2 HARTER STREET, MANCHESTER

Building Appraisal and Statement of Significance

on behalf of Brookmoor
10th February 2014



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Plates

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Plate 1 *Extract from Adshead's "illustrated map of the Township of Manchester of 1851" (© Digital Archives) Ordnance Survey town plan of 1851*

Plate 2 *Ordnance Survey town plan of 1851*

Plate 3 *Goad fire insurance map (1886-1901), © Digital Archives*

Plate 4 *1891 Ordnance Survey Town Plan at 1:500 scale.*

Plate 5 *company brochure for Henry and Leigh Slater Ltd. (online)*

Plate 6 *Aerial views of the site from ca. 1937 (*

Part 2

Photographs and Phase Plans and accompanying text (Mel Morris Conservation ©)

1. Introduction

Mel Morris Conservation has been appointed by Brookmoor to produce a written Heritage Appraisal of the grade II listed building - 2 Harter Street, Manchester.

The site is located to the east of an old canal basin (now filled in) off the Rochdale Canal, and to the west of Princess Street, within Whitworth Street Conservation Area, at NGR 384153, 397790.

Site assessment and inspection of the buildings, including all roof spaces, was carried out by Mel Morris on 20th and 23rd January 2014.

2. Methodology

The Statement of Significance in section 10 of this report draws on English Heritage's four-part categorisation of heritage values, based on evidential value, historical and technological value, and aesthetic value. Other guidance used as part of this assessment comprises English Heritage's Listing Selection Guide for Designating Heritage Assets – Industrial Structures (April 2011).

The measured survey of the site has been used for the purposes of producing phase plans and an analytical understanding of the functions of the different spaces. There are some minor inaccuracies in the survey measurements of the size and position of the beams (on plan).

Archival research has been limited by the current closure of Manchester Libraries and Archives, Therefore, research has been based upon a combination of a detailed investigation of building fabric and available sources online, which includes some trade directories and mapping (OS and Goad insurance maps, and Digital Archives mapping).

3. Map & Documentary Evidence

Both the first edition Ordnance Survey map and the 1851 Adshead map of Manchester show that during the mid 19th century the site was in use as a coal yard or coal wharf, fronting one of the canal basins served by the Rochdale Canal. The Winstanley and Orrell Coal Wharf, the predecessor to the paper warehouse site, was a long, thin plot, which stretched from David Street (later re-named Princess Street) as far as the canal basin. The adjoining plot to the south was a separate Coal Wharf and the later development of China House straddled both this wharf and the Waterloo iron foundry site. To the north of the site was a separate timber yard, later Langley Buildings, No. 46a Princess Street. The Adshead map of 1851 also shows the relationship of plots to the canal. Waterloo Street existed as a small no through road, serving both warehouses and a court with a row of back-to-back houses. To the north of this was another narrow street (Tank Street) and another court of back-to-backs (Sutton's Court). These were displaced by the redevelopment of the frontage of David Street in the late 19th century.

The redevelopment of the area in the second half of the 19th century led to the creation of Harter Street, within the tenement block of the Winstanley Wharf. The trapezoidal footprint of the paper warehouse site was created as a result of the land subdivision to create rear access to David Street.

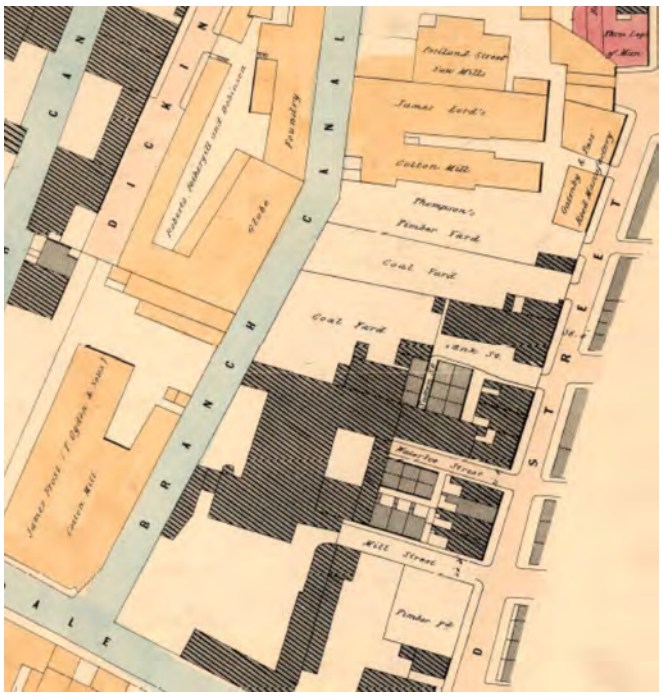




Plate 1. Extract from Adshead's "illustrated map of the Township of Manchester of 1851" (left) and Plate 2. Ordnance Survey town plan of 1851 with current OS overlaid in red (right).

Fire insurance maps dating from ca. 1886-1901 provide a reliable record of certain characteristics. The earliest of these, located in the British Library, seems to date from 1886 but does not show the building, although it shows the trapezoidal site footprint.

The Goad Fire Insurance map at Manchester archives, however (below), does show the building and names the occupiers as "Henry and Leigh Slater Ltd. Paper Warehouse". The date of this map is difficult to pin down, as the maps were edited over a number of years, as information was updated. However, the paper warehouse was added to the Goad map by 1891 (see OS map over).

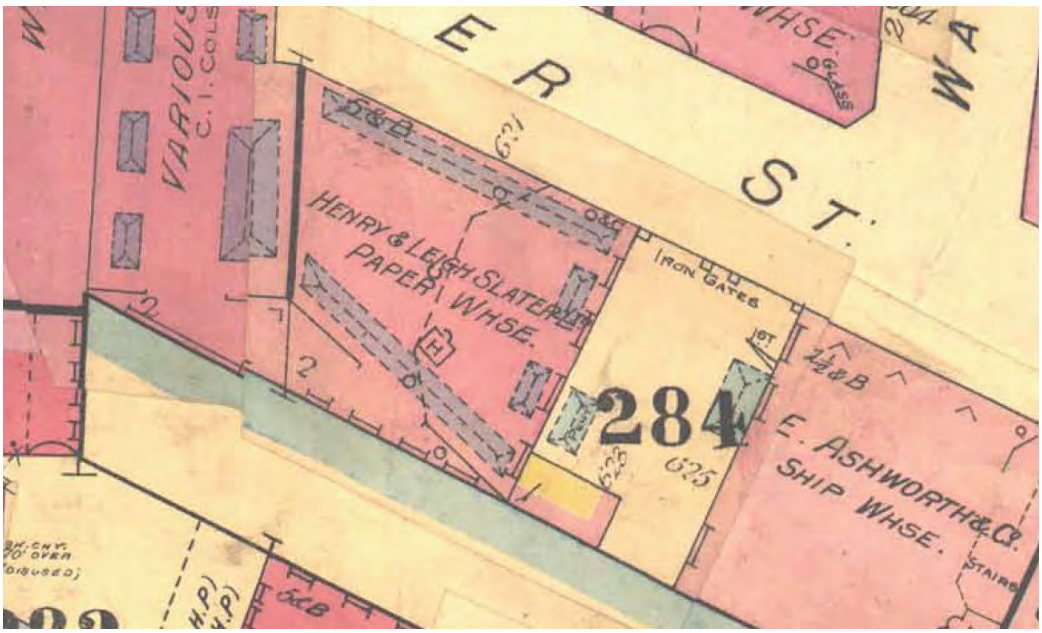
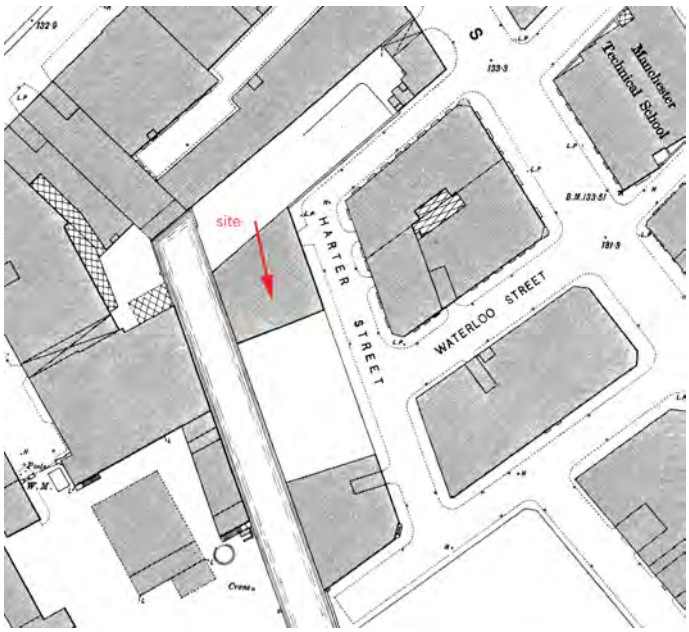
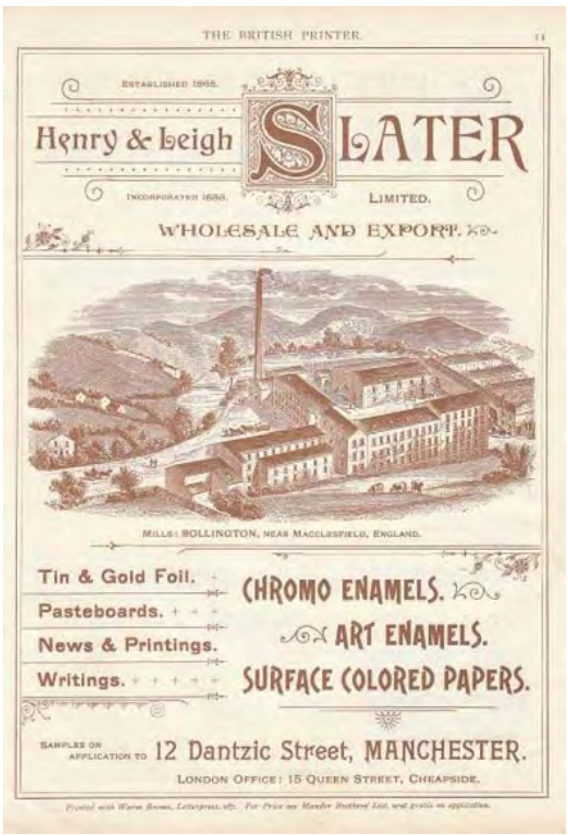


Plate 3. Goad fire insurance map (1886-1901), made available by Digital Archives





Above – Plate 4. 1891 Ordnance Survey Town Plan at 1:500 scale.
Right – Plate 5. company brochure for Henry and Leigh Slater Ltd.

The 1891 1:500 scale Ordnance Survey Town Plan shows the paper warehouse building in its present trapezoidal form, isolated from other buildings. Both China House and Langley buildings were constructed after 1891. Annotations on the Goad map are particularly helpful. They show that when it was recorded it was 5 storeys + the basement. The roof was a mansard roof of slate and concrete and had three sets of glazed rooflights to the slated slopes, with a hoist in a central location, projecting through the flattish central section, with fire-resisting shutters. The "skylights" are continuous banks to east and west slopes. There was no lift located on the north wall. The glazed pent roof to the crane is in-situ and there was also a small building attached to the south, running alongside the canal. This may indicate that canalside access was not required by this time.

Henry and Leigh Slater Ltd. were recorded on both and the Goad fire insurance map (ca. 1891) and in the 1911 Slater's Manchester Trade Directory, as occupying premises at Harter Street, when they were identified as "paper stainers", with neighbouring E Ashworth and Co., merchants.

Henry and Leigh Slater Ltd. were established in 1885 (according to a company brochure) and incorporated in 1888. They were based at Bollington Lower Mills and specialised in coloured papers, foils and enamelled papers. They had an office at 12 Dantzic Street in Manchester.

Henry and Leigh Slater Ltd, survived in the same paper business until recent decades when they were bought out by API Group. The company still specialises in the production of special coated papers. Although we contacted the present company (API Group), no-one could provide any historic information about Henry & Leigh Slater Ltd. Archival information may be contained within the API Group company papers and deeds.

4. Exterior and Plan Form - Description

The elevations fronting Harter Street and the side alley were built with four arcaded classical bays, separated by brick pilasters, which terminate in decorative capitals with swagged festoons. Each bay contains a pair of sash windows to ground, first and second floors, with a raised keystone and interlocking stepped terracotta lintel, those to the ground floor having decorative drop finials. The ground floor and basement to Harter Street share a rusticated base, formed by alternating raised bands of brickwork, and a punched red sandstone plinth. The rusticated base is separated from the upper floors by a moulded cornice. The third floor contains a row of four semi-circular arched windows to the two main elevations and this is separated from the fourth floor by a projecting cornice. The fourth floor contains an arcade of small, round-arched sash windows, in groups of three. The roof is a shallow pitch slate roof, which now survives on two elevations only. The steeper rear roof pitch to the west, with its rafters, has been largely removed. Behind this slate is a flat roof (not inspected), which appears to have been built in small cast concrete slabs supported on wrought-iron T-section beams.

The details are finished with highly decorative red terracotta dressings, which continue on the south elevation for the first two bays. The list description incorrectly identifies these dressings as stone. To the right of the main Harter Street elevation, a large arched entrance door with pair of oak panelled doors is emphasised by projecting brickwork; a full entablature with frieze, impost bands of dolphins, and sporting motifs in moulded terracotta. To the left side of the elevation is a separate doorway (later remodelled to form a window) with a triangular pediment.

A narrow, raised brick pilaster (band) extends above the capital of each bay, designed to incorporate ventilation ducts and flues.

On the south elevation, the third bay contains a large loading doorway at ground floor level, which is served by a crane and a covered loading area. The pent glazed roof structure survives, although the glass has been removed.

The unloading took place at both ground and basement level, with a simple drawbridge being dropped onto a cast-iron protruding frame to alternate between unloading into the ground floor or into the basement. The raised platform enabled unloading directly from a cart.

The plan form of the building is trapezoidal. Although it has this form, and the upper three floors are offset and have a shallower footprint than the lower three levels, the building was constructed with regular framing based on a grid.

5. Structure

Throughout the building there are three riveted wrought iron beams running east-west supporting longitudinal timber beams running north-south. The flange of the I-beams was plated top and bottom with additional flat plates, all connected with domed rivets. Together they form a grid of beams. Although the building is trapezoidal on plan, for clarity we have called the wrought-iron beams "transverse" beams and the timber beams "axial" beams. There are occasional offsets and trimmers, formed by timber beams which were built around a hoist in the central bay of the building, and beams which were added as trimmers around the south-western stairwell and the northern stairwell between ground and first floor only. The hoist ran between all

floors, from the basement up to the attic floor. At levels 1-5 the ghosted outline of the hoist survives in the straight joints of the floorboards. Where large beams are secondary and used as "trimmers", around the hoist and staircases, they are seated onto adjoining timber beams using cast-iron shoes. These castings are identical in form.

The structure of the building shows that there has been no remodelling involved around either the corner staircase bay or the central hoist. The cast/ wrought iron structure and timber beams are integral and complete. The enclosed framework for the hoist survives in the basement. Here cables lie in a shallow pit, where they were dropped when the hoist was removed. The bearing block for the hoist machinery survives, but apart from several pulleys, little of the machinery is evident. The hoist was enclosed by an iron frame and clad with corrugated iron panels, and reached by a pair of cast-iron doors, which still bear a plaque with the iron foundry name of Edward Wood and Company Limited, Ocean Iron Works, Manchester. The hoist is shown on the 19th century Goad Fire Insurance plan as an enclosed structure.

There was some remodelling involved around the northern stairwell. In fact, the original staircase in this location only connected offices at ground and first floor level and would have been a timber structure. The stairwell was modified to run between basement and attic floor and to introduce a lift in an integrated cast concrete and steel structure. The brick load-bearing cross walls (nibs) forming the shaft were not bonded into the original outer wall during construction, but were butted up to the existing north wall and occasionally bonded. The brickwork is different in colour and texture and is finished with sharp, squared arrises, rather than the rounded brickwork that can be seen in the south-west stairwell and window reveals. Cantilevered cast concrete steps and additional steel RSJs, some encased in cast concrete, were added to complete the structure. At the same time, the small passenger and goods lift was installed and the lobby entrance was modified and panelled. Panelling would have continued between ground and first floor levels, but has been removed. The new stairwell was built into the existing north wall and the brickwork was modified to take the cast concrete cantilevered steps. These alterations can be clearly seen. The structure was built around a large number of the original cast-iron columns and the wrought-iron transverse beams. The wrought-iron beams survive within the staircase enclosure. Some of the cast iron columns still survive embedded within the cross walls.

The unloading and loading of goods took place in the southern bay / elevation. In common with many of the Manchester warehouses, and unlike those found in Liverpool, access to the upper floors was enabled with an internal hoist and the unloading doorways were enabled for ground floor and basement access only. Here, within this southern bay, the floor structure was reinforced between basement and third floor level, with flitched beams (i.e. pairs of timber beams bolted together with coach bolts, with a wrought iron plate sandwiched between the beams). At ground, first and second floor level, the first three axial timber beams, on either side of the loading bay and adjoining the staircase bay, were built into the structure and strengthened by iron flitch plates, on either side of the loading bay. This strengthening relates directly to the location where greatest forces were being exerted on the building, as loads were swung into the building from the crane, through the loading bay entrance door. This is an integral part of the structure, as built. At third floor level the flitch plates were spread over a larger area, with alternate beams "flitched".

Cylindrical cast-iron posts run throughout the building. At basement, ground, first and second floor levels the cast-iron posts are of a slightly larger section than the third, fourth and attic levels.

The larger section columns have predominantly cruciform-section flanges at the capital. The upper three levels have mainly pairs of flanges. Interestingly, at attic level the cast-iron columns were cast with off-set flanges, designed to support the horizontal beams in the current a-symmetrical configuration. This suggests that this part of the roof has not been altered. Some of the cast-iron posts are cast with the manufacturer's name, "Edward Wood and Co. Ltd, Manchester".

At ground floor and first floor level, the crossing point of the timber beams is supported by the cast iron posts, which have a cruciform horizontal section with flanges on both north-south / east-west alignments, with one exception. At first floor level the north-south flanges support short timber pads, which in turn support the raised axial timber beams. East-west flanges directly support the transverse riveted cast iron beams.

In both the basement and the upper floors (levels 2-5) the axial timber beams are not aligned with the cast-iron posts and are offset.

At ground and first floor the location of the axial timber beams is identical. They do not relate directly to the position of the windows and instead at first floor level the beams are seated directly onto iron lintels. At ground floor level the floorboards are seated on timber bearing beams which are in turn supported by cast iron shoes with curved flanges. This detail runs throughout the building. The lintels over the windows to the south elevation have flat soldier courses of brick, strengthened with iron plates, and the beams sit directly on the ironwork over the windows.

Lower ground floor, ground and first floor have a larger footprint with an extended floor plate to the west. At first floor level there is a large riveted wrought-iron beam extending from a brick pier adjoining the south-west staircase bay as far as the north wall. This steelwork and a complex arrangement of castings supports the angled load-bearing brickwork of the three floors above.

Large-section deal floorboards sit on axial Scots pine timber beams and trimmers around the perimeter of the building, which were in turn supported by cast-iron brackets. Combined, this structure supports the load of the packaged goods. There was no need for joists as the floorboards were so substantial. The gap between the top of the wrought-iron beams and the floor boards may have been designed to enable unfettered access for services (pipework or cables) to run north-south underneath the floors parallel with the timber beams. This was convenient when the sprinkler system was installed.

The northern wall of the building is now a party wall with the adjoining property (Langley Buildings), but map evidence shows that it was built before the northern building, and would have been a substantial load-bearing wall. It contains two flues, both serving enclosed cast-iron stoves, which no longer exist. One of these stoves served an office at ground floor level, at the rear of the building. The other served a first floor office, at the front of the building. The former still has its fireplace opening, designed for a cast-iron stove rather than an open hearth, as the flue and depth of the opening are insufficient for an open fire. The timber noggins in the brickwork above the recess indicate that the wall was plastered with a decorative timber overmantel. At first floor level the fireplace recess has been blocked up, but is still evident. It is likely to have also contained an enclosed stove.

6. Materials

Metalwork

The metal beams within the building are either wrought iron or steel. Both adopted the same plating details, with flat and I-section plates held together by rivets. Structural steel was being used in the 1890s (ref. the Development of Steel Frame Buildings in Britain, 1880-1905, A. A. Jackson). There was no significant use of steel in construction before 1880. The probability is that the beams were wrought iron at this date (ca. 1886-1890), as they were combined with cast-iron columns. Structural steel was usually used as a comprehensive fabrication method, including steel columns. The iron has not significantly deteriorated, despite large surface areas being stripped back to the primer. Surface rust is evident as a result of shot-blasting and the metalwork needs painting. Constant water penetration within the building and an increase in local humidity (65% is critical) will eventually affect the integrity of the cast and wrought iron. Sources of water penetration should be removed and resolved as a priority.

Brickwork

Internal brickwork is very different in character from the smooth-faced Accrington red brick and moulded brick details found on the exterior. Internal walls faces have rounded reveals or squared reveals where they were combined with plastered and panelled linings. Very little of the original walls finishes survive, as they have been largely cleaned back to the brickwork. Evidence suggests that a large part of the internal brickwork was plastered or lime-washed.

Window Joinery

The load-bearing brick walls of the warehouse contain a variety of window types and details, set out in three distinct arrangements. Sash windows are largely intact, without glazing bars, and have been double-glazed during refurbishment. The casement windows survive, with some minor alterations. The original windows had a pair of opening casements, with single panes of glass, and multi-paned fixed lights above.

7. Phasing

The first phase of the building dates from 1886-1891. The date of the remodelling is not known but structurally it is most likely that it was undertaken during the 1920s. Stylistically, the timber panelling and lobby details are typical of the 1910-1920s period of classical revival. The cast concrete and steel would have been installed after 1900.

8. Machinery and Building Technologies

Adaptations - Lift shaft (goods / passenger lift)

The main passenger / goods lift shaft was inserted as a second phase adaptation. The timber beams which run north-south were truncated, and now sit on a steel beam encased in cast concrete. The integrity of the original framed structure of the building was ensured by keeping the transverse wrought-iron beams in-situ, at most levels. Cast-iron columns were either replaced with brickwork or encased in the brickwork. The flanges of the capitals can still be seen bedded within the walls at first floor level and full posts are visible on occasion at the upper levels.

The original hoist may have continued in use in conjunction with the later lift but in order to accommodate the lift, the roof was altered by raising a new concrete slab to support the new lift machinery. Aerial photographs show the roof in 1937, with banks of glazing.

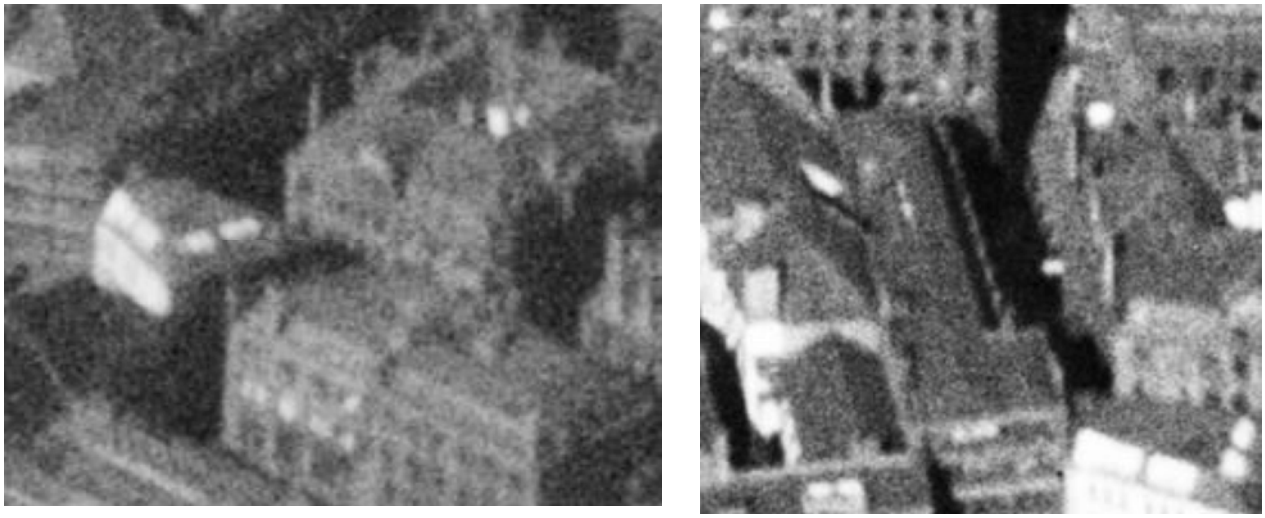


Plate 6. Aerial views of the site from ca. 1937. The skylights are particularly prominent in this roofscape

The machinery now contained within the lift shaft and raised roof is incomplete and is not in working order. It may date from the 1920s but no makers marks could be seen and it was unsafe to inspect at close quarters. The lift cage survives, as do the shutter doors. The stairwell (cast concrete) and lift were created in unison. If the lift cage is removed, the detail of any replacement balustrade will need careful consideration, to ensure that it does not affect the integrity of the cast concrete.

Cast and wrought iron

The name which appears on a large number of the castings is Edward Wood and Company Ltd. The name is found on cast plates attached to a number of the cast iron posts and is also cast into one of the posts. It also appears on the cast iron doors of the lift hoist and on the front gates serving the outside yard. Edward Wood & Co, of Ocean Iron Works, Manchester, was founded in 1878 (ref. Grace's Guide). It is highly likely that the company was used to provide all of the metalwork within the building and may have erected the entire frame.

Interestingly, another much smaller company with a similar name, "Edward Wood, Manchester – Redbank Works" was the manufacturer of the cast iron gateposts to the southern side of the yard, serving China House. The castings forming the gates outside the building are slightly different (subtle differences in the dimensions and detail) and the one to the south appears to be a later copy of the original castings made for No. 2 Harter Street.

Steam engine

There is some evidence that the basement (or the adjoining underground structure under the yard) was built to contain a stationary steam engine and / or boiler. The chimney stack, which terminates above the parapet on the south wall of the building, did not serve a hearth (there is no evidence of a hearth from ground floor level upwards) and must have served a flue from the basement. The presence of a chimney stack suggests a flue for a boiler in the basement. At

basement level, the main water supply and rising main enters the building in the south-east corner and cast-iron framed doorways were built into the outer wall of the building. These may indicate that an enclosed fireproof space was created for a boiler. Massive, internal, masonry walls, separate the south-east corner of the basement from the rest. The walls support inserted steel RSJs and additional timber beams. These were added to the original structure and the floor was reinforced with additional beams. The precise purpose of these adaptations is unclear but the alterations were carried out in part to support a very heavy load above, at ground floor level. The use of a steam engine at basement level would have been displaced early on as Mather and Platt supplied the electrical infrastructure, presumably following the construction of the Electricity Power Station at Winser Street in 1901. There is now no evidence of any machinery although the Mather and Platt supply is in-situ.

Crane and hoist

There are remnants of the original external crane (largely complete) in the external south elevation and the hoist (fragments only) at basement level. Both of these would have been powered originally by the stationary steam engine. Evidence of the power system, chains or wire rope, has been largely removed. The bearing block for the hoist machinery survives but the machinery has been removed. An iron-framed opening within the concrete roof slab indicates where the lift hoist punctured the roof. This was blocked up and remodelled when the hoist was removed.

Sprinkler system

The building contains an old 20th century sprinkler system, for fire protection. This system runs throughout the building, with pipes slung underneath the floorboards, and is served by the rising main visible at ground floor level.

Ventilation

There was a primitive form of ventilation within the walls, in the form of occasional vertical vents. Decorative cast iron vent covers can be seen on the external elevations, positioned within the projecting brick piers. Within the internal brickwork, there are a few surviving, cast-iron, boxed vents, with hinged flaps; these would have been opened to allow a through-flow of air.

9. Loss of fabric

Fragments of plaster, moulded timber trimmers around the perimeter of some rooms, and the evidence of timber lining to windows and to certain walls show that some of the building was plastered and panelled. The full extent of these finishes is not known, but it is likely that most of the walls were plastered or limewashed. This has deteriorated over the years and has been largely removed. The first floor was largely plastered. The ground floor appears to have had a combination of plaster and timber-lining, probably for the office / public reception rooms.

The main entrance on the north side of the building, with its double doors, provided access into a panelled lobby, which was the main public reception point. The panelled lining to the lobby is only a small fragment of more extensive panelling, which would have continued into the lift stairwell between ground and first floor level. It has been removed but the elaborate character of the handrail and cast-iron baluster indicates that it probably continued to the first floor.

Plain stud partitions separating the offices from the warehouse have been entirely removed and the original configuration cannot be established – it was not a straightforward subdivision.

10. Statement of Significance

The basis of this written appraisal follows the English Heritage Conservation Principles applied to understanding a building and its setting. The English Heritage guidelines for assessing significance include the following values, any one or more of which may be contained within a building or historic site; evidential, historical, aesthetic and communal.

Context and Historic Value

In Manchester, during the 19th century, commercial warehouses were largely built of brick with stone dressings and of five or six storeys, with high basements housing hydraulic presses powered by steam engines. In combination with cast iron columns, timber floors were the norm during the greater part of the 19th century, because it was simply not economic to introduce fireproof construction. Fireproof construction was adopted predominately for mill buildings, where the risk of fire was greater. By the turn of the 20th century fireproof construction was becoming more commonplace for warehousing. A loading bay with a hydraulic wall crane would be located at the side of the building. Circulation was strictly controlled so that staff and customers were segregated. In many instances there was no physical connection between the warehouse and the offices.

The paper warehouse at 2 Harter Street is in all these respects typical of warehouse construction at the end of the 19th century and is of high historic value. Within the immediate area, around the Rochdale Canal basin, there are a large number of buildings that combined offices with home trade warehouses, where finished goods were inspected (such as 113-119 Portland Street). However, this is not one of them and the windows at the back of the building are relatively small, compared with the large expanses of glazed window found in the surrounding buildings.

There is now very little sense of the segregation of the warehousing function and the office function, with the exception of the elaborate panelling in the entrance lobby. Its evidential value has been diminished with the loss of the internal partitions and floor plan subdivision. The only evidence within the fabric is the subtle difference in the window embrasures between the timber panelled linings and rounded moulded brickwork. The ground and first floors incorporate these subtle difference; the floors above this level were probably exclusively used for inspection / warehousing.

The largest and most successful traders built their own warehouses and this may be one of them, purpose-built as a transit warehouse for specialist papers, rather than designed as flexible space for multiple users. The single entrance, crane and unloading area are also evidence of a single user. The rather lavish attention to detail in the terracotta elevations and the relatively small footprint would indicate a bespoke single occupier. There is no distinct evidence that the wharf alongside the canal basin was used in association with the warehouse; the single-storey extension, fronting the canal, was probably built at the same time and as it rose above the level of the quay, there was insufficient space to tranship goods from the wharf.

Technological Value

The grid structure of the building was built for a practical purpose and was functional, incorporating inconsistencies of structural detail and large functional spaces. We have established that the building had a principally utilitarian purpose and was not designed with "architectural" interiors. Cast-iron columns of the simplest, standardised form were adopted. They were not designed to look like classical columns, unlike shipping warehouse buildings in the vicinity. 2 Harter Street was in essence a transit warehouse, as it did not have impressive or decorative interiors. Built in association with the establishment of Henry and Leigh Slater's successful paper mill at Bollington, there was not the need for many specialised functions within the building.

> "Warehouses should be assessed with two principle issues in mind: they were in the forefront of building technology (iron and later steel and concrete construction) and they were also often designed to impress, so many are grand and architecturally distinguished. Technical and architectural interest will often combine in a single building." (English Heritage Listing Selection Guide for Designating Heritage Assets – Industrial Structures (April 2011).

There is evidence of the specialist machinery used within the building, but with changes in use over the years, these have been significantly altered. The external crane and canopy survive in a fair condition and largely intact. The evidence of the lift hoist is of historic interest (although only a fragment), as many of these do not survive. It should be recorded photographically prior to removal. The later passenger lift is intact but the removal of partitions has removed its context. The lift machinery is of limited interest. Reinforced concrete flooring was introduced in a limited way in the 1880s and we see some evidence of its early use at 2 Harter Street in the flat roof structure, although it has now lost its structural integrity and cannot be retained.

Aesthetic Value

The building has very high aesthetic value. There is a marked contrast between the exterior and the interior. The external elevations to Harter Street (east and south) incorporate lavish terracotta detailing and decorative moulded ornamentation. They also contain an unusual combination of window types – sash windows to ground, first and second floors, with large, semi-circular windows to the third floor with casements, and smaller arched sash windows to the fourth floor, above the cornice. The canal basin elevation was much plainer and the upper levels (floors 2 to 4) had glazed white bricks. These were universally adopted in industrial towns on elevations which were not intended to be seen by the public. White glazed bricks were considered to be hygienically clean and resistant to pollution. As can be seen by the evidence within the interiors, this outward lavish display to Harter Street was largely unrelated to the internal functions, or the rear elevation to the canal. The interiors have relatively low aesthetic value. They are mainly large utilitarian spaces. Only a few rooms at ground and first floor level were used as offices. We, therefore, have a very clear picture that the owners of the building were using it to present a high quality and outwardly successful image of their company, perhaps surprising given its back-street location.

> "From 1839, the palazzo-style, pioneered in Manchester, formed a model for warehouses throughout the country until the 1870s after which designers drew on a rich diversity of styles. The introduction of new facing materials such as faience and terracotta in the late nineteenth century brought about further change to warehouse appearance." (English Heritage Listing Selection Guide for Designating Heritage Assets – Industrial Structures (April 2011).

Contribution of Setting to Significance

2 Harter Street has high value when seen in conjunction with the neighbouring listed buildings in and around Harter Street, Princess Street and Waterloo Street. Together, they provide evidence of the diversity and complexity of the integrated commercial functions within a small geographical area of the city. This building, perhaps more than its neighbours, still exhibits more of its industrial heritage value. To Harter Street, the setting of the warehouse is largely unchanged since 1908 but to the former canal basin, to the immediate west, redevelopment has significantly affected its setting and the filling in of the canal basin has removed its industrial context.

Part 2 (Separate Document)

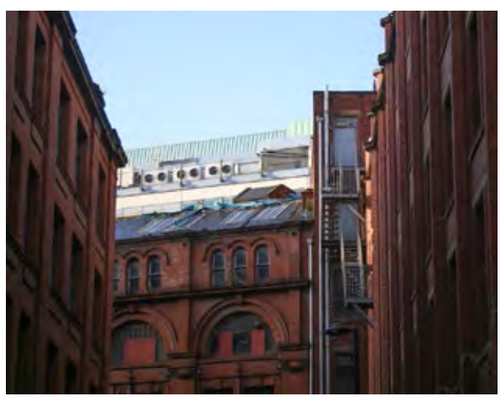
The second part of the report, which follows, incorporates a detailed visual assessment of the building, looking at phasing and both architectural and historic details. The two parts should be read together to gain a full appreciation of surviving evidence and significance.

PART 2 - IMAGES



Right - a stark contrast between the front and south elevation and the rear - with its practical use of stock bricks and glazed white bricks. This non-public canalside face reveals the utilitarian function of the building.

Below - view of the roof structure from Princess Street, with modifications to the concrete and slate roof and later brick and slate (pitched roof) lift shaft puncturing the roofline. The air conditioning plant of the office block behind is particularly prominent and dominant in this view.



Left - arcaded elevation - an unusual configuration which appears to be largely unrelated to the internal layout and functions. The elaborate quality of the finishes suggests a bespoke single user, with grand aspirations for their business, and was probably the only warehouse owned by Henry and Leigh Slater Ltd., within Manchester.

Below - cast iron classical gatepiers & gates - all complete (level 4 significance)







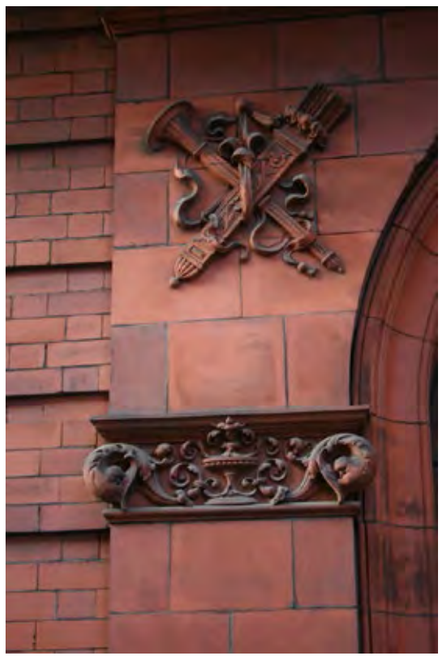
Left and below - second phase alterations to the structure to enable a new lift and full-height staircase; cast concrete steps were let into the existing brick walls, in combination with straight-jointed brick supporting piers (below right - detail of joint at attic level)

Below - high quality red terracotta mouldings were adopted throughout the Harter Street elevation, the focal point being the main arched doorway with its full entablature.

A modified doorway (right) with a triangular pediment provided independent access to the warehouse from the street, up a flight of steps (removed). The highest quality finishes for a back-street warehouse (of high significance level 4).









Surviving canopy of wrought iron, with complete crane, of high significance (level 4)









BASEMENT

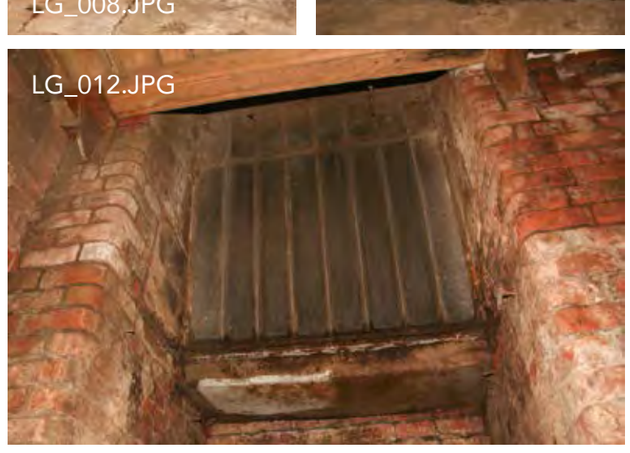
The basement contains remnants of machinery in the form of; a cast-iron bulkhead to the crane loading doors and an intergal rail for sliding doors, cast iron corrugated fireproof shutters and doors to the original hoist and some pulleys and cables. The manufacturer's name of Edward Wood and Company survives on a name plaque. They were one of the largest iron foundries in Manchester.

Cast-iron windows - intact, significance level 3 (medium-high)
Hoist machinery - altered, significance level 2 (low-medium)
Bulkhead and sliding mechanism - altered, significance level 2 (low-medium)
Timber staircase - altered, significance level 3 (medium-high)
Cast concrete staircase - altered, significance level 1 - (low)









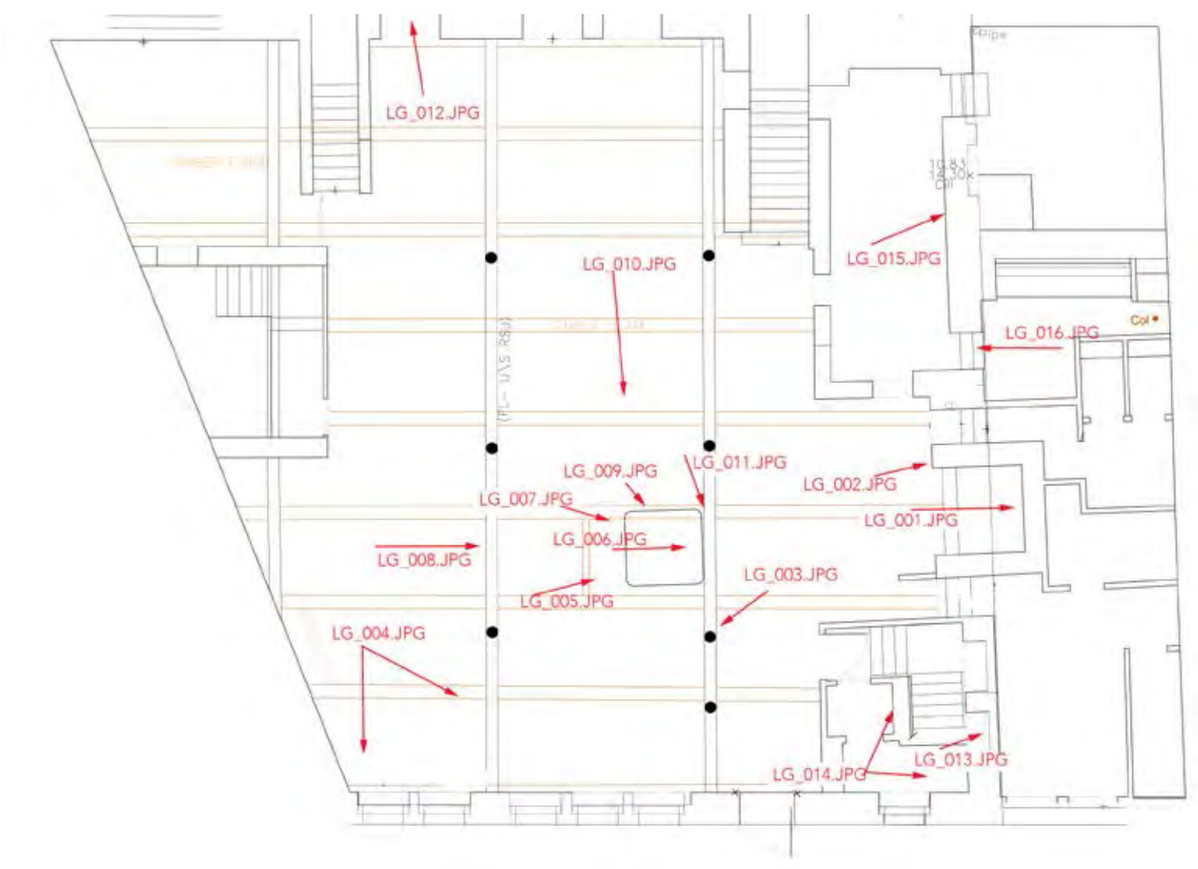
Cast-iron windows to basement in-situ with original glass. The original windows to the south and east elevations were located below ground level and provided limited ventilation. Windows have been blocked up from the exterior.

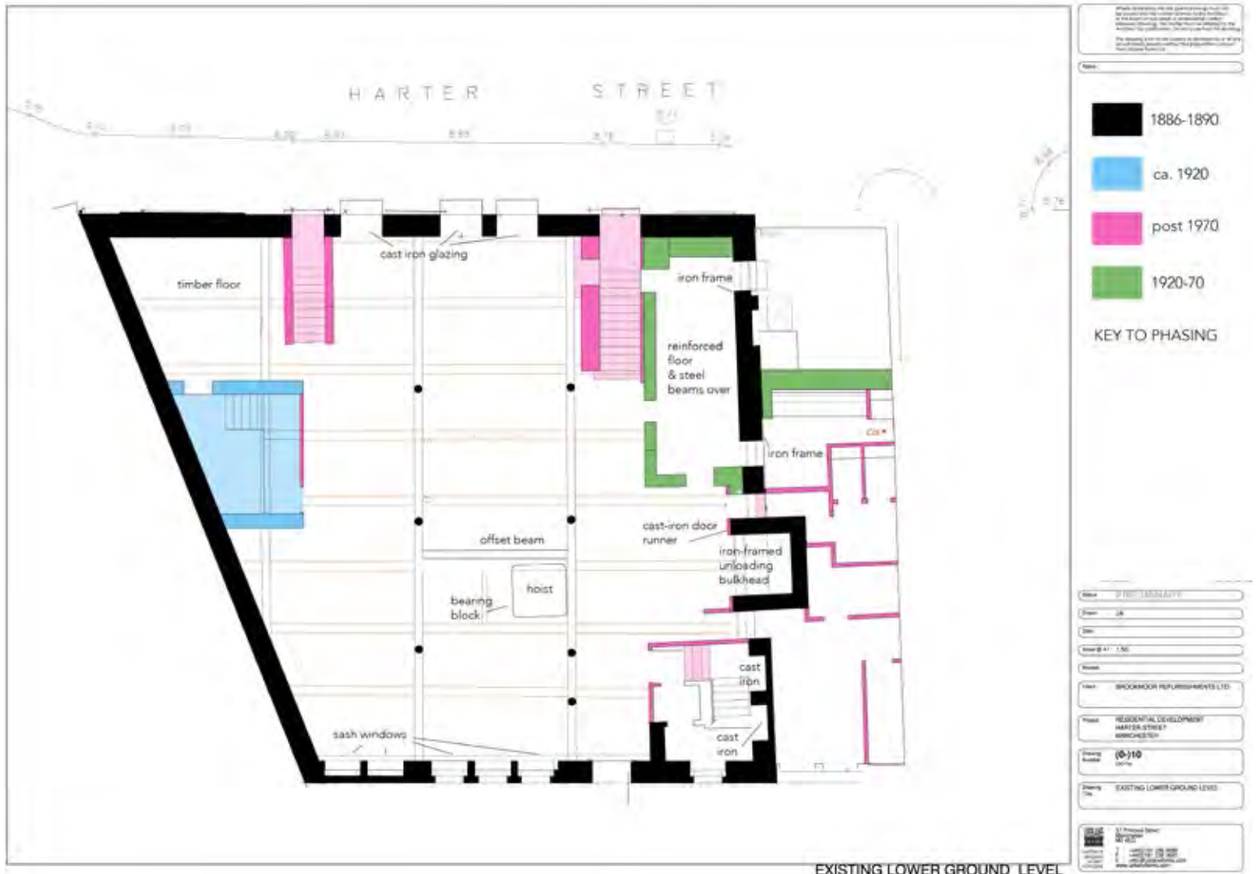
Sash windows to the west elevation (LG_004.jpg) have been blocked up from the inside.

The main concrete staircase has been modified at this level with an inserted screen wall. The timber staircase has been modified with new partitions and additional balusters.

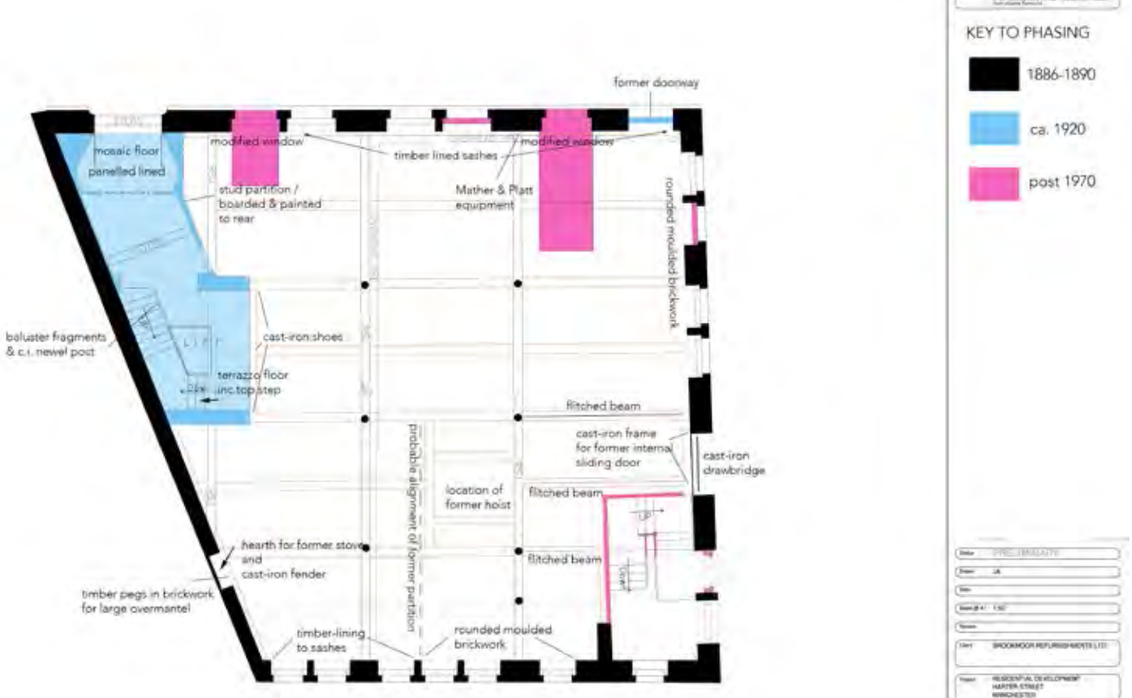








EXISTING LOWER GROUND LEVEL



EXISTING GROUND FLOOR







BASEMENT

Above - inserted steel and timber beams (LG_015.JPG) and iron framed doorway to steam engine / boiler (LG_016.JPG). These alterations are of little value without associated machinery & context.

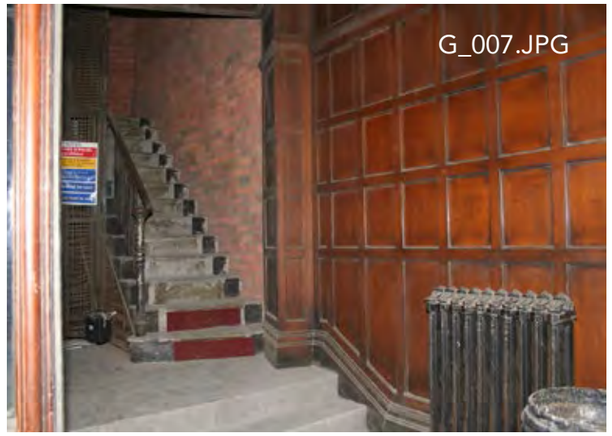
GROUND FLOOR

Below - ground floor stud partition walls and brick pier to second staircase, both early 20th century modifications, of medium significance. Below right - cast-iron columns and wrought-iron beams complete, and of high significance.









Shallow hearth with deep cast-iron fender and small flue, all part of the heating for offices. The original enclosed stove has been removed. Right - oak panelling lines the lobby but was removed from the stairwell.



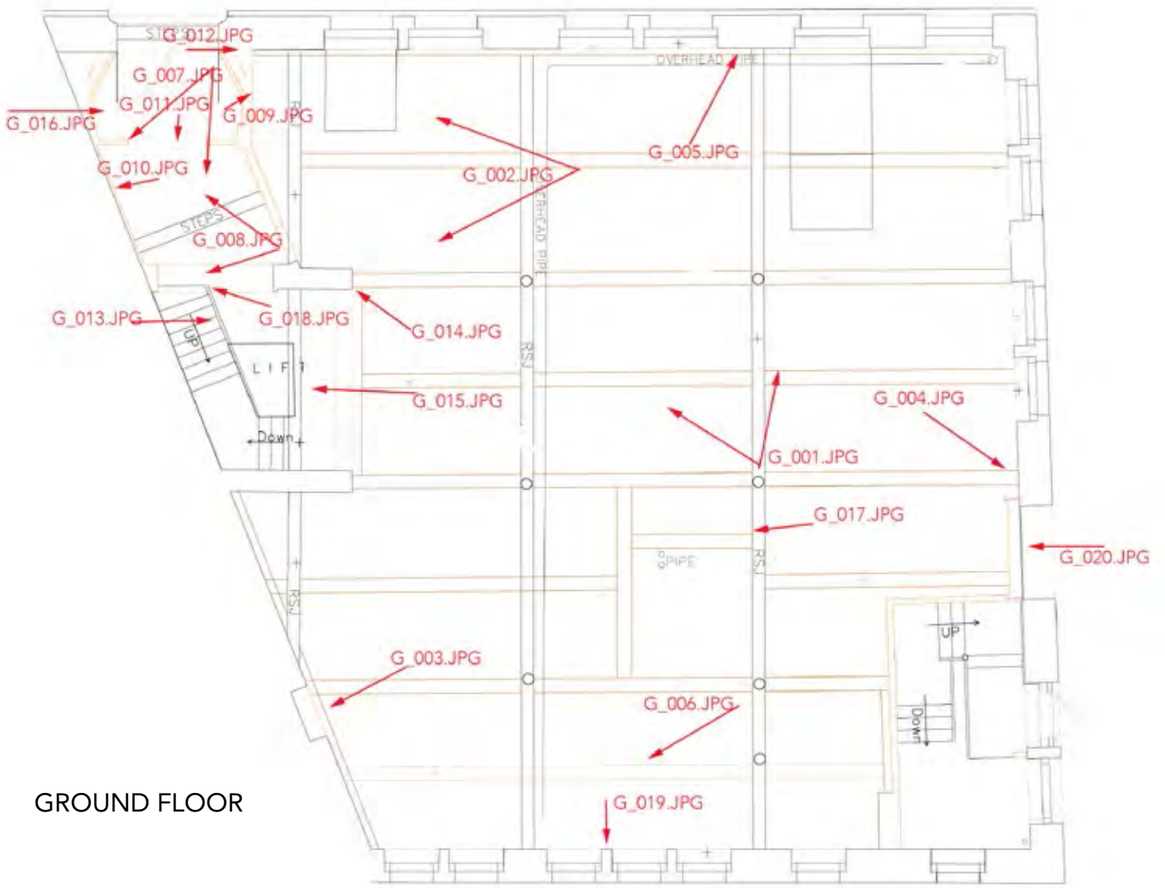


Oak panelling and glazed screen dating from ca 1920, incorporating classical triangular pediment, dentilled moulding, cornice and console brackets, with coffered panelled ceiling, and recesses for the panelled doors. The details are characteristic of the classical revival of the first decades of the C20.

Rear wall with sash windows. The far three windows, closest to the stove, have timber-lined sashes. The inside walls of the office were plastered, butting up to the timber linings. The remaining sashes to the warehouses were set within rounded moulded brickwork, which was probably lime-washed (see detail of different treatments - bottom right).







GROUND FLOOR





Timber balusters, oak handrail and wrought iron scrolls to the bottom rail of the cast concrete steps. The details reveal that these details are contemporary with the lift and the wire cage.

Above right - cast-iron shoe to the Scots pine trimmer around the staircase enclosure. The framed details reveal that a timber staircase originally rose from ground to first floor level. The brick pier and cast-concrete encasing steel RSJs are later modifications, inserted in association with the full-height stairwell and lift.



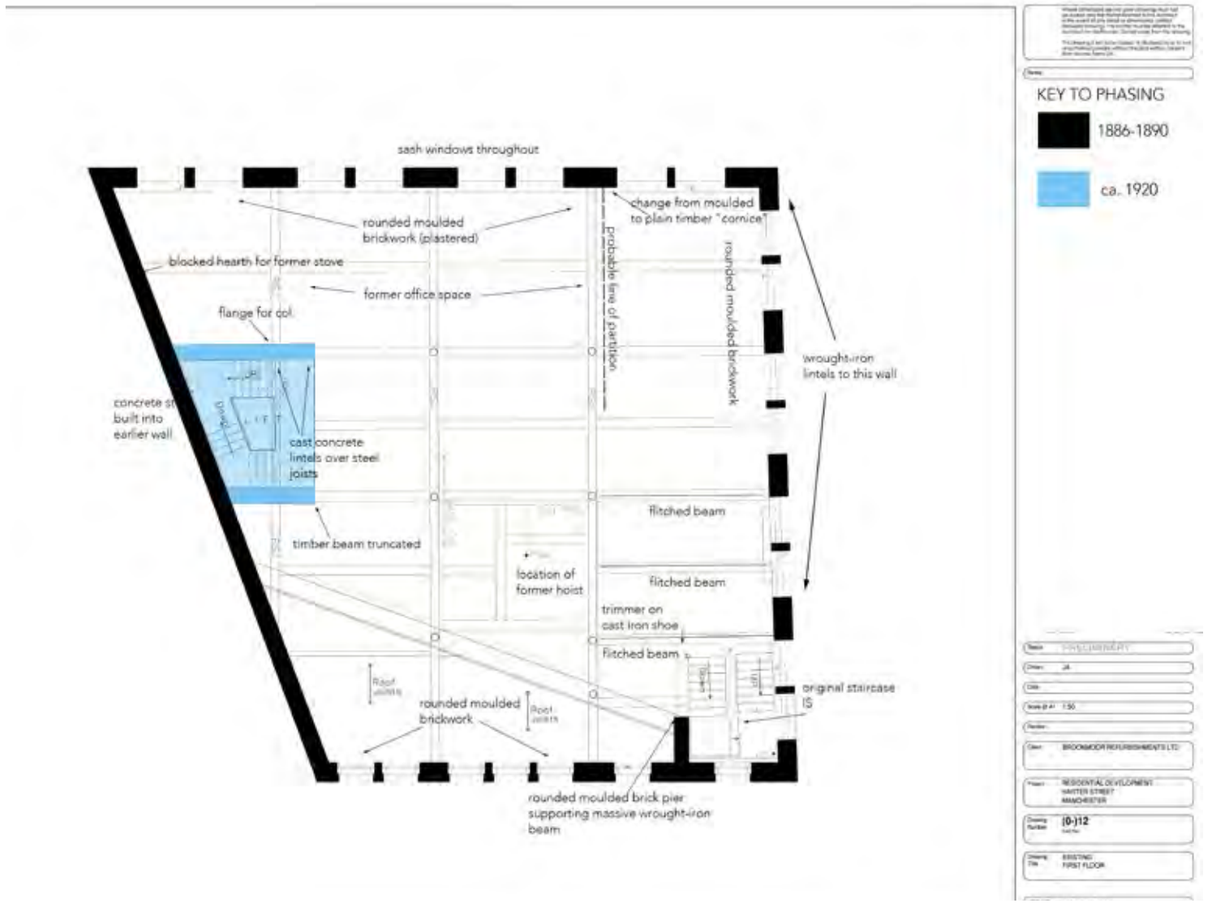


Above left - Mather and Platt electrical engineers fittings. Right - cast iron radiator to lobby.

Left - external view of the loading bay, with wrought-iron panelled bulkhead and "draw-bridge", and metal framed opening.
Below - internal view of opening with metal-framed doorway.

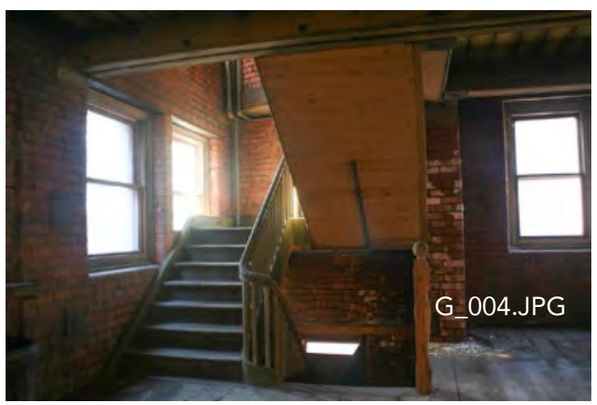






FIRST FLOOR

Timber staircase to first floor is complete at this level, with only a section of balustrade missing to the landing. The brick pier to the staircase forms the edge of the staircase bay. The pier supports a massive wrought-iron beam. Timber staircase with hardwood handrail and square section stick balusters. Soffit of stairs boarded and originally painted, now stripped.
Level of significance - high (level 3)





<u>Levels of significance</u>
Electrical fittimgs - adaptations of low value (1)
Panelling and lower ground to first floor of staircase - high aesthetic value (later alterations) - level 3
Radiator - of architectural quality and part of second phase; terrazzo and mosaic floor, all of medium significance (3)
Loading door bays and fittings - part of first phase, altered (level 3)
First floor - complete structure with integral staircase - level 3 of medium- high significance
Cast concrete staircase - significance level 2 - (low-medium), part of the history of the building development, with some design considerations, but overall constructional detail is poor.





Flitched beam (one of three) with pairs of Scots pine axial beams encasing a wrought iron plate, tied with coach bolts.

Right - cast-iron shoes set within the outer load-bearing wall support a timber trimmer, which supports the ends of the floorboards. This is shaped in two sections; the moulded cornice detail (to the left) is adopted for the office spaces, whilst the plainer section with a plain bead moulding (to the right) is adopted for the warehouse. This marks the alignment of a former partition.





The former hearth at first floor level is located at the front of the building, indicating that offices were originally located in some of this space. Hearth has been blocked up, but was probably similar to that at ground floor level, with an enclosed stove.

Left - rounded moulded brick reveals to the south wall) with wrought-iron slimline lintels supporting a brick soldier course.







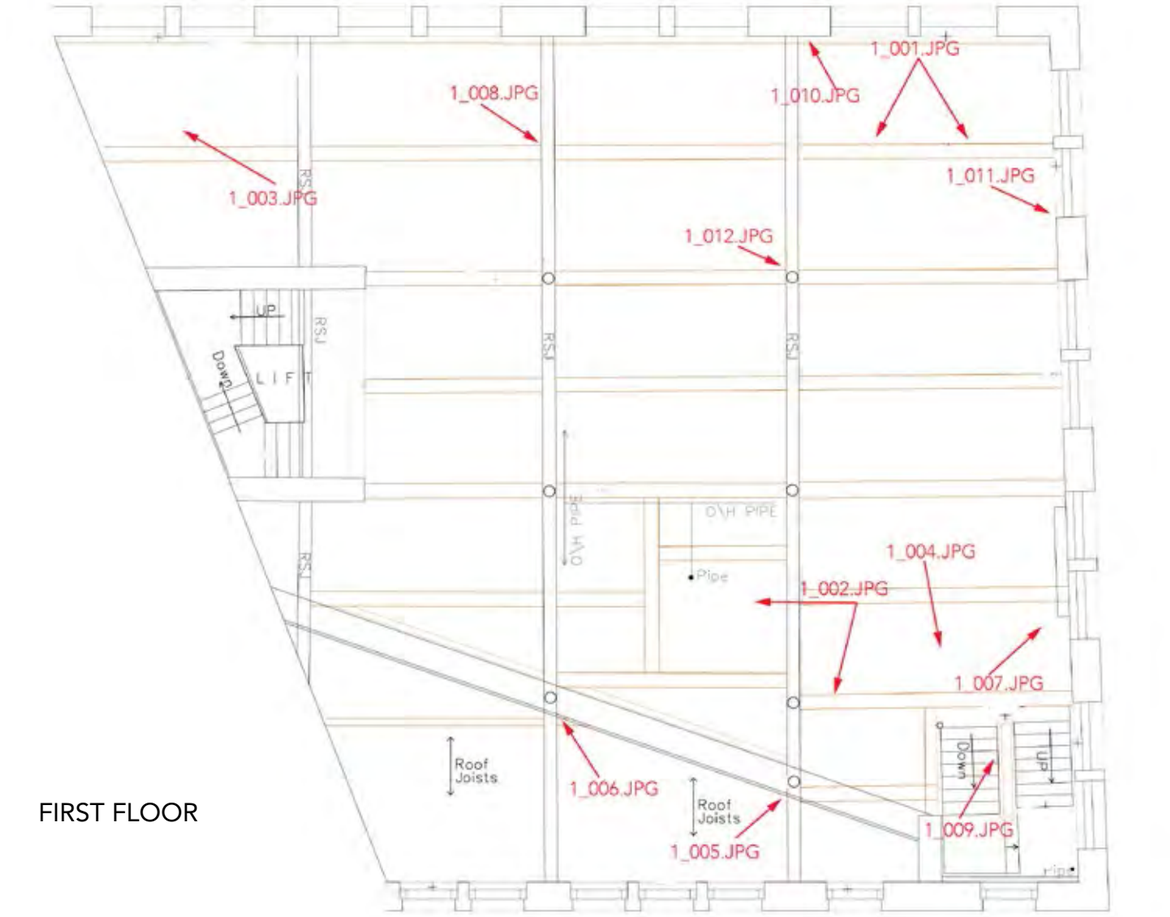
FIRST FLOOR - STRUCTURAL DETAILS

Cast-iron columns with paired and cruciform flanges support wrought iron riveted beams, with bolted and riveted connections. Massive structural wrought-iron beam, with multiple riveted plates, supports brick external load-bearing wall of the three floors above.

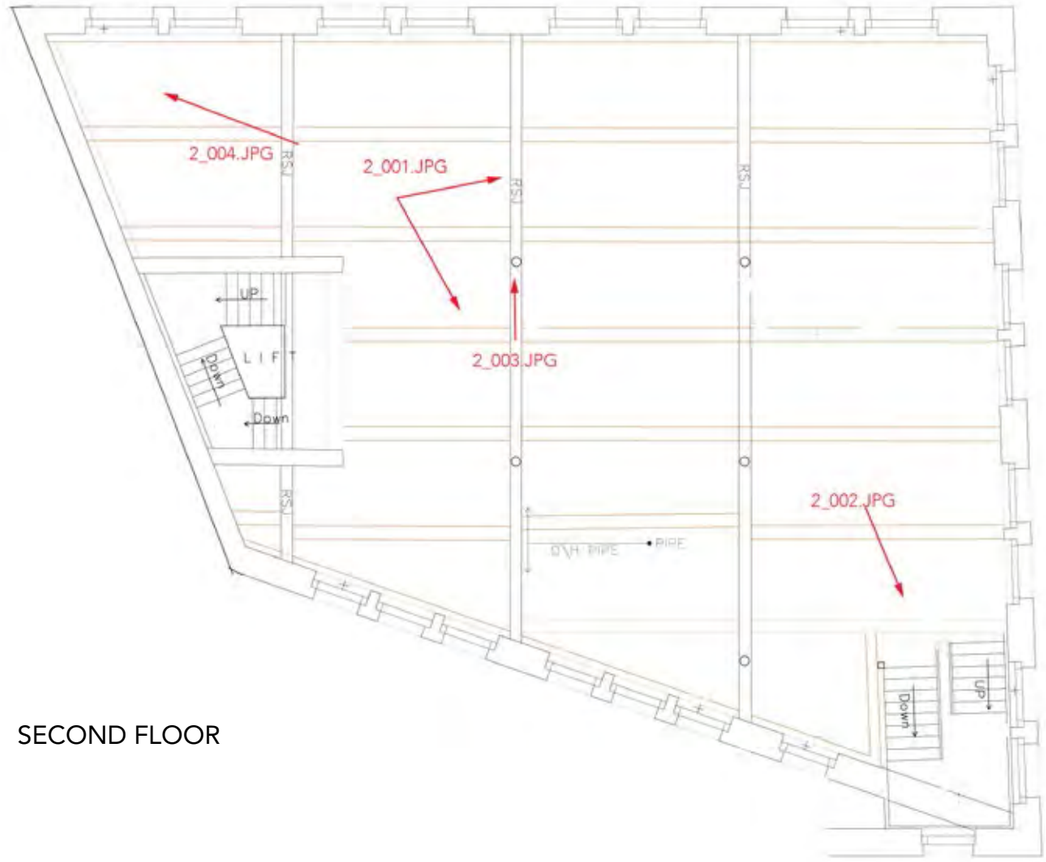
Level of significance - high on completeness of structure (4).



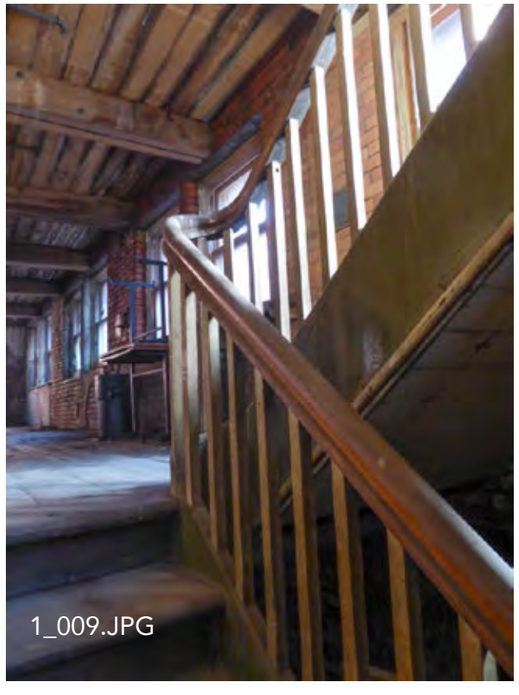




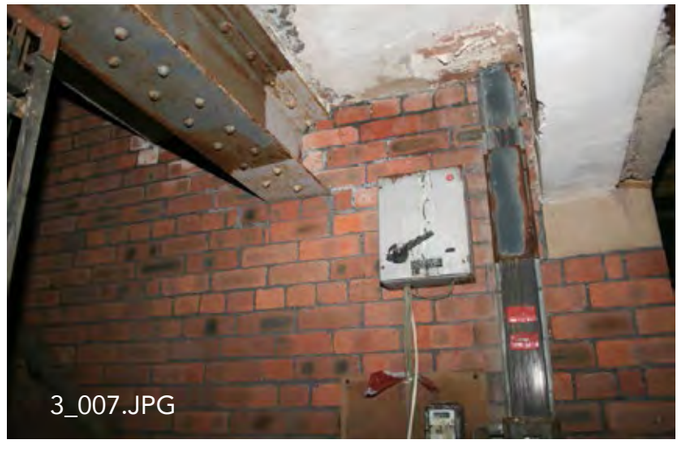
FIRST FLOOR



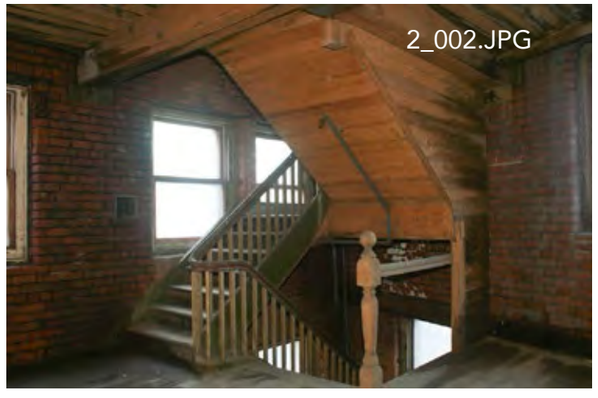
SECOND FLOOR



Handrail and balusters to corner staircase (left) of reasonabale quality, considering the utiltarian function of this part of the building. The second staircase (below), with cast concrete cantilevered steps, is of some interest, as part of the building development, but adaptations to the building were of low aesthetic value. Cast concrete over steel, with earlier wrought iron beam in-situ.









SECOND FLOOR

Cast iron post with cast manufacturer's inscription - Edward Wood & Co. Ltd. At this level the structure and frame is complete, with no evidence of internal partitions, of high significance (level 3). Staircase is complete, with only stick balusters to landing missing.



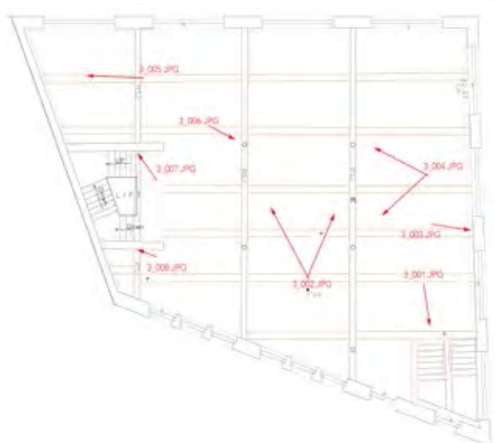




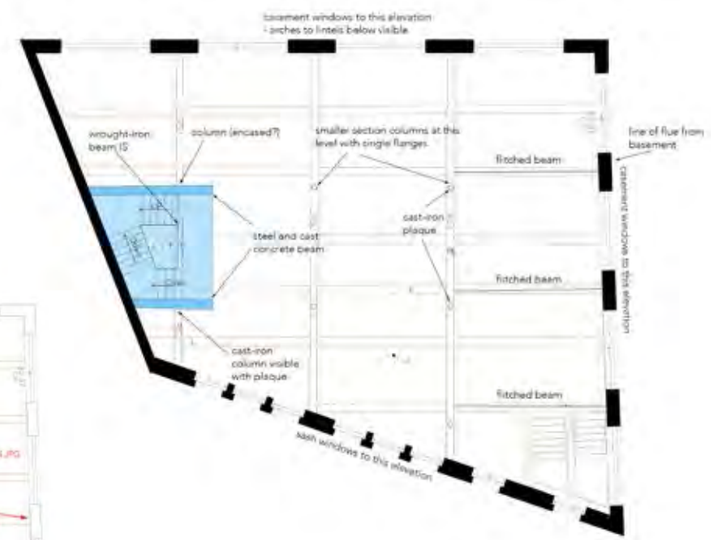
THIRD FLOOR

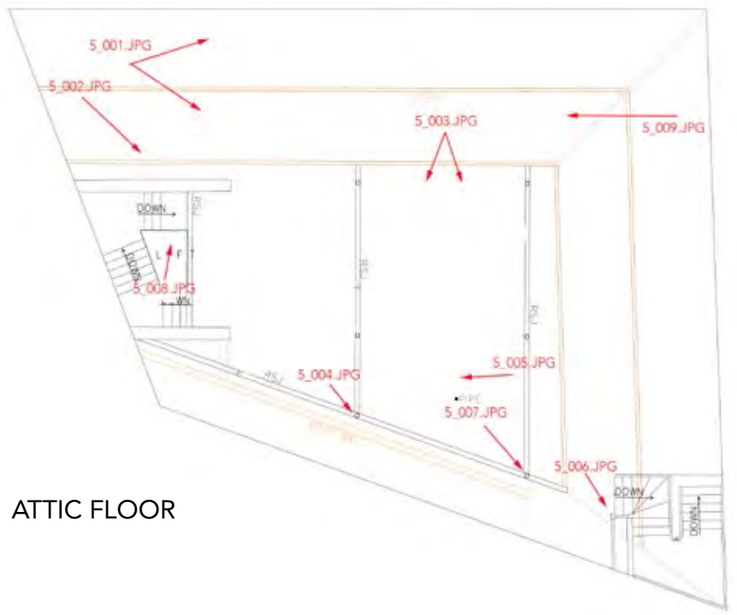
Top left - “thermal” or semi-circular windows, with casements. Left - view towards inserted staircase and lift shaft.

Above - detail of flitched beam to south wall, with cast iron shoes at the junction of the timber beams, and cast-iron corbel brackets, with flanges, for supporting the timber trimmers. The structure is strong and integrated, as built - high significance (level 3).



THIRD FLOOR





ATTIC FLOOR

ATTIC

Evidence of original hoist (5_005.jpg) in the form of a cast metal frame within the concrete slab roof, with later modifications - of evidential value (2). The later 1920s lift machinery is largely intact but unusable (of low interest 2). The lift punctured the original roof slab.

Below right - skylights are a remnant of a continuous bank.

Bottom right - cast-iron column with flanges cast into the capital on the same skewed alignment as the I-section wrought iron beams. The fit is poor and appears unfinished. Skylights to the west have been removed.





