Stride Treglown

Cambridge Mill Entrance – Lobby re-cladding and refurbishment
Application No.:091528/LO/2009

HERITAGE STATEMENT **18th December 2009**

Introduction

Planning Policy Guidance 15 (PPG15) Planning and the Historic Environment provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.

Planning and the Historic Environment

PPG15 sets out the issues that should be assessed in any application for development on a listed building. The first three elements deal specifically with the physical characteristics of the building.

- *The importance of the building, its intrinsic architectural and historic rarity, in both national and local terms;*
- *The particular physical features of the building which justify its inclusion in the list;*
- *The building's setting and its contribution to the local scene, which may be very important;*
- *The extent to which the proposed works would bring substantial benefit for the community, in particular by contributing to the economic regeneration of the area of the enhancement of its environment.*

Paragraph 3.13 of PPG15 confirms that many listed buildings can sustain some degree of sensitive extension to accommodate continuing uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership should not be discounted.

Site and Surroundings

The former cotton spinning mill occupies a site on the corner of Chester Street and Cambridge Street (now addressed 5 Cambridge Street) and was built early C19. It was listed (Grade II) in 1988 at the same time as a number of other Victorian mills in the area of Cambridge Street, Chester Street and Hulme Street. This area of Chorlton-on-Medlock was once known as 'Little Ireland' due to its density of mills and large immigrant population. In 2001 the mill was converted from office use into a residential block of apartments at which time the entrance lobby (the subject of this application) was added to the Cambridge Street elevation.



Figure 1: Cambridge Mill, No.5 Cambridge Street

Cambridge Mill is typical of early industrial Manchester in its form and construction (Fig1.), 6 storeys high and built in dark orange brick with sandstone window sills and parapet coping. It is a simple, imposingly solid building and occupies a prominent corner site. Its form is reinforced by the repetitive rhythm of the large windows and heavy parapet. Internally, the original structure (now hidden by apartments) is solid oak boards (now over-clad) and beams supported off cast iron columns.

List Description

MANCHESTER SJ8397 CAMBRIDGE STREET 698-1/19/37 (East side) 11/03/88 Mill on north-east corner of junction with Chester Street GV II Cotton spinning mill, now offices. early C19, altered. Brown brick in Flemish bond with some sandstone dressings, roof concealed by parapet. Rectangular plan. Five storeys with basement and attic, 13 windows to Cambridge Street; square stair-turret attached between 8th and 9th windows, with doorway at its base; doorway inserted in 10th bay; segmental-headed windows with arched brick heads, all with altered glazing. Coped parapet. Five-window gable end to Chester Street has central doorway, similar windows including one at attic level. Interior now has suspended ceilings, but construction is probably of fireproof type

It is important to note that what is being altered is not the original fabric but a later addition to enable a reuse for residential purposes. Theft of exposed lead is a growing problem and it is therefore proposed to change the material to prevent this problem reoccurring.

The Entrance Lobby

Juxtaposed with the original mill façade is a modern entrance lobby added in 2001 when the mill was converted to residential use (by Chapman Robinson Architects). In the context of the mill's massive structure, the box form of the entrance lobby was a small addition which serves to highlight the new entrance to the building (the main entrance was previously on Chester Street) and provides a sheltered space at pavement level. It is a single storey steel frame structure clad with lead sheet on the roof and right hand side. The steel frame is left exposed on its front elevation and in-filled with timber paneling, glass and the main entrance door. The original design included a glazed door however a standard fire door was eventually installed instead. Also originally intended was a glass canopy supported off brackets on the steel frame. Included in this application are proposals to replace the timber door with a glazed one and also a glass canopy with integrated light fitting.

Internally the lobby is in two parts; a lower pavement level landing provides access to a platform lift and short flight up to the ground floor from where the main lift and access stair begin. The finishes have become badly worn over the past decade; the entrance matting and laminate timber flooring are in need of replacement, the radiator cover is broken, and paint finishes generally are in need of a fresh coat.

Proposals

The lead cladding has recently come under attack and any within reach has been ripped off. This is the primary motivation for the refurbishment of the entrance lobby. The proposed alterations are relatively minor and necessary under the circumstances. Our aim is to create an updated design, that retains the relationship between the original mill and modern entrance lobby, and which will not affect the special interest of the historical structure. Internal redecoration will not have a detrimental affect on the special architectural or historic interest of the building and on its setting.

In its current state, the entrance lobby appears degraded and the proposed works will therefore contribute to the enhancement of the environment and are necessary to improve the overall appearance of the building.

Materials to be removed from the entrance lobby include, externally, the remaining lead at high level, its plywood backing, and internally, the worn entrance matting and laminate flooring. These are all modern additions and will not impact on the building's intrinsic architectural and historic interest and rarity.

Summary of proposed works to entrance lobby;

NB. No alterations are proposed to original mill fixtures or structure.

External (see drawings for illustrations);

- Cleaning of paintwork off brick infill of loading bay by approved method.
- Removal of remaining lead cladding and timber and re-cladding with matt grey terracotta tiles.
- Replace timber entrance door with glazed door to match windows.
- Replacement of building number on bricked up loading bay – original previously stolen.
- Addition entrance canopy – included in original design but never installed.
- Door at original mill entrance on Chester Street to be sanded and re-varnished with clear varnish.



Figure 3: Existing timber door



Figure 4: Entrance lobby elevation on Cambridge Street

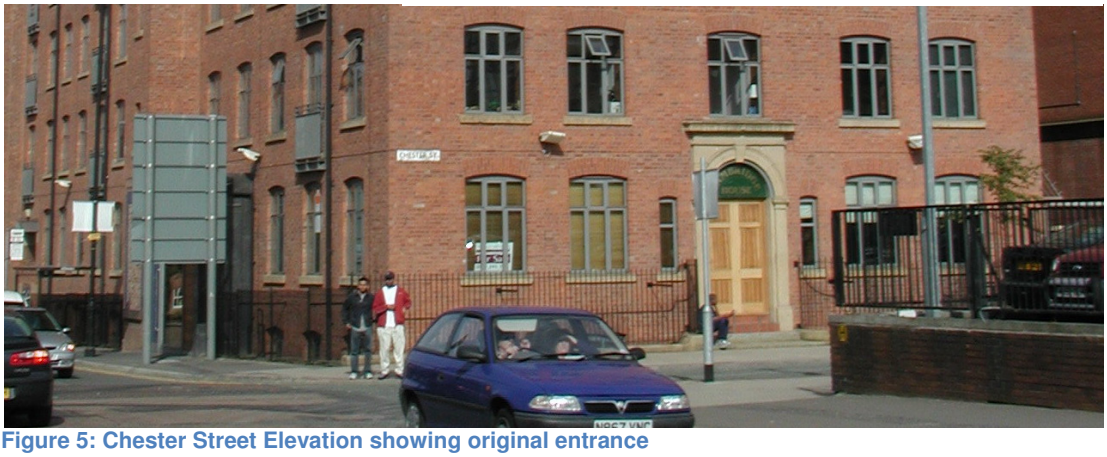

Figure 5: Chester Street Elevation showing original entrance

Internal (see drawings for illustrations);

- Replace worn entrance matting with new.
- Repaint dirty paintwork.
- Remove laminate flooring and replace with non-slip ceramic tiles.
- Replace broken radiator cover.



Figure 6: Entrance matting



Figure 7: Laminate flooring

The entrance lobby on Cambridge Street was added to serve the apartments when the mill was converted into residential use in 2001. It was designed to contrast with, and compliment architecturally, the original mill structure. Its lightweight steel structure clad in glass and natural materials with muted tones, contrasts with the heavy load-bearing brick walls of the original mill structure thus highlighting the entrance to the modern conversion. The new cladding is designed to maintain this ethos, while improving the overall robustness of the finishes. The grey terracotta tiles will complement the muted tones of the dark orange brickwork of the original structure – as the lead cladding did previously.

Conclusion

The proposed alterations are minor but will improve the entrance lobby internally and externally and will be of positive benefit to the quality of the building as a whole as well as improving amenity for residents of the apartments. The building's character, of converted industrial mill with modern additions, will be retained and will not affect the building's special interest. The scheme will enhance the local environment by repairing a vandalised façade and replacing it with a more robust and smart finish which is in keeping with the character of the building.

Overall the works are necessary to restore and improve the appearance of the modern lobby area and will lead to an overall improvement in the appearance and setting of the listed building.