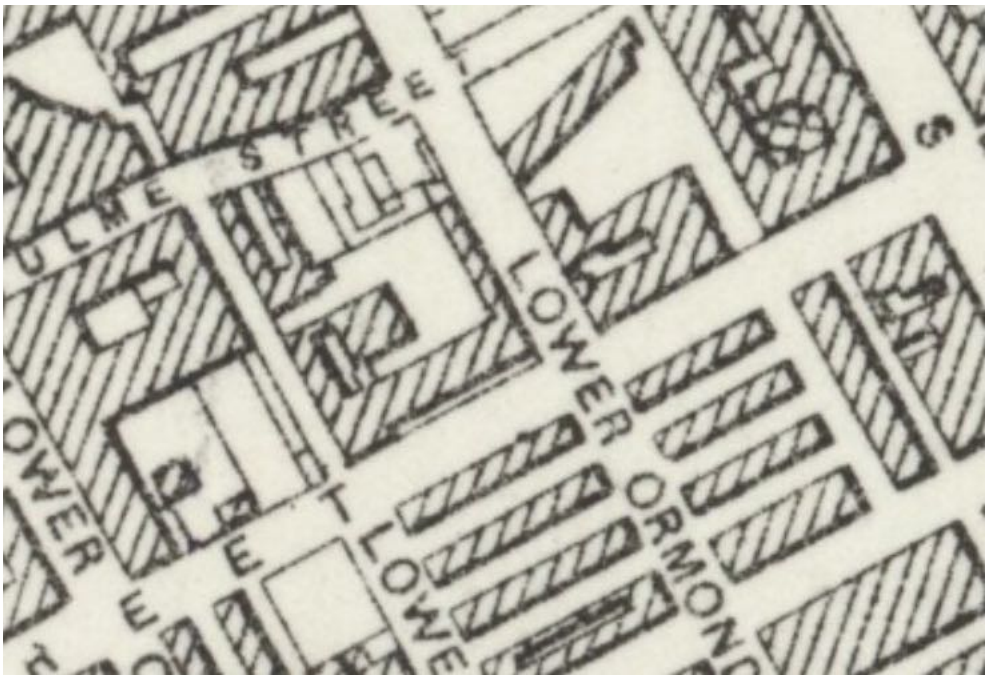
Several references found in archival evidence class the mill's business as 'cotton waste'. This sub-trade of the cotton industry was not uncommon and produced items of a lower quality for practical domestic and commercial uses. A contemporary advert describes the type of produce from Chatham Mill.

"Cotton Waste Manfrs. Adams & Co. Limited (manufacturers of engine cleaning waste sponge cloths, lamp & candle wicks, bunting, flags, mops, scouring flannel, twines, wad-ding, cotton wools, cotton and woollen flock, lubricating pads &c. Home, foreign & colonial government & railways stores contractors), Chatham Mills Manchester."

Historic maps give an indication of the chronological development of Chatham Mill and though precise dates of the many and varied additions and alterations are uncertain, it is possible to outline a likely timeframe of the main blocks. It should be noted that the mill is occasionally referred to as 'Runcorns Mill'. This is reference to the original owners, rather than any geographical link.



1845: The main block on Chester Street is present, as is the secondary block on Ormond Street. A smaller block to the rear in the 'yard' is also evident.



1894: The two blocks on Chester and Ormond Street are shown, with a further block to (Lower) Chatham Street, forming a third side and a square shaped building to the rear, with a narrow link from the Chester Street building and a further narrow link from Lower Chatham Street.



1905: The buildings are a similar layout, with the block running off Lower Chatham Street now filled in, as it exists today.



1915: The layout is the same as that shown in 1905.



1938, the map shows a fuller link to the rear of the site and the Hulme Street buildings. Today these buildings are no longer part of the same site.

From the images previous and archive research it is concluded that the main block **(A)** dates from around 1818 and the Lower Ormond Street block from slightly later, c.1823. The square rear block **(B)** is present on the 1894 map, though not on the 1845 one, so was originally constructed between these dates. The rear main block extension and link bridge **(D and E)** are later additions.

The rear left hand side block **(C)** is present on the 1905 plan, therefore it can be dated from between 1894 and 1905.

The loading bay **(F)** has undergone changes in its form from the outside in the latter half of the twentieth century, presumably to accommodate access for modern delivery vehicles.

There have been a number of changes over the lifetime of the mill, including the addition of vertical circulation towers to the rear of the main block and the rebuilding in part of the rear blocks, particularly the square block building **(B)**. This structure has a non-original and inappropriate roof and evidence of rebuilding of the brickwork.

5. Significance

Chatham Mill is Grade II listed and is therefore afforded a degree of statutory protection as a designated heritage asset. Historic England documentation outlines the importance of the assessment of significance of assets to determine the nature of the significance, the extent of that significance and the level of the significance.

The HE document Conservation Principles outlines four types of heritage value; aesthetic, communal, historic and evidential. Chatham Mill has evidential value as an example of early nineteenth century industrial architecture, particularly related to the cotton industry. It stands as evidence to past human activity. However, in reference specifically to the client's interest in the main building, this value has been compromised by the inappropriate additions and the prolonged lack of maintenance which has resulted in a deterioration of the building's fabric.

The building is of some historic value. It is one of a group of mills in the All Saints area, a number which remain, and some of which have been demolished. The remaining properties have almost all been converted to residential

or commercial use; Chatham Mill is one of the few yet to be comprehensively redeveloped. The grouping of these mills is evidence of the nature of distinctive industrial development in the immediate locality, in Manchester, in the North West and in Great Britain. Chatham Mill's place within the wider group is therefore particularly significant.

The aesthetic value of Chatham Mill is mainly in its contribution to the wider industrial setting and its place as a piece of that specific urban landscape. The design of the building itself is not of high quality or particular architectural significance and has been somewhat diluted by the ongoing piecemeal changes over the evolution of the space. Internally the aesthetic significance is based in the basic structural elements of the building; which would typically be exposed in a mill of this kind. Unsympathetic later coverings, partitions and additions continue to have a negative impact on the character and heritage significance of the site.

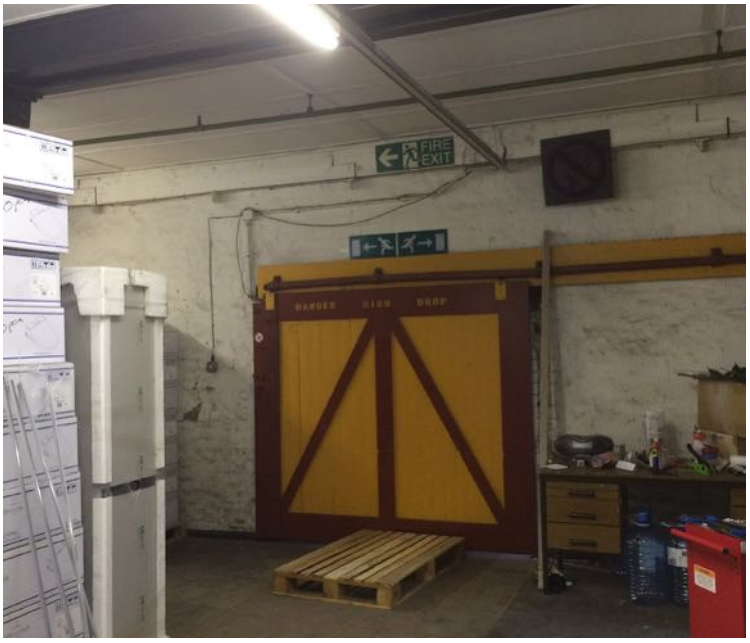
Chatham Mill has a social/communal value as part of the cotton industry in Manchester and the important role that played in the lives of the workers and the country as a whole. That value is no longer first hand as the mill has long ceased to be used in its original function and is more associational, as part of the character of the area and the links with the cotton industry of the city.



Exposed structural elements in Block A.

The evidential significance of the mill has been degraded by the physical changes, partial loss and degradation of the interior spaces and inappropriate external changes to the rear of the site. The original use is still readable however, and the phased development of the mill remains evident through the presence of different blocks and extensions. The plan form is still evident, though it has been subject to a number of subdivisions. The original building materials and structure are mostly remaining, with some low quality additions and changes, particularly in the lean to rear extension and the alterations to the exterior of Block B. The spatial characteristics and evidence of former use are most evident in Blocks A and C.

Block **A** is considered to be of highest heritage significance, being the oldest part of the site and a more complete example of early nineteenth century mill space. The exposed structural elements (cast iron columns and surrounding reinforcements, beams and timber flooring) and the spatial



View of Block A - industrial sliding door to loading bay.



View of Block B, subdivisions and fire escape.



View in Block B - roof structure and contained mezzanine level to the right.

characteristics are all considered significant. The sliding door and relationship with the loading bay significant. Later additions of suspended ceilings and poor quality partitioning has interrupted the spatial characteristics, making the space hard to read and detracting from the heritage significance. Although of a later date (probably the 1920s) the grand scale and decorative outer frame and grille of the main entrance are a valuable part of the street scape and external composition of the mill. Some inappropriate changes in the entrance vestibule have had a negative impact on the quality and character of the space including the painting over of tiled surfaces.

Block **B** is of medium significance. It existed on the site since the mid-late nineteenth century but the interior of the existing block has been damaged and its heritage value compromised by the addition of a self-contained 'mezzanine' office. This, along with some internal subdivision to create a fire escape stair and an internal office, have changed the original spatial characteristics of the space. The windows on the outer courtyard wall have been replaced with reproductions which lack the detail of originals (such as tilting central openers found in the main building). Whilst the columns, floor and some of the rear windows appear to be of an older date, there is evidence of substantial rebuilding, including areas of non-matching smooth faced red brick, to the exterior walls. It appears that the central end bay has been infilled, with the window at a higher level than those to either side. The original slate roof has been replaced with a heavy modern tile which has not only resulted in the loss of original historic fabric, but is highly inappropriate in the context of the building, historically, aesthetically and architecturally. The original floor boards are of some heritage value but are damaged in areas.

Block **C** is of medium/high significance. Whilst it is from a later date, it is a good example of column-free space design with the original roof structure remaining and part of the belt drive still visible. It has undergone some changes to the rear wall and the condition of the roof and floors is poor.

Block **D** is of medium/low significance. It holds some evidential value as evolution of the site, estimated to date from the second half of the twentieth century and likely to have contained offices and overlooked the loading area to the rear and below. It is not of a high quality in either design

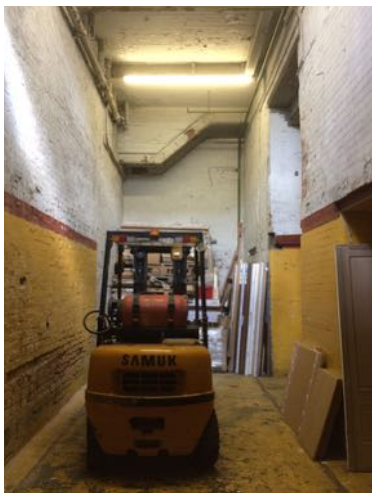


View of Block C with original roof structure.



View of Block D





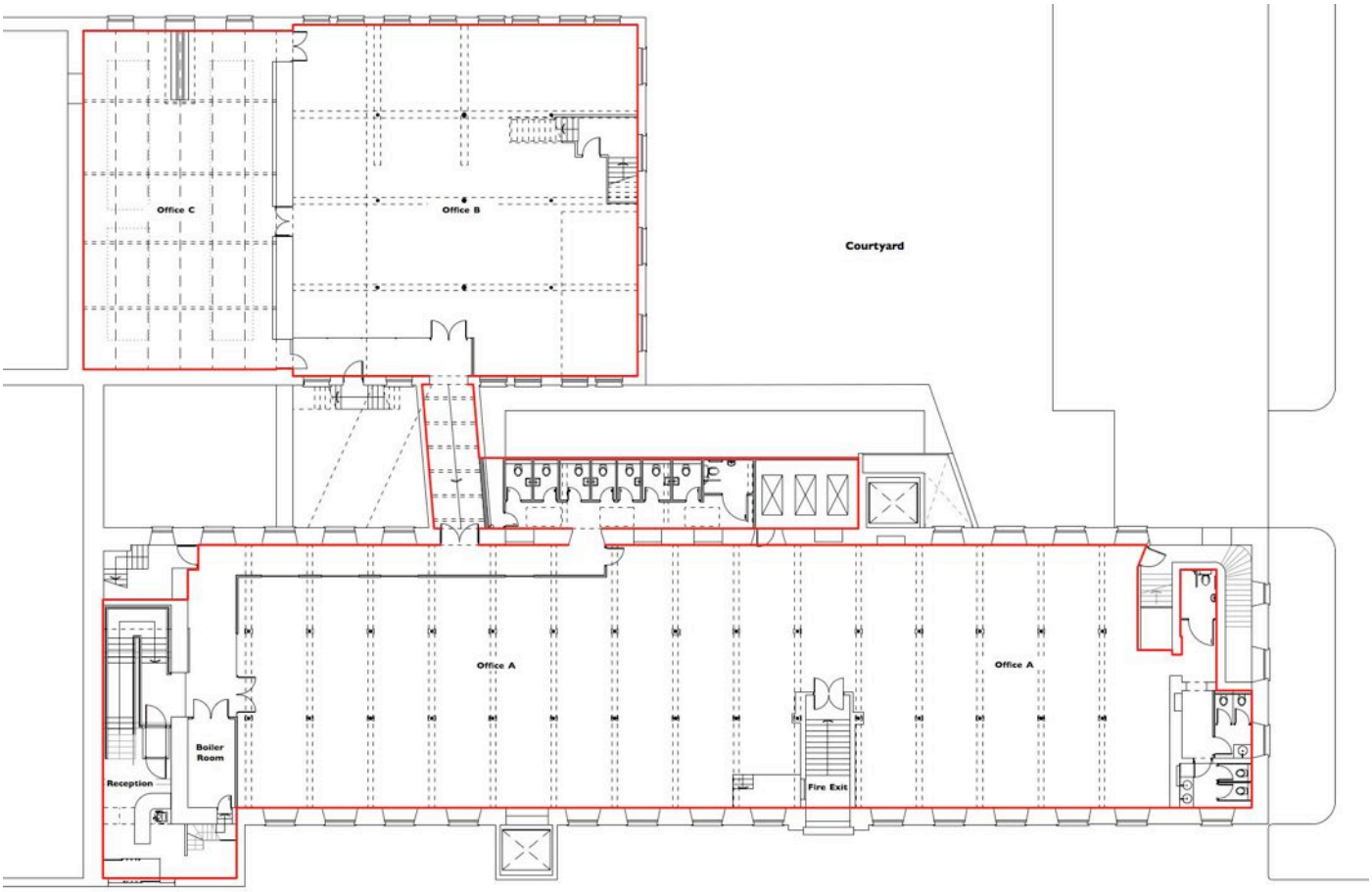
Block E bridge link and Block F - loading bay.

or built form. The overly large exposed metal framework is of some historic value as are the safes and built in recesses, but the back wall with (now painted) windows and glazed roof are not in a good condition. The strangely configured separation of the upper and lower floors along with the painted out windows has compromised this area's intended context, making it difficult to read as a component part of the building. The whole has been poorly maintained and as a result there has been water damage, particularly to the floor. Overall it is considered to be of medium/low contributory value to the character and significance of the building.

Block **E** is the bridge/link. This is considered to be of low heritage value. It is of poor quality, using low grade materials and is in a poor condition. It value is limited to its plan form: a bridge link typical of mill premises but there is no architectural value to the existing structure.

Block **F** is the loading bay. The outer extending part appears to have been added at a later date and is of low heritage value. The internal space is of higher value with metal edge curbing visible (although the central 'road' has been infilled). There is a large opening to the first floor of Block A with an industrial sliding door. This is of some evidential value. The value of the area is primarily based in its spatial characteristics and its role as a component part of the wider site rather than any particularly significant elements.

There is limited evidence of the original function of the building from the interior fittings, but the structural elements are characteristic of a mill of this period, and together with the linked plan form of the various spaces, are considered the most significant features of the site.



First floor plan as proposed.



Current external entrance to Chatham Mill

6. Proposals and impact on heritage significance

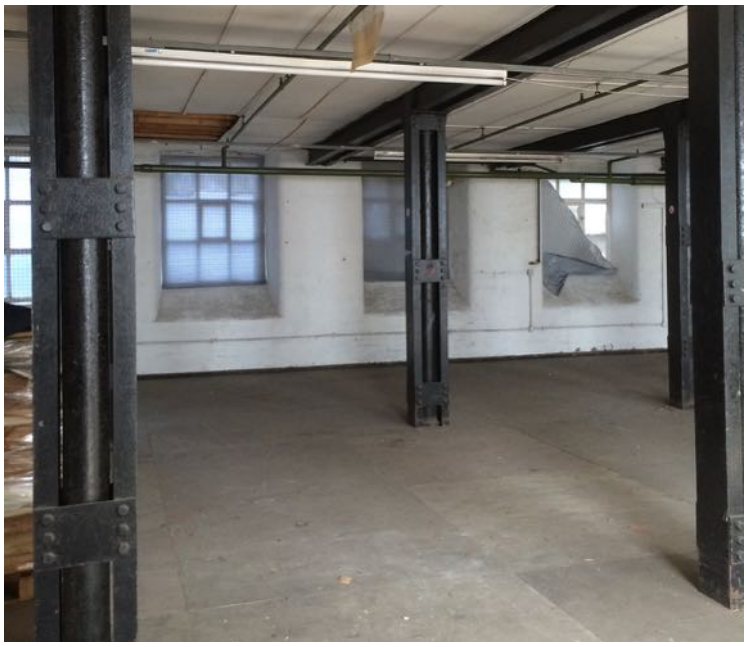
The different structural blocks have all suffered to some extent from lack of maintenance and repair and unsuitable interventions. However, as a whole, they illustrate the development of Chatham Mill and are considered to have some significance as evidence of evolution of the site. It is proposed to retain them all within the application.

A

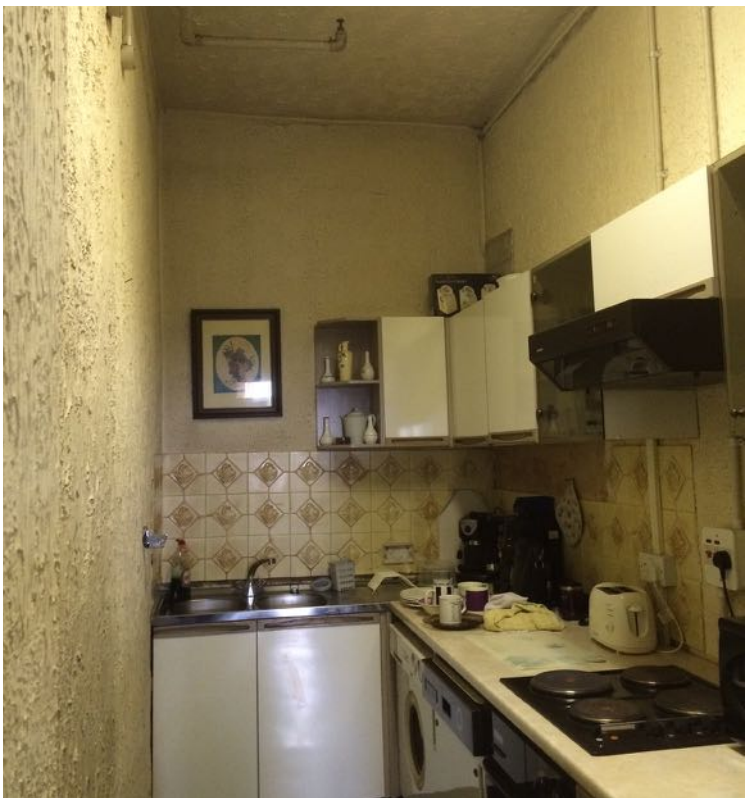
The proposals to this area which have an impact on the heritage value of the Block A are listed below:

Windows: As the majority of these are outside of the demise of the client, proposed change is not possible. Glass will be repaired where necessary and all existing openers made functional. This is an enhancement to the existing situation and is of no harm to the heritage value of the building.

Removal of existing non-original partitions: These are not of historic or architectural value. They are in poor condition



Block A - windows and cast iron columns with steel encasement.



Existing kitchen in Block A

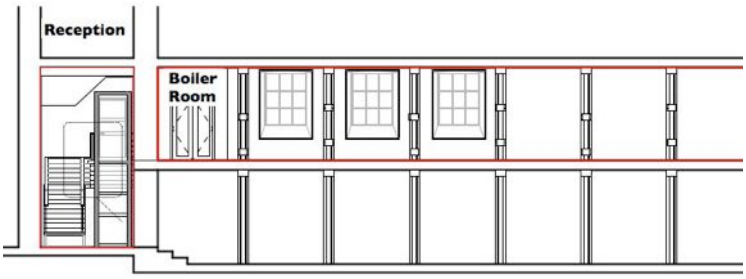
and of a low quality. Their removal is considered beneficial to the space and will restore more original proportions and dimensions.

Ceilings: Suspended ceilings are present in some areas. In parts, these are double layered with a void between. They are non-original, of low quality and with no historic or design value. It is proposed to remove them in all places. In their place two layers of plaster board will be fixed to the underside of the joists to form the ceiling. Around the columns, there will be a shadow gap to ensure the structural columns are exposed in their fuller height and highlight them as an original feature. The removal of the deep suspended ceilings will reveal more original proportions of the space and is considered to be an enhancement to the asset. The replacement with two slimmer layers of plaster board and creation of a shadow gap around columns is considered an appropriate response to create the required level of fire protection and maintain maximum exposure of the structural features.

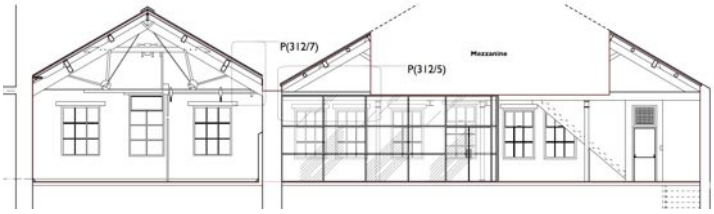
Entrance: To the entrance area, there will be minimal changes as the outside is not part of the client's ownership. The tiles in the entrance have been overpainted in the latter part of the 20th century with an unsuitable finish. This is having a harmful effect and the proposal is to carefully remove the paint and expose the tiles in their historic form. This is an enhancement to the current situation. The existing entrance doors are non-original, mostly glazed and timber framed. These will be replaced with fire rated doors, in a similar design. The impact of this change is neutral.

Toilets: The existing toilets/kitchen to the far right hand side of the building are in poor condition and non-original. The proposal is to remove them and replace them with male and female wcs within the existing space. This will have no impact on the significance of the asset and is considered an enhancement to the space.

The proposal is to create one large office space within the main block, with exposed columns. There is a need for a degree of separation within the space to allow an access corridor to the rear units. The partition is full height and solid, but to retain views into the larger space a slim, steel-framed, glass partition section is included. Window openings have been created on the internal wall to echo those on the external wall. This allows light and visual permeability to be



Proposed section through Block A and loading bay, showing reception and Office A.



Section through Block B and C showing glazed corridor and proposed Offices B and C, respectively.

retained from both sides. The impact of this new corridor is considered to be low. It creates minimal subdivision and the effect is mitigated by the creation of glazed internal window forms and the glass partition section.

B

There are minimal changes proposed to space B. They include the removal of non-original, poor quality partition walls around the fire exit in the corner. This is considered an enhancement with no detrimental impact on the space.

The non-original tiles to the outside face of the mezzanine office will be covered with a further layer of plaster board and replaced where there is extensive damage. This is considered an appropriate response given that the mezzanine is outside of the client's ownership.

The brick walls to the space will be sandblasted and the original brick surface exposed. This is not considered to harm the significance of the space.

To access the separate office created in Area C, it is necessary to create a short corridor through the space. This will have a short expanse of solid wall to the end to allow for practical storage. The long wall of the corridor will be glass within a slim steel frame. This will allow for continued visual understanding of the space from both sides and has a minimum impact on spatial characteristics. The corridor will not be full height and will have a roof 'lid'. This has been designed to allow uninterrupted views from within the unit and therefore preserve the integrity of the larger space. The low impact of inserting a short corridor has been mitigated by the use of glass and the less than full height form. The overall impact is less than significant.

The floor is damaged in several areas. Boards which cannot be repaired will be replaced with those of the same dimensions to ensure the appearance is unaltered. This will have a positive impact on the space.

C

Space C is of high significance to the whole of the building, with some interesting exposed roof structure and remnants of a belt drive and mechanisms. The floor and ceilings are in poor condition in parts. Where necessary the floor will be



Original machinery within Block C to be retained and reinstated.

repaired and any replacement boards made to the same dimensions as existing.

The roof covering is currently in poor condition, resulting in significant water ingress. To meet office use requirements and to improve the long term condition of the roof, it is the intention to carefully remove the current covering, retaining the timber joists and metal internal structure. A thin layer of foil insulation will be fitted above and around the joists and the internal face will be finished with a thin layer of board. The slate roof above will then be replaced, with existing slates where possible and new slates to match existing where they are found to be beyond repair. Existing roof lights will be retained and repaired. This approach will ensure the building is watertight and adequately insulated with minimum impact to the character of the space and the internal structure. The additional layers will extend internally slightly down the joists (please see drawing detail) but the main members will still be identifiable and the majority of length will be exposed. The ends will be finished with a thin layer of board to cover the new insulation layers, cut to fit around the joists to enable to original structure to remain visible. This is considered as the least harmful solution to roof repair, with minimal impact on visual appearance. The historically significant internal structure will be retained and repaired where required using like for like replacements. The historical machinery elements will be retained. The works within this unit are repairs and necessary upgrading to offer a long term fix for the failing roof covering and there are no elements which represent significant harm to the character or historic features of the listed building.

D

The lean-to extension is of medium/low significance to the whole. Whilst it represents a stage in the building's evolution, it is in poor condition. The floor is in a poor condition, particularly at the junction with link bridge where there is evidence of ongoing water ingress. The roof is leaking at various points, which has caused to damage to the floor and the walls. There is an internal downpipe in the corner of the unit which will be repaired. There are three large steel beams forming the roof structure. These are currently exposed and it is intended to retain them as revealed features. The roof is in a poor condition. To address the water ingress and ensure there is adequate insulation, the proposals involve the fitting of new rafters to sit on



Asbestos roof - Block D.



Poor floor condition within Block D.



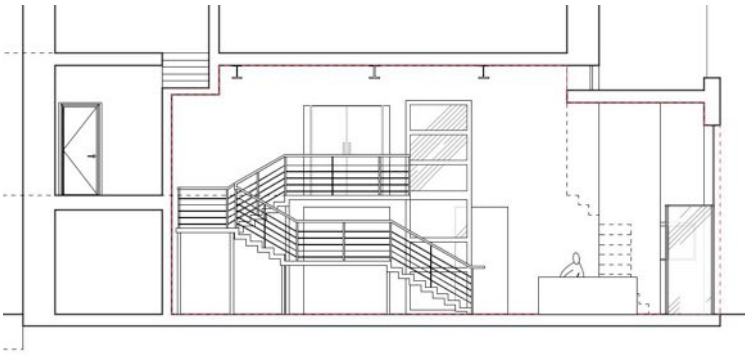
Block E bridge link.

existing steel beams and house insulation between. The outer side of the roof will be slated. Roof lights will be fitted in locations at the upper part of the slope in order to avoid windows directly over WCs. This retains the character of natural top-light within the space and is not considered to significantly alter the character of the listed building. The proposals have considered the optimum location for the toilets. As the gradient of the roof limits the head height within this area and the rear windows overlook the space below (used for storage and out of the ownership of the client), there is limited viability for office use in this area. It is considered the best location for the toilets, being centrally located to all units and already having a doorway through from Block A. The large steel beams will be retained within the new design. Obviously, partitions are required to serve the new use but impact has been mitigated by ensuring that walls do not fully obscure the view of the beams and they retain a space around them. The floor will be repaired and replaced where necessary. The rear painted in windows will be kept in their existing form and retained behind insulation and a new layer of plasterboard.

The complexities of joint ownership mean the access to these windows is severely restricted. Retaining and covering them will ensure they are protected and can be revealed and integrated into a wider scheme should the opportunity arise in the future. Covering the windows will have an additional benefit of creating a new wall to fix the wcs to, avoiding the need to fit them in more historically significant areas. The end space is intended to function as a plant room to house the units for the comfort cooling system. This will involve the insertion of a partition wall, to be set clear of the existing metal beam. There is already a partition in a similar position and the impact of a new one is neutral. The details of the demise mean that there is no outside location for these units. As they require a degree of ventilation to the outside, positioning them at the front of the building would involve changes to the windows. This is considered to cause a greater level of harm than is acceptable. The lean-to has a lower heritage value and the roof itself is of low significance, therefore replacing a limited section with roof vents over this end of the block is considered to be the least harmful solution. The placing of vents will change the non-original roof in this location, but the level of harm in the context of the asset as a whole is considered to be at acceptably low level. The spaces used for storage cupboards and safes in recessed locations will



Block F, loading bay.



Proposed section through loading bay showing proposed reception area.

be retained.

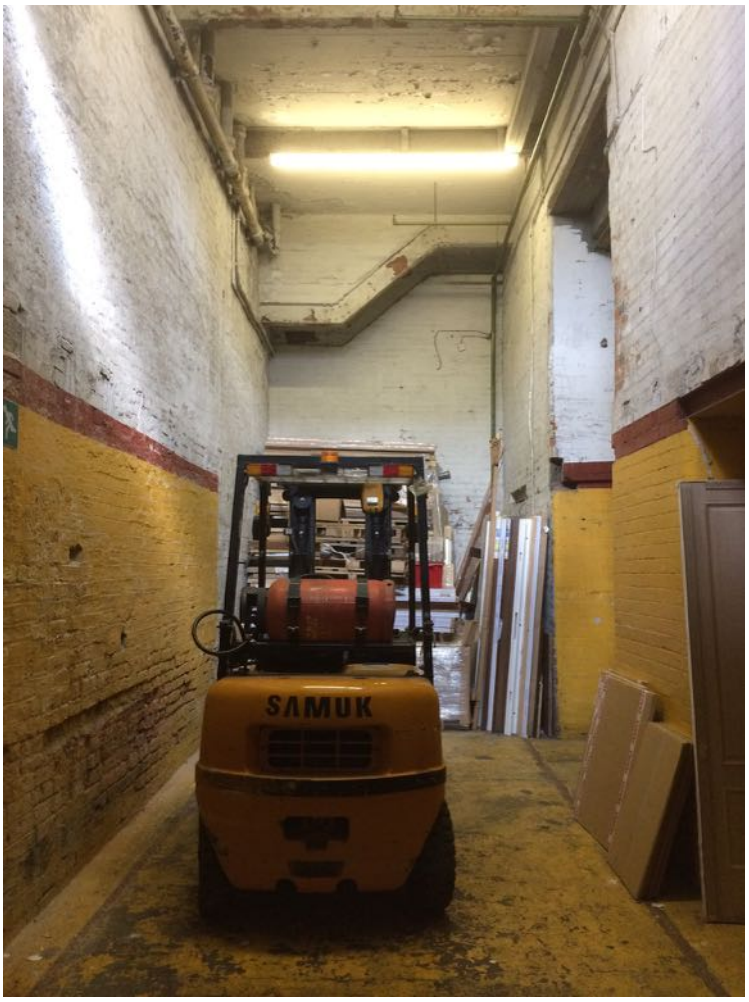
E

The link bridge is considered to be of lower significance, being significantly altered over time and in a poor condition currently. It will be retained within the proposals, the floor, walls and roof being repaired. The walls and floor will be retained and repaired where necessary. The asbestos will be removed from the roof. Existing roof joists will be retained with the required insulation fitted and the underside fitted with a plasterboard finish. For detail on the make-up of the roof, please see drawings. The outer side will be finished with single ply roof membrane. As this was a purely functional part of an industrial building, the approach of repair and minimum intervention is considered appropriate.

F

The former loading area is positioned to the left hand side of the main block, with access directly off the road. The existing pedestrian entrance has steps and is not fully within the demise of the client. In order to create an entrance with full access, it is proposed to use the loading bay as the new entrance. This has the additional advantage of being able to form a separate and secure reception area without additional sub-division within the large front block A. The positioning of the entrance within the loading bay offers a solution to assigning a viable function to this awkward section of the building, which could otherwise be redundant in a post-industrial use.

The new proposal involves the removal of the non-original roller shutter to the loading bay and infilling the whole opening with full height glass, within which are set sliding glass doors. A draught lobby with glass walls has been created within the entrance. This is an approach used in listed buildings throughout the city and offers the advantage of retaining the form of the opening, having minimal visual impact and being readily identifiable as a modern intervention. Level access from the street will lead to an open tread stainless steel staircase with a metal handrail. This design has been chosen to be in keeping with the functional industrial character of the building. The staircase will essentially be free-standing, with minimal fixing points penetrating brick work and the existing timber beam. It is an intervention which can be removed at a later date, should



Block F loading bay.

it be required and its insertion represents a limited level of harm. The top of the staircase will lead through an existing large width opening, avoiding the need for additional loss of original building fabric. The existing sliding door will be retained. A new platform lift will ensure disabled access can be provided. Brick walls will be exposed and sandblasted and the floor paint will be removed. In order to completely form the new entrance area, the two existing openings to the basement will be bricked up. The division will be done on the back line of the opening in a brick to match existing and a shadow gap will be created at the edge. This will allow the historic openings to remain readable, whilst ensuring the necessary separation between the ground and basement floors. The changes to the loading bay are considered to be of low impact and the harm caused to the asset is negligible.

To the side of the loading bay is an existing window opening. It is currently over-boarded but the cill and brick head are visible. From the inside it can be seen the window is of low quality finish and design, with split glass panes with a metal security mesh covering. It currently serves no purpose and has little historic value. It is proposed to remove the board, glass, frame and mesh and brick up the window opening, keeping its cill and head detail to retain the memory of the window. The brick work will be to match the surrounding brick, but identifiable as a new intervention by slightly offsetting the courses. As the window is of low heritage value in a non-original part of the building, this treatment is considered to represent minimal harm to the heritage significance of the whole.

To ensure separation it is necessary to block up the existing openings to the basement. These openings in themselves are considered to be of low heritage significance in relation to the whole and the proposals are an appropriate response to ensuring a viable reuse for the space. The integration of recognisably modern design ensures the changes are identifiable as a new phase of works to the building.

7. Mechanical and Electrical

Throughout the building there will be natural ventilation, provided by the numerous openable windows. There will be no suspended ceilings or raised floors, ensuring the historic fabric is retained and revealed. Services will be exposed and suspended from ceiling level as per the accompanying drawings. This is an approach approved at many listed buildings and is considered wholly appropriate in this location. A comfort cooling system is proposed to ensure the building can offer the level of accommodation desired by tenants. There are a limited number of interventions required to accommodate this. The system pipes will be carried from the plant room in the rear lean to block, in galvanised trays at ceiling level. Routes have been designed to cause limited disturbance to original fabric and run along the perimeter of spaces and next to existing beams to limit visual impact. The low level floor standing air conditioning units have been chosen to mitigate harm through excessively large suspended outlets. As a result, fixings are limited and views across the blocks remain uncluttered by pipes, particularly important in Block C where exposed roof structure remains. Lighting is suspended, with limited penetrations through historic fabric. It has been designed to run in-line with the existing beams wherever possible avoid the creation of new grid forms. The resulting level of harm is considered low and justified to create viable lettable space and in preference to the significant intervention of raised floors.

8. Conclusion

Chatham Mill is listed at Grade II. This status affords it a level of statutory protection to ensure that its architectural and heritage value are protected. The proposals in this application have an added level of complexity given the split ownership of the building and the unusual constraints of the demise. Ideally the building would be subject to a comprehensive refurbishment scheme, however, this is not possible at the current time.

The design proposals are a response to the needs of the heritage asset and the limitations of the situation. All aspects of the proposal are considered to represent less than significant harm to the building and offer a much needed long term viable re-use for this part of the building. It is considered that the proposals represent the optimum solution for re-use, whilst affording protection to the significant features and character of the listed building. Importantly, they are considered to successfully address the issues of long term sustainability without compromising any future refurbishment plans for the wider building.

9. Policy

NPPF requires a demonstration of sustainability for historic buildings. These proposals are a conservation led response to ensure the heritage asset can be put back in to sustainable use and therefore meet this policy requirement.

NPPF paragraph 126 states that uses for historic buildings should be consistent with their conservation and the importance of ensuring that the significance of the asset is sustained and enhanced. The proposals provide an appropriate and viable economic end use whilst enhancing remaining architectural and historical features of significance through restoring spatial character, undertaking repairs and removing harmful interventions.

Remaining historic features will be repaired and exposed. Where new interventions are required, these are seen as a suitable response to the listed asset and will be readily identifiable as a further layer of adaptation to the building. The changes do not represent significant harm and in areas where there is a level of impact, this is considered to have been mitigated and the resulting application will have

the benefit of a conservation led approach to re-use. The proposals are therefore in accord with NPPF paragraph 126.

The level of harm is considered to be less than significant in all aspects of the proposals. Where there is a minimal degree of harm to the existing or historic fabric, this is concluded to be greatly outweighed by the benefits of securing a much needed sustainable future for the asset and the additional public benefits of enhancing the condition of the building. In this respect, the plans accord entirely with NPPF section 134.

The proposals are also in accord with Manchester City Council policy, EN3 which states development should preserve or enhance the historic environment and that re-use will be encouraged where it is considered to be consistent with the significance of the heritage asset.