

1241 MERCHANTS WAREHOUSE, MANCHESTER DESIGN AND ACCESS STATEMENT

1241-TGA-XX-XX-RP-A-FI_10_10-00250

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	07.08.25	Issued for review and comment
P02	12.09.25	Issued for Listed Building Consent

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01. INTRODUCTION

Executive Summary

This Design and Access Statement has been prepared by Tim Groom Architects on behalf of the applicant, Castlefield Estates Ltd. It supports a listed building consent application to undertake internal alterations to two levels of office space within a Grade II historic warehouse. The building is called Merchants Warehouse.

The proposal intends to strip out the tenant office fit out and reinstate the premises back to the original condition at the point of occupancy and listed building consent in 2015.

The following document explains the application proposal. To support the Design and Access Statement, drawings, a schedule of works document, a photographic survey and a heritage statement have been prepared. These are provided in a summary at the end of the document.



Project Team

Client
Castlefield Estates Ltd

Architect
Tim Groom Architects

Quantity Surveyor
Abacus

M&E Engineer
Viridian Consulting

Heritage Consultant
Stephen Levrant Heritage Architecture

Building Surveyor
Anstey Horne





Tim Groom Architects

There are two words that in combination, define the way we work. The decisions we make and the buildings we create. Control. Liberated.

Control. There is great responsibility in architecture. We have to understand and represent the person that commissions the work, honour the intent, and provide for the people and the community that will use and walk past it. We also have to satisfy and reward ourselves. Control for us in design terms means precision and restraint, quality and authenticity – refined buildings without extravagant embellishment, rich in detail, material thought and precise execution.

Liberated. Creativity and innovation tend to be associated with wild expression and deviation from the norm but the confidence we have in our abilities, our skill and our design intent free us from the need to follow fashion, ‘make a statement’ or deviate from what we feel is right. Our creativity and innovation is knitted in, not layered on. We’re proud of our work and it’s important we remain so.

WHAT WE DO AND
WHY IT’S THAT WAY

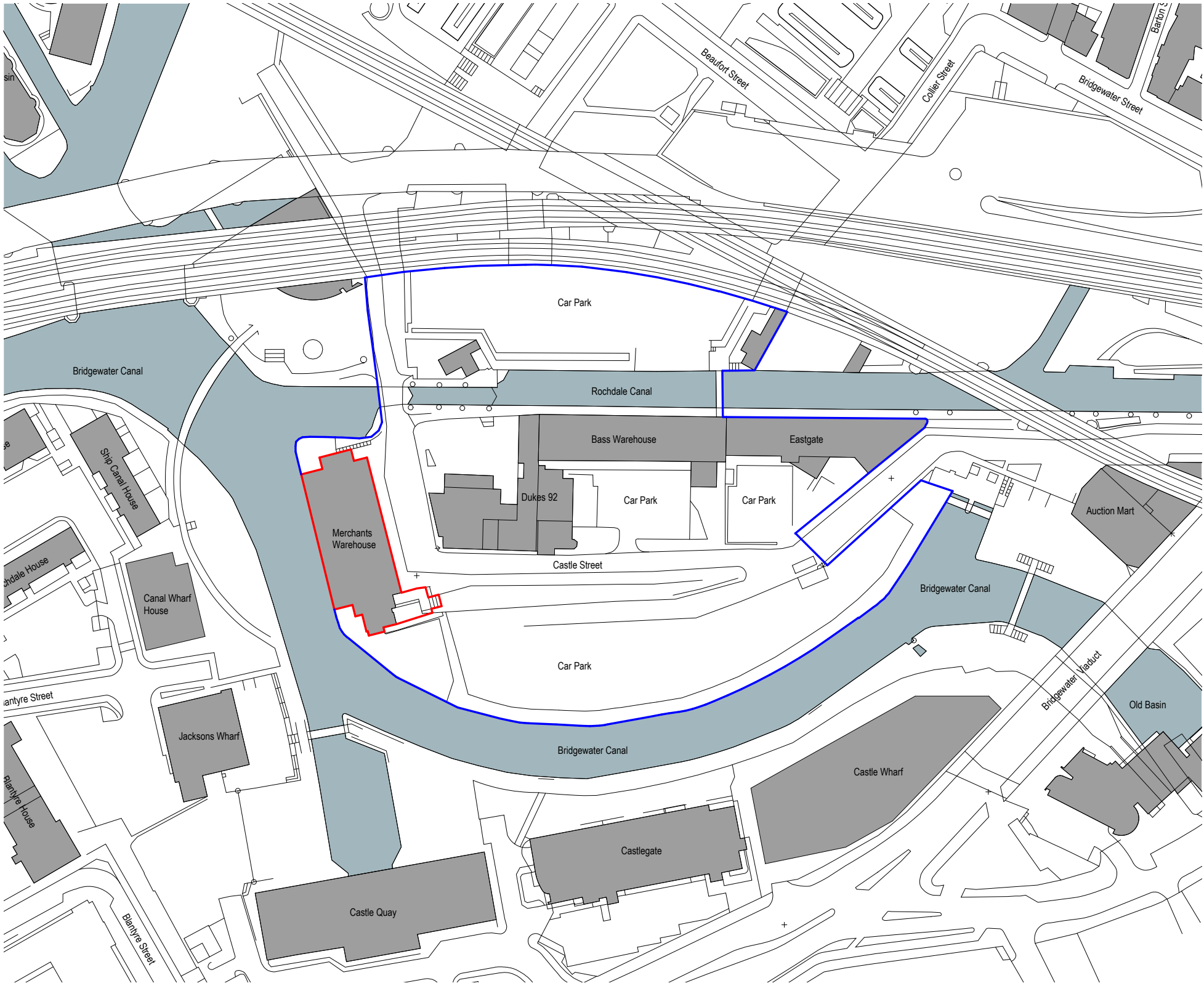
CONTROL.
LIBERATED.



02. THE SITE

Site Introduction

Merchants Warehouse is a Grade II listed building located in Castlefield, Manchester. The building is bounded to the east by Castle Street, to the north and south by areas of soft and landscaping, and to the west by Bridgewater Canal.

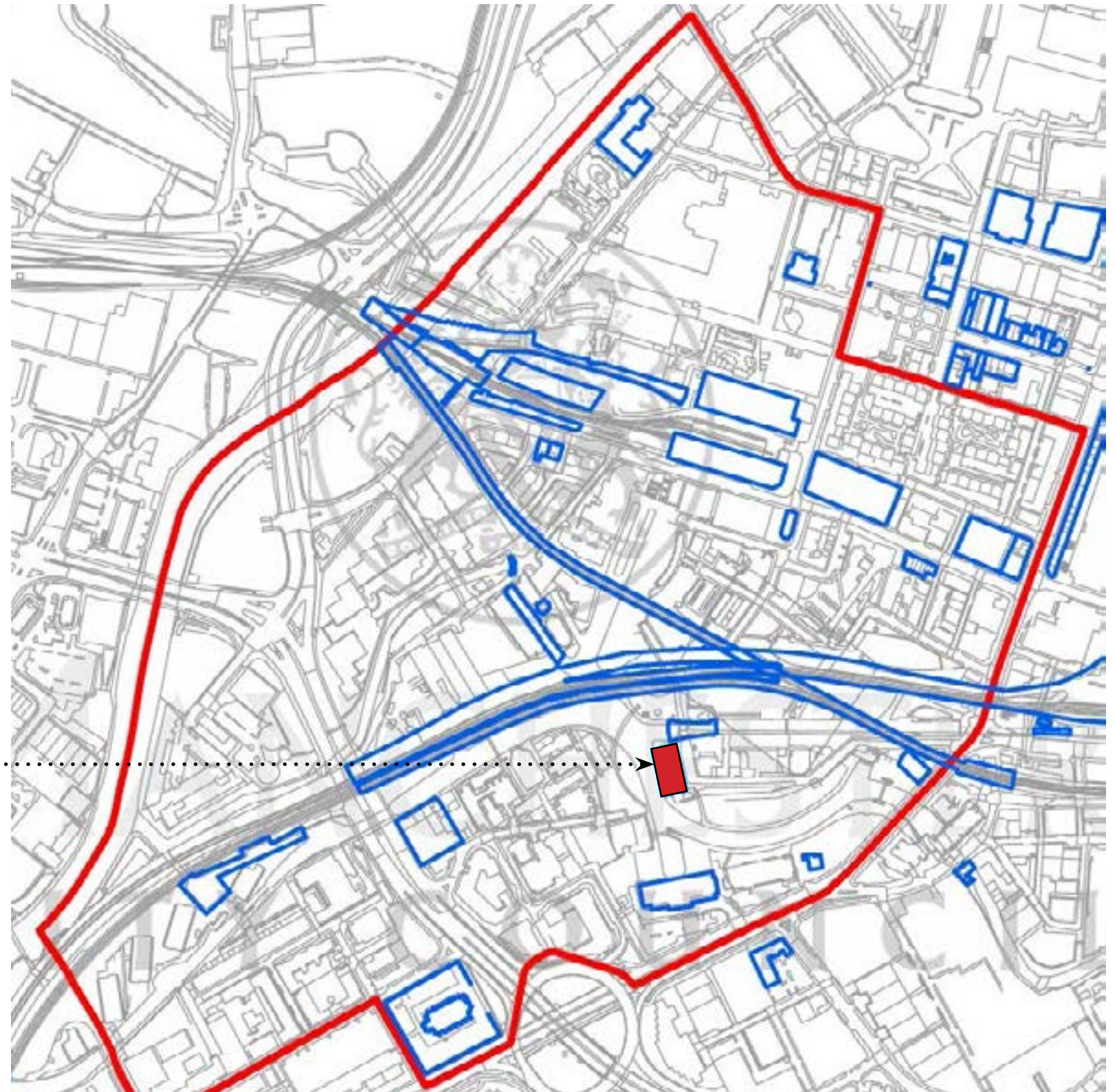


Conservation Area

Merchants Warehouse is located within the Castlefield Conservation Area, which forms the largest conservation area in Manchester, and which was designated on the 13th October 1979. On the 26th June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell (see adjacent plan).

The conservation area boundary follows the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road.

Merchants
Warehouse



Planning Context

Listed Building Status

The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of “exceptional interest”, Grade II* buildings are particularly important buildings of “more than special interest”, whilst Grade II buildings (such as Merchants Warehouse) are defined as being of “special interest”.

Merchants Warehouse was Grade II Listed on the 20th June 1988. The full list description is as follows:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197778

Date first listed: 20-Jun-1988

List Entry Name: MERCHANTS WAREHOUSE

Statutory Address 1: MERCHANTS WAREHOUSE, CASTLE STREET, M3 4LZ

National Grid Reference: SJ 83099 97526

Details: SJ 8397 NW, 698-1/30/39, MANCHESTER, CASTLE STREET (West side), Merchants Warehouse

20.06.88

GV

II

Former canal warehouse serving Bridgewater Canal terminus, offices from early C21. Dated 1823 on pier between shipping holes; altered, fire-damaged and derelict when surveyed: Brown brick in English garden-wall bond, with some sandstone dressings, slate roof (damaged). Rectangular plan of 6 structural bays occupying whole of west end of north quay. West facade (to the canal) 4 storeys and 1:2:6:2:1 windows separated by former loading slots. The centre has two semi-circular arched shipping holes rising into the 1st floor, with a cylindrical sandstone pier and responds which have concave caps brought to a square, that in the centre inscribed ,1823, timber lintels and wooden screens in the

arches above; the loading slots have doorways at ground floor but are otherwise bricked-up, and those to the right have wooden gabled hoist-canopies; small round-headed windows with glazing bars and tilting casement openings in the lower half, all damaged. Moulded stone cornice with blocking course. The east facade is 3-storeyed, with similar windows and 4 surviving 3-stage loading slots (only partly bricked up) but the top floor of the northern half and its roof are missing. INTERIOR: not inspected, but reported to have timber beams, and remains of winding gear in roof. Distinctive feature of Bridgewater Canal terminus site, of considerable historical interest.

Listed Building Consent (LBC) was acquired in 2015 by Castlefield Estates Ltd. for shell and core works to levels 01 and 02 (Ref: 107844/LO/2015/C1). The tenant then acquired LBC for additional works to fit out the office spaces (Ref: 108241/LO/2015/C1).

Legislation and Planning Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the foremost component of the legislative framework which governs the specific protection of buildings, structures, and areas of special architectural or historic interest. This is over and above what is provided by development management.

Section 66(1) of the Act is applicable; it requires the Local Planning Authority ('LPA') to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” when considering whether to grant LBC/ Planning Permission.

As the site is within the Castlefield Conservation Area,

Section 72(1) of the Act is of relevance. It requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of conservation areas. As such, the potential impact of the Proposed Development on the setting of relevant conservation areas and any associated effect.

National Planning Policy Framework (‘NPPF’) (December 2024)

Section 16 of the NPPF (December 2024) sets out the Government’s planning policies on the conservation of the historic environment. The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently shall not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment.

The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (Paragraph 212), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm.

Degrees of harm are categorised within the NPPF as ‘substantial’ and ‘less than substantial’. Paragraph 214 states that “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss”.

Paragraph 215 relates to ‘less than substantial harm’, stating that “this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

The ‘designated heritage asset’ status of the identified listed buildings and conservation areas within the setting of any site requires that any potential ‘harm’ must be weighed and balanced against the potential advantages of the particular development proposal. It is thus necessary to establish whether the effects of the proposals outweigh any perceived harm, in the context of the statutory duties set out above.

Planning Practice Guidance (‘PPG’) (2019)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “conserving and enhancing the historic environment” of the current iteration of the PPG has been reviewed and referenced in the course of producing this heritage statement. The document was published in 2014 and the Historic Environment chapter was last updated in July 2019.

Planning Context

Local Planning Policy – Manchester City Council

Manchester Core Strategy (2012)

The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of “preserving or, where possible, enhancing the historic environment”. The following policies from Manchester’s Core Strategy (2012) are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the city, Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support Manchester City Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: “historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals” (paragraph 12.21, Policy EN3). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

Unitary Development Plan for the City of Manchester, 1995

The Unitary Development Plan (the ‘UDP’) for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UPD, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

Development Control Policies 18.1 and 19.1 are saved from the UPD and address conservation areas and listed buildings respectively. The policies stipulate that careful consideration is given to development proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

Places For Everyone (PfE) (2024)

Places for Everyone (PfE) is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

Objective 4 of the PfE seeks to: – Enhance our cultural, heritage and educational assets; – Improve sustainable transport and active travel access to these locations; – Improve access for local people to jobs in these locations.

Historic England Guidance

In 2015 Historic England (‘HE’) released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015) (‘GPA2’) and Good Practice Advice Note 3 – The Setting of Heritage Assets (amended December 2017) (‘GPA3’) were both utilised as part of the heritage assessment in order to gain a full understanding of the relevant issues.

In terms of assessing the impacts of development proposals, the heritage statement takes account of the advice in GPA3 which states that “setting and views are matters of qualitative and expert judgement [.] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”

The Heritage Statement accords with the guidance and approach established in Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) and Conservation Principles, Policies and Guidance (2008).

Planning context text extracted from Stephen Levrant Heritage Architecture, Heritage Report.

Site History

The Roman army settled in the north-west of England in 79AD. For strategic reasons they selected the Castlefield area for their fort, which they named 'Mamucium', built on a site protected by the Rivers Irwell and Medlock just north of the site.

After the Romans left (c410AD) the fort declined and was abandoned, eventually becoming known as Aldport, meaning 'The Old Town', and as Manchester grew, Alport Town was incorporated into the burgeoning town to the north and east.

During the 18th century the area was known as 'Castle Field' after the Roman fort, and in 1761 it became the site of the world's first industrial canal, the Bridgewater Canal. Following its completion the area surrounding the canal at Castlefield quickly formed a shipping hub during this significant period of the Industrial Revolution.

The new canal brought coal and other goods from the countryside to Manchester, making it a prime location for warehousing, forming a major catalyst for the growth of the Castlefield district. In 1802 the canal basin was extended when the Rochdale Canal was cut.

The first warehouse to be built in the canal basin was the now demolished Duke's Warehouse, in 1761,. This was followed by the Grocer's Warehouse the c1770s. This formed possibly the first warehouse in Britain where barges could unload directly inside the building via shipping holes. This too was demolished in 1960.

Merchants Warehouse was built in c1825 and also designed with shipping holes for barges to enter. The neighbouring Middle Warehouse was built c1828-1831 by the Manchester Ship Canal Company on the south bank of the Middle Basin, and it too was designed with shipping holes. Only Merchants Warehouse and Middle Warehouse survive today in the Castlefield Basin.

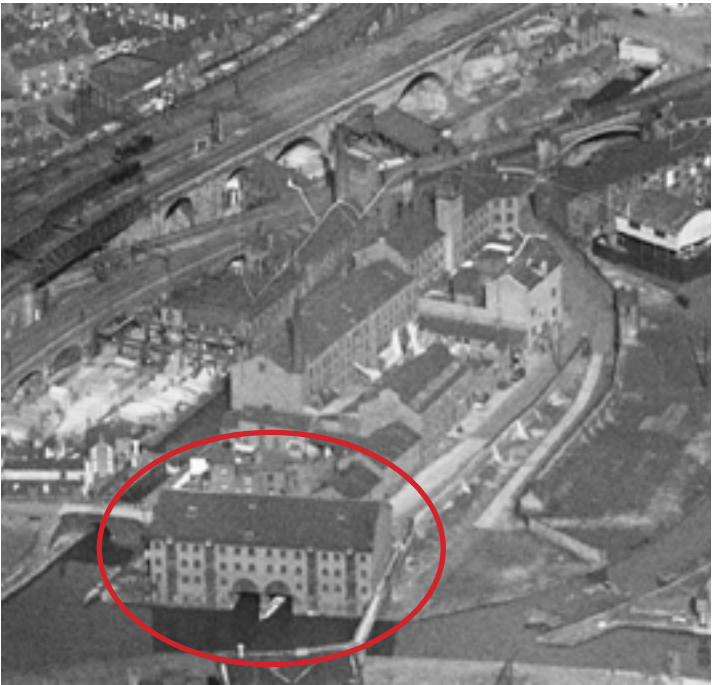
In the 1840's Castlefield witnessed a dramatic change, as the first of three overhead railway viaducts were constructed across the canal basin. Due to the existing network of canals in Castlefield, the construction of the Manchester South Junction and Altrincham Railway Viaduct in 1844 saw high-level brick and cast-iron viaducts crossing directly above the earlier canal basin.

Merchants Warehouse continued in use as a shipping warehouse throughout the 19th century until the early 20th century, when shipping by canal fell out of favour and was replaced by road transport.

Site history context extracted from Stephen Levrant Heritage Architecture, Heritage Report.



Castlefield Basin 1900



Aerial view looking north-east 1934



Aerial view looking north 1979

Historic Maps



1785



1825



1857



1870



1900



1922

Building History

According to the carved date stone on the eastern elevation of Merchants Warehouse, the building was constructed on the 8 Dec 1825. The date of 1823 was wrongly given in the official Historic England list description).

The warehouse forms a simple, brick-built, rectangular building in the English garden wall bond, that is of three-storeys to the Castle Street elevation (east) and four-storeys to the canal elevation (west). Originally there would also have been an additional floor level within the attic space.

As used on the other warehouses around the canal basin, the building was designed with small, round-headed windows. These contained multi-pane, timber casements with pivot windows to the bottom half on its two principal elevations to the east and west. There are six vertical loading bays, or 'loopholes', to each of these elevations, that originally were surmounted by a wooden, gabled hood or 'cat head'. This contained the hoist machinery, allowing for cargo to be hoisted into the warehouse from the canal to the west, and then hoisted onto carts on Castle Street to the east.

The west elevation directly fronted the canal, making it only accessible by boat. To the centre of the elevation are two 'shipping holes', which were a common feature in Castlefield warehouses during the 18th and 19th centuries. Shipping holes allowed for two barges to be steered directly into the lowest floor level of the warehouse, where hoists to the centre of the floor plates could lift and lower cargo through each floor level of the warehouse above.

The only other remaining example that uses shipping holes within Castlefield Basin today can be found in the Middle Warehouse, just south of Merchants Warehouse. Other, since demolished, examples were the Grocer's Warehouse (now partially reconstructed), Old Warehouse, New Warehouse, Kenworthy's Warehouse and Staffordshire Warehouse.

The north and south elevations formed largely blind gable-ends, with the south elevation originally containing a large, arched opening from ground to first floor level (which now forms the entrances into the level 01 and level 02 from the reception/staircase), and the north elevation containing a further loophole surmounted by a round-headed window. This elevation also contained a number of other windows which appear to have been later alterations.

Internally, the building formed a functional and utilitarian warehouse that was divided into six bays by the use of brick walls constructed east-west across each floor level with arched openings linking the bays. To the top, attic floor level of the warehouse was the hoist system, which ran the entire length of the building. The hoist system was originally gravity-friction powered and serviced all the hoists at the top of the eleven loopholes, as well as two that went down through trapdoors in the floors, enabling goods to be unloaded under cover from barges in the shipping holes.

Parts of this mechanism still survive in the attic level, along with much of the original roof structure to the undamaged southern half of the building.

In 1971, a fire in the northern half of the warehouse, destroyed a substantial part of this end of the building, including the roof structure, internal walls, and much of the upper levels of the external elevations, which were lost. However, due to the compartmentalised design of the building, with thick brick walls to the north and south sides, the fire only affected the northern half of the warehouse.

The southern half of the warehouse continued to be occupied, whilst the northern half remained derelict for nearly 25 years until in the mid-1990s when Merchants Warehouse was refurbished and restored for office use.

The work to restore the building was undertaken by SimpsonHaugh (then known as Ian Simpson Architects),

who reused the saveable historic fabric of the building whilst creating modern office interiors. The project included the design of new glass and steel entrances and vertical circulation cores to the north and south elevations, as well as the almost complete rebuilding of the northern half of the warehouse.

Building history extracted from Stephen Levrant Heritage Architecture, Heritage Report.

Building History



1971 Building condition after fire



1995 Deteriorated condition - west and south elevations



2025 Current condition - west and south elevation



1970 Original shipping hole openings



1995 Deteriorated condition - west and north elevation



2025 Current condition - south elevation

03. PROPOSED WORKS

Scheme Overview

The proposed work aims to revert level 01 and level 02 office space back to shell and core condition, as per Castlefield Estates 2015 Listed Building Consent.

Listed Building Consent (LBC) was acquired in 2015 by Castlefield Estates Ltd. for shell and core works to levels 01 and 02 (Ref: 107844/LO/2015/C1). The tenant then acquired LBC for additional works to fit out the office spaces (Ref: 108241/LO/2015/C1).

A Terminal Schedule of Dilapidations (December 2024) for each of the respective areas has been undertaken on behalf of Castlefield Estates Ltd., by Anstey Horne. The Schedule of Dilapidation reports identify works that have been undertaken by the tenant during their occupation of the above areas, listing proposals required to remedy them (i.e. revert, remove, and make good).

Works include;

- Removal of partitioning erected to sub divide floor plate.
- Repair and making good of all wall, floor and ceiling surfaces when partitioning is removed.
- Removal of a security shutter and a glazed access door reinstated.
- Fire detection reconfigured to open plan arrangement.
- Removal of all tenant MEP fixtures such as ventilation, lighting, IT, audio visual, small power and access control.
- Removal of FFE and all client chattels.
- Removal of internal brickwork cladding and reinstatement of plasterboard linings.
- Replacement of floor finishes.
- Internal redecoration.
- Refurbishment of windows.

The drawings and documentation appended to the report demonstrate the existing condition, demolition and the proposed works.



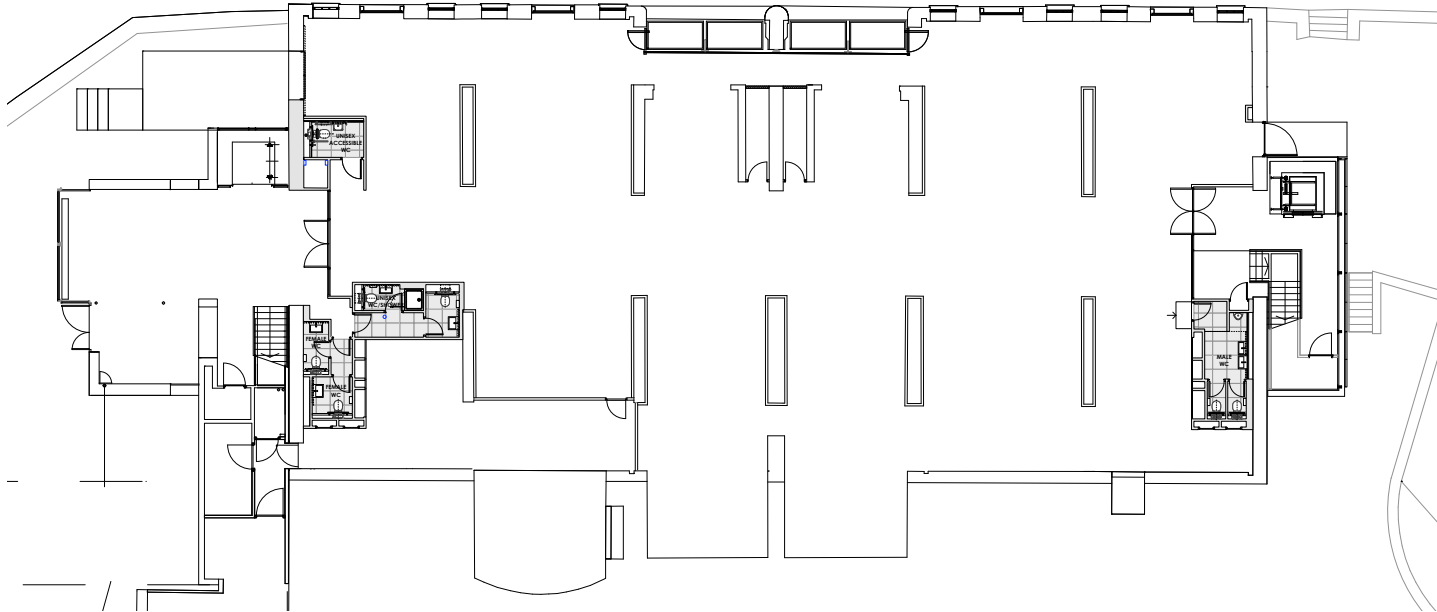
Level 01 – Existing fit out



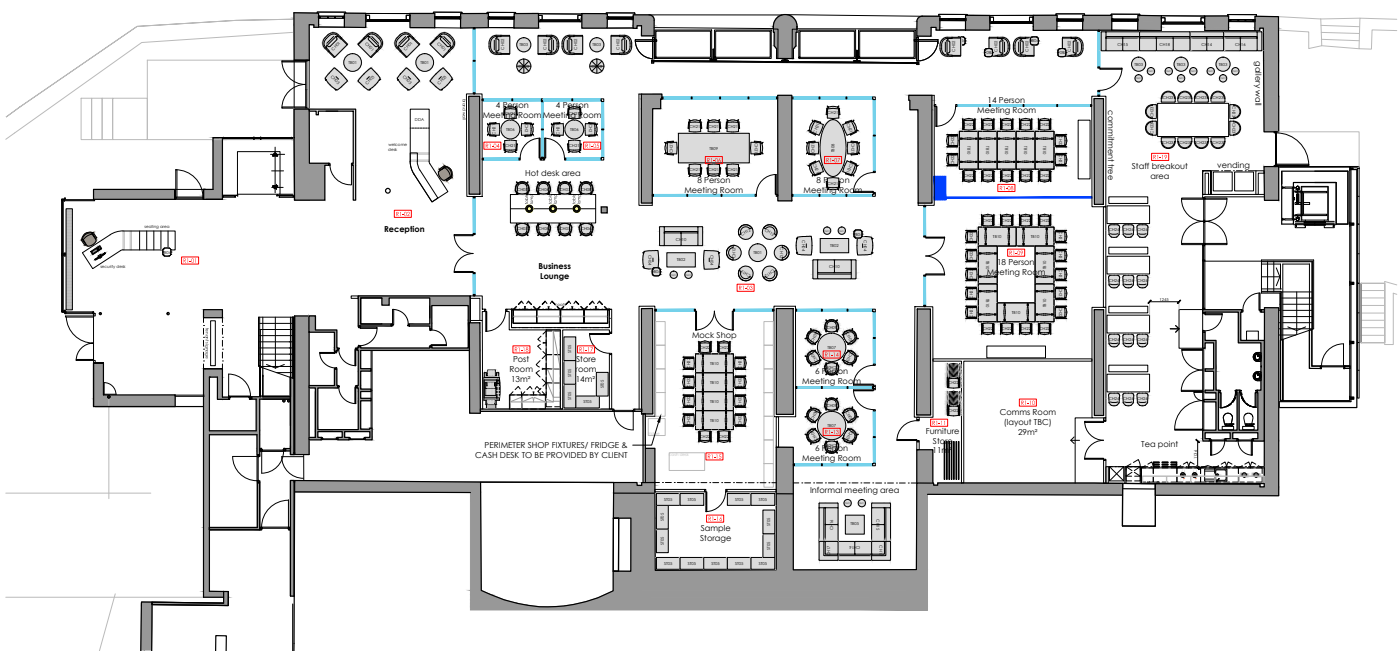
Level 02 – Existing fit out



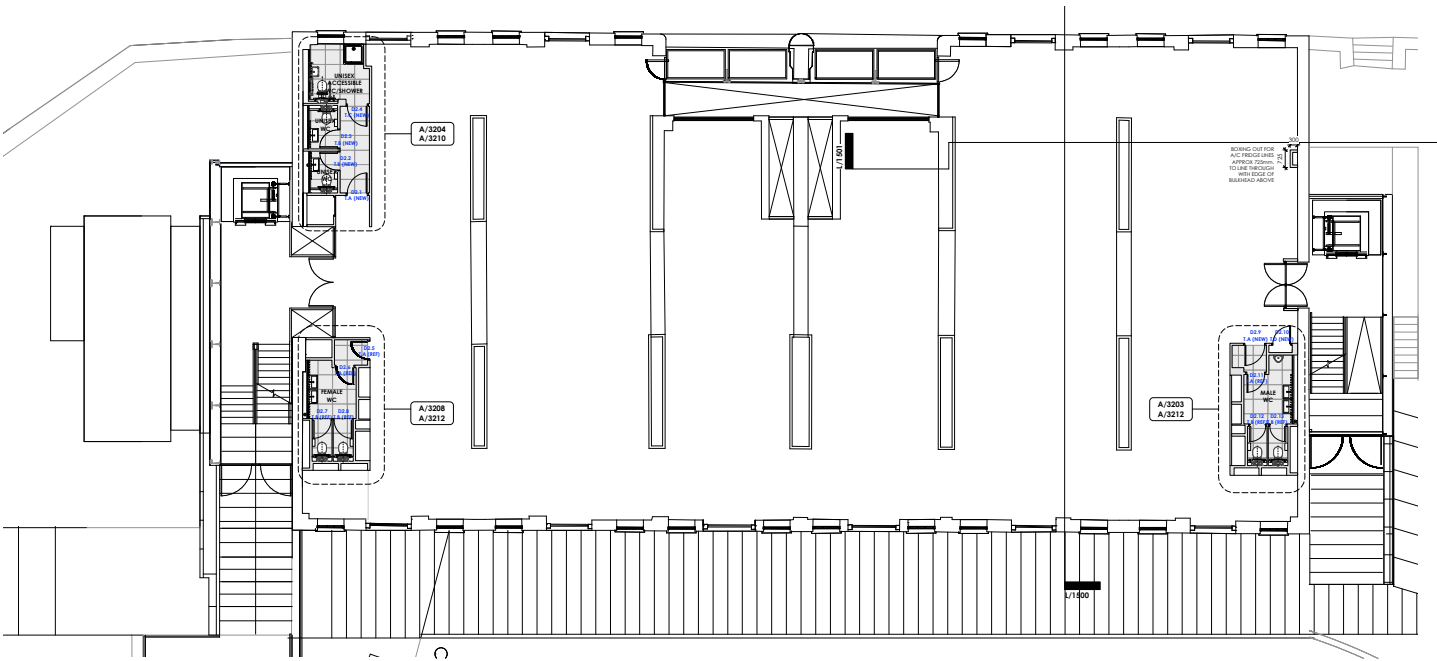
2015 Consented Drawings



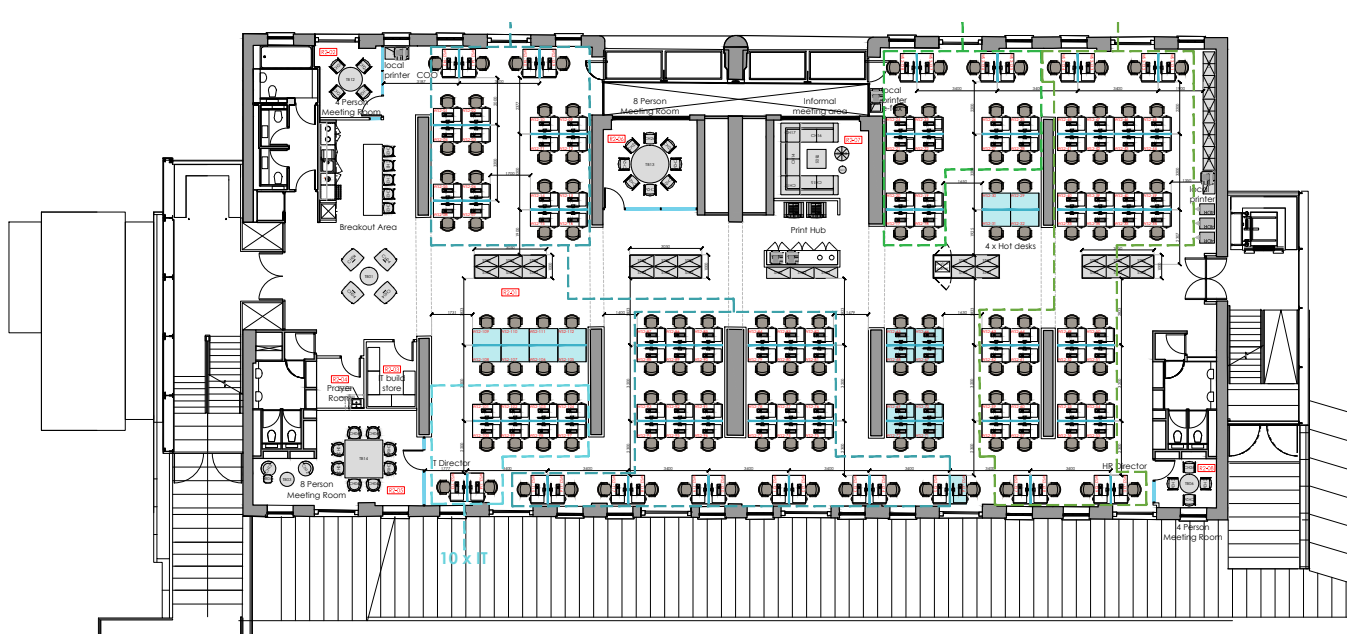
Level 01 - Shell and core layout (Ref: 107844/LO/2015/C1) 2015



Level 01 - Tenant fit out (Ref: 108241/LO/2015/C1) 2015



Level 02 - Shell and core layout (Ref: 107844/LO/2015/C1) 2015



Level 02 - Tenant fit out (Ref: 108241/LO/2015/C1) 2015

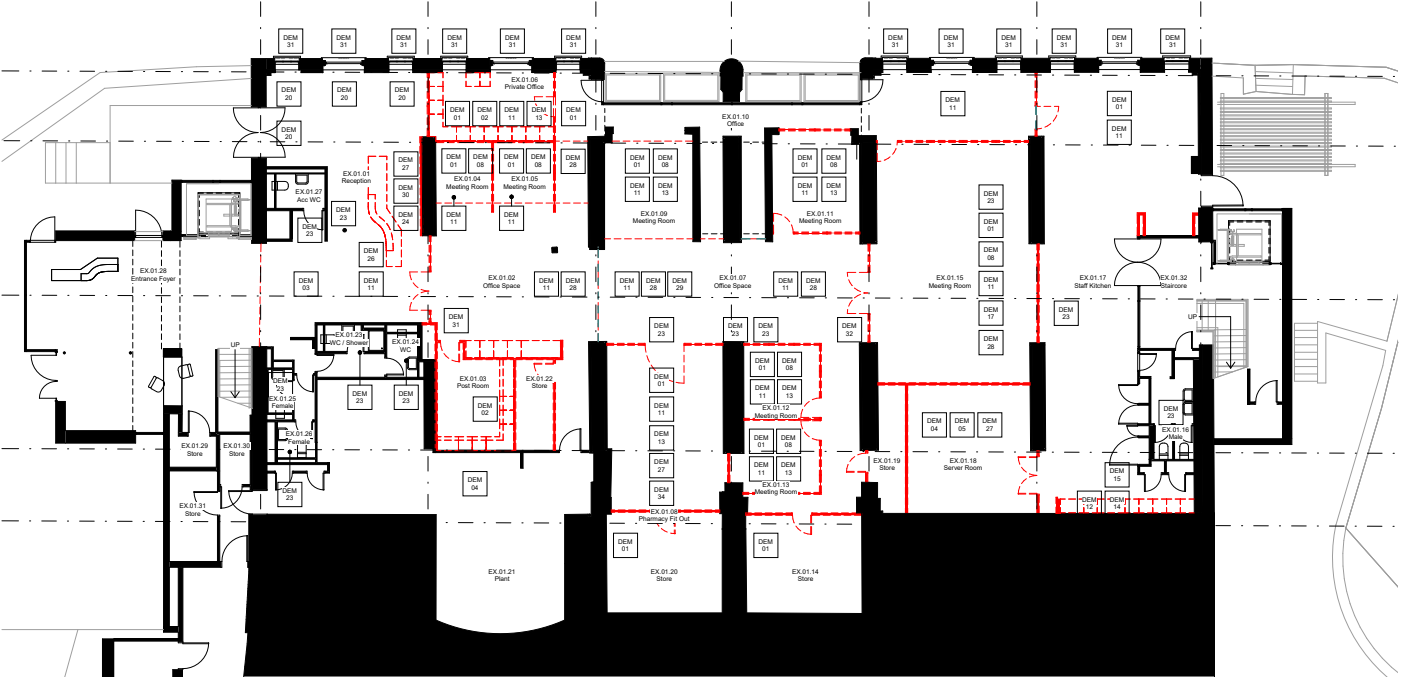
Level 01 Proposed Works

The proposed works to level 01 will reinstate the glazed entrance door and remove the tenant reception space. The dividing partitions and glazed screens will be cleared and the floor plan will revert back to an open office arrangement. Feature wall finishes such as brick cladding, wall paper and company messaging will be removed.

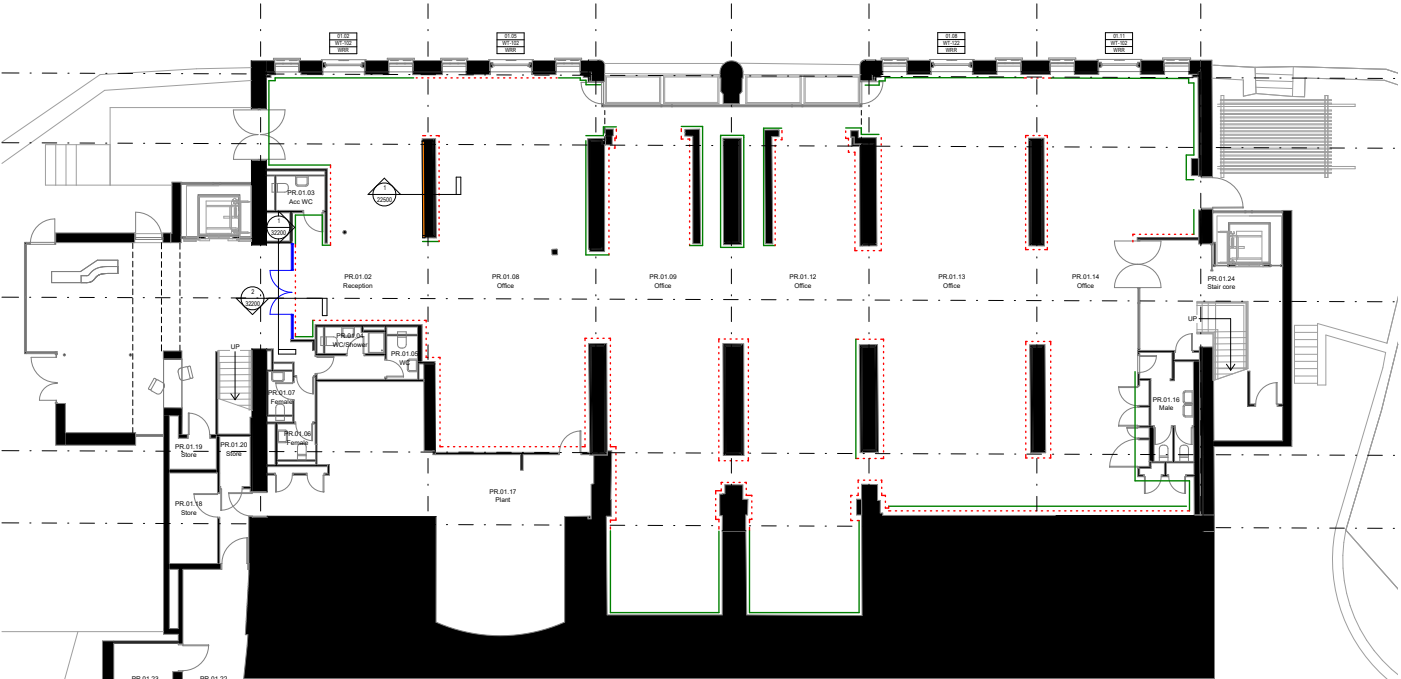
Plastered linings will be reinstated, surface defects made good and redecorated. Within the current server room, the dense plasterboard ceiling will be removed and the existing floor joists will be exposed. The perforated ceiling panels will be reinstated within the ceiling bulkhead. Please refer to detailed plans and reinstatement details.

All small power, lighting and mechanical fixtures that were installed by the previous will be removed and reinstated to suit an open plan arrangement. Please refer to the mechanical and electrical drawings prepared by Viridian.

See adjacent plans, section 04 of this report and appended drawings.

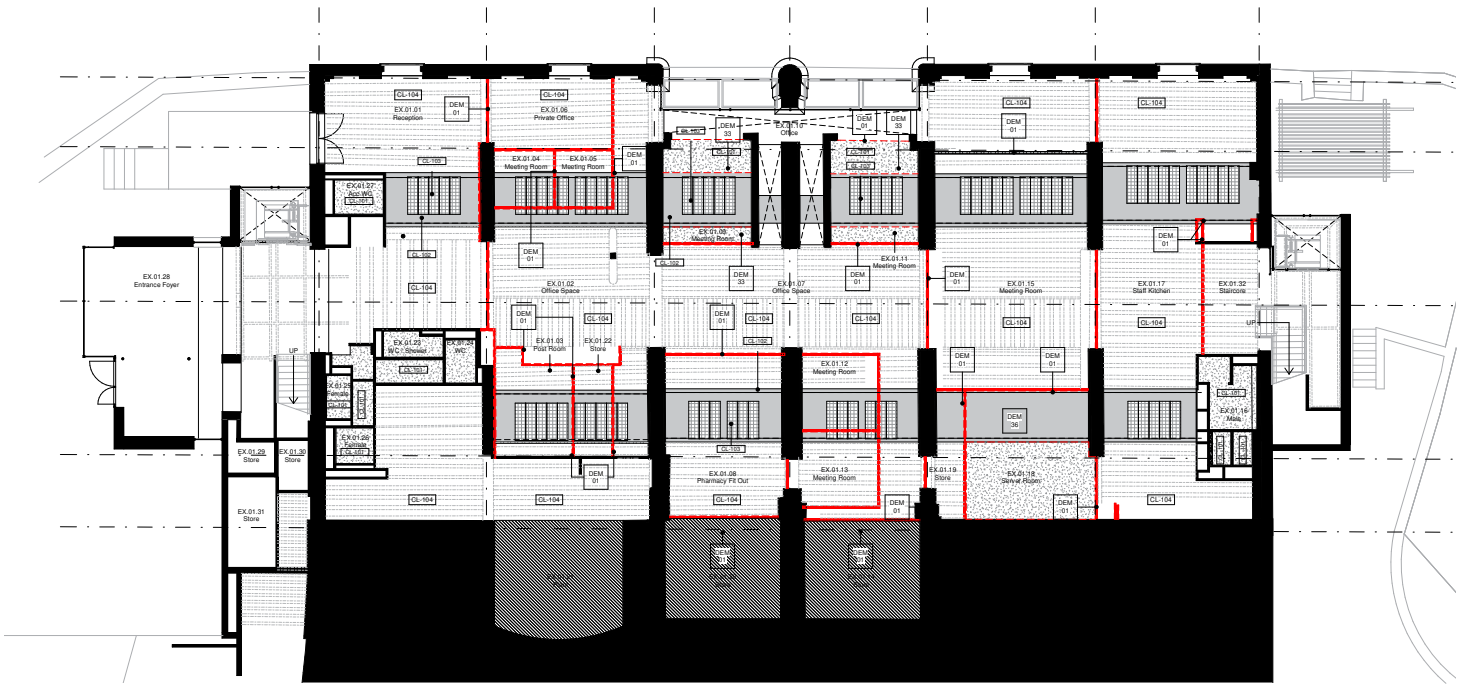


Level 01 - Demolition plan

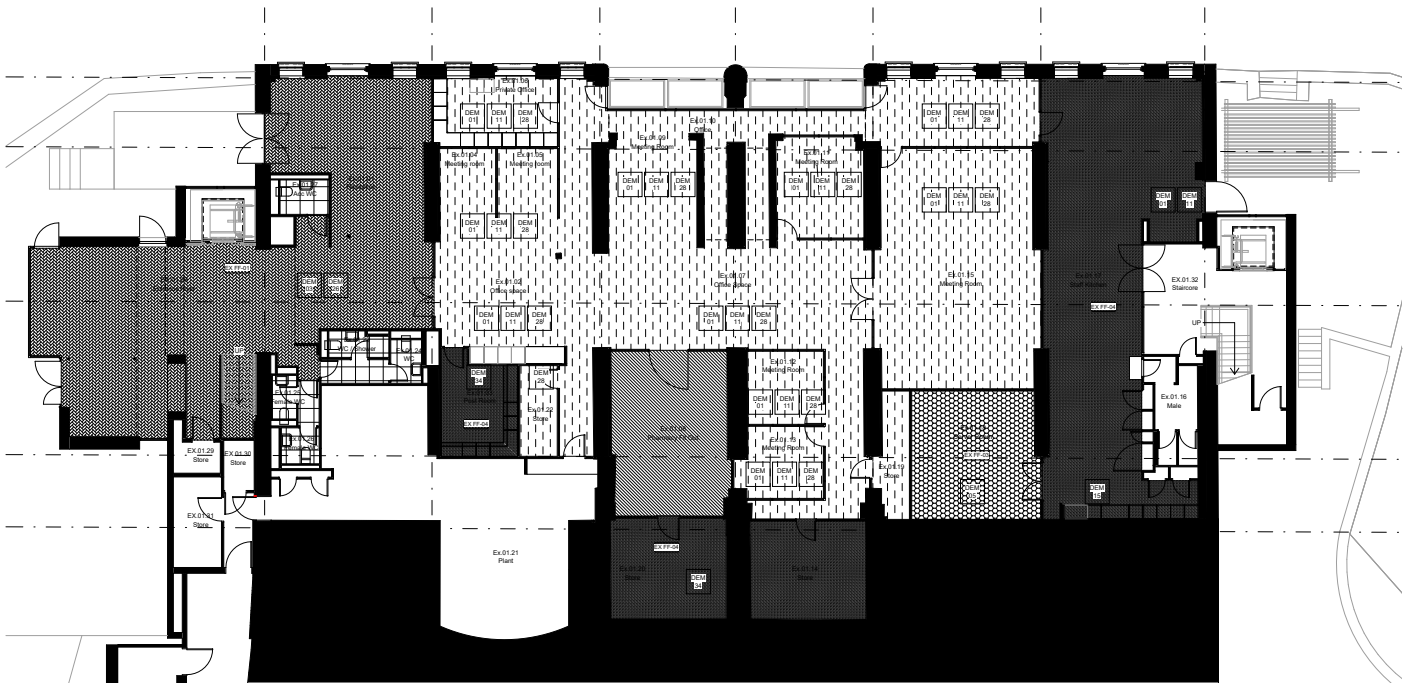


Level 01 - Proposed plan

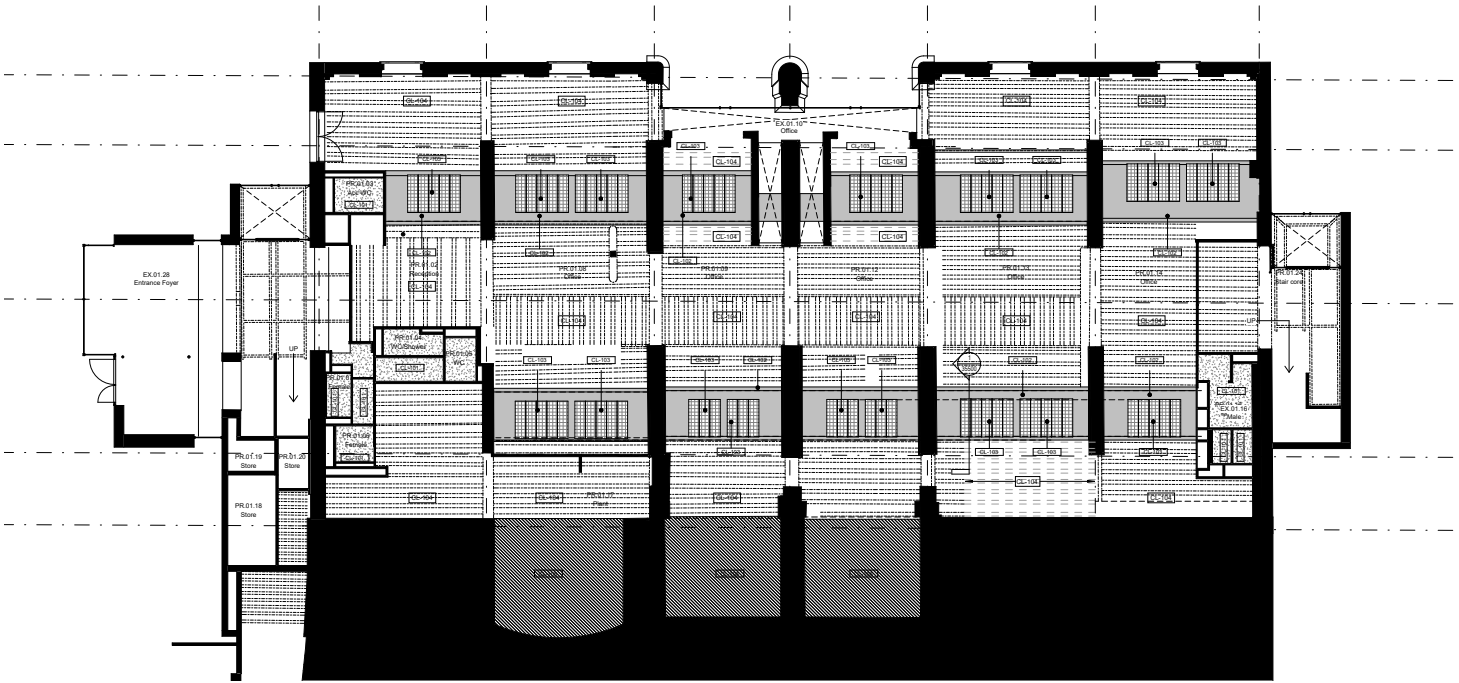
Level 01 Proposed Works



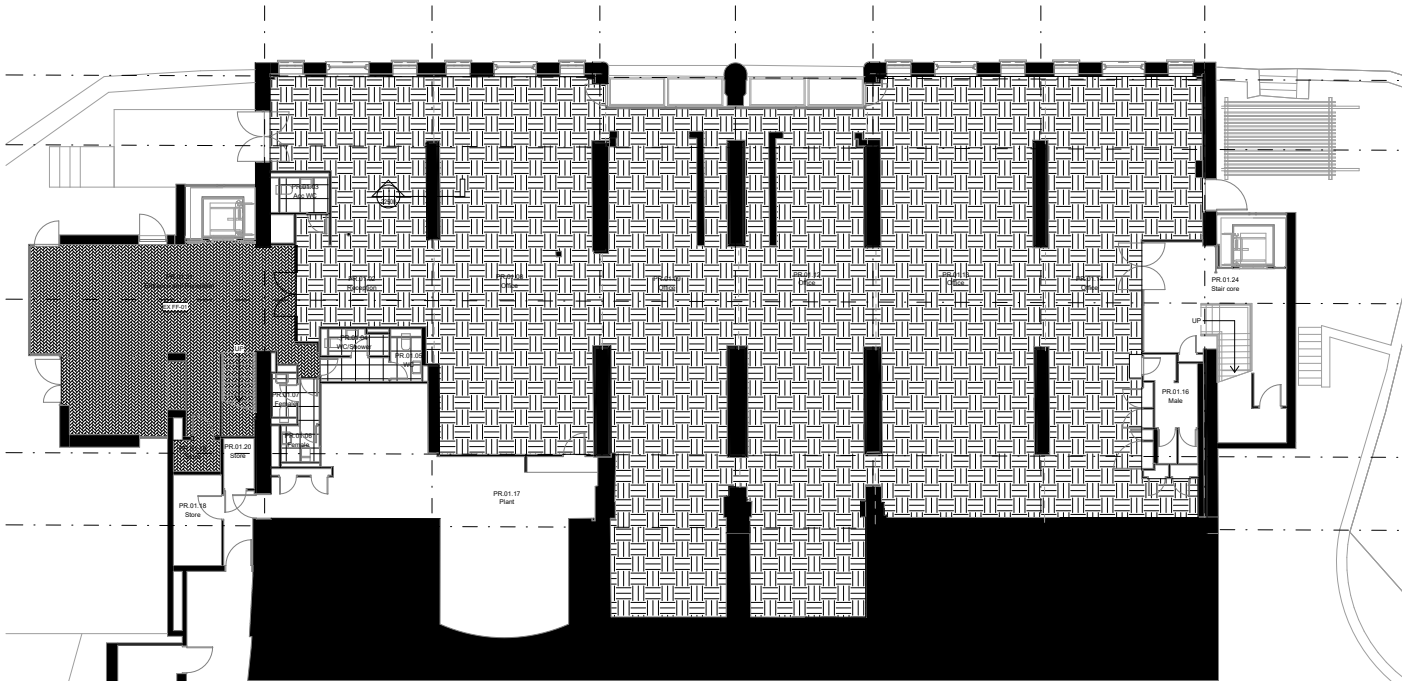
Level 01 - Demolition ceiling plan



Level 01 - Demolition floor finishes plan



Level 01 - Proposed ceiling plan



Level 01 - Proposed floor finishes plan

Level 02 Proposed Works

The proposed works to level 02 remove the kitchenette and storage room within the first structural bay and reinstate the view through the building. Other dividing partitions and screens will be removed and the floor plan will revert back to an open plan arrangement.

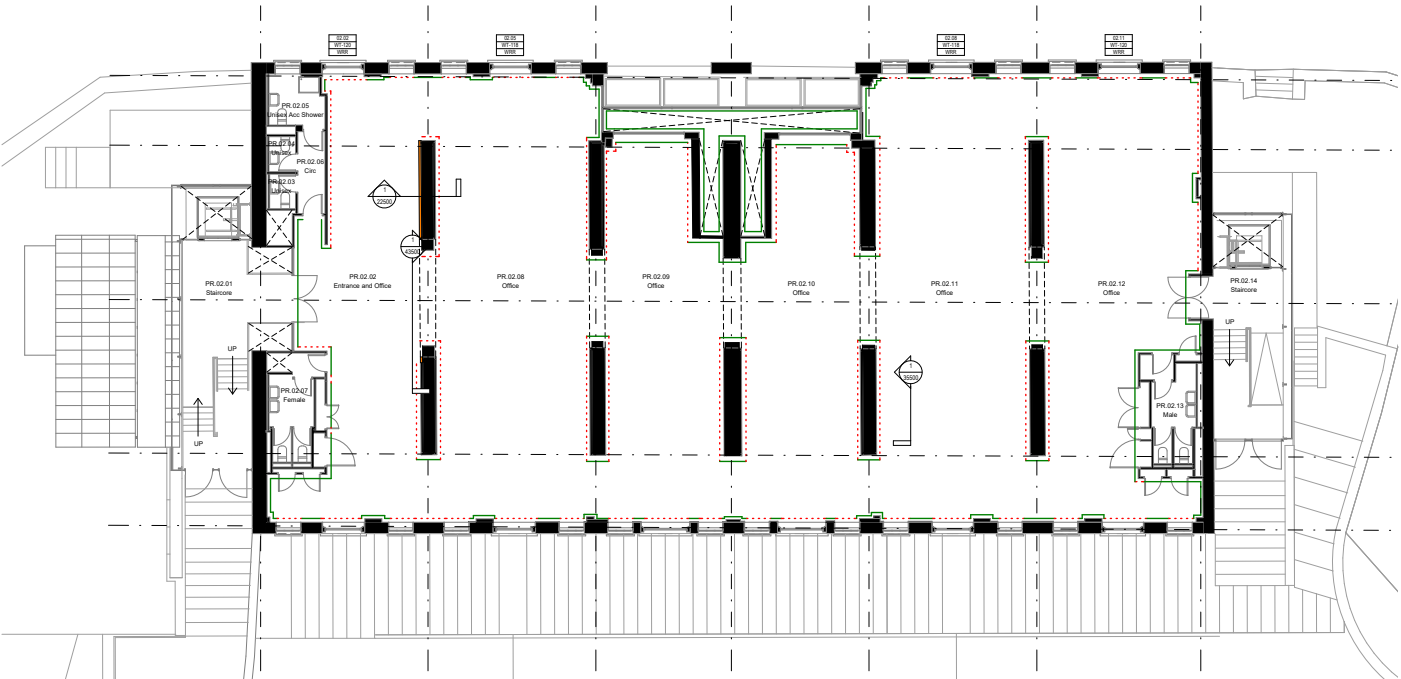
As at level 01, feature wall finishes such as brick cladding, wall paper and company messaging will be removed. Plastered linings will be reinstated, surface defects will be made good and redecorated. Existing carpeted finishes will be replaced throughout.

All small power, lighting and mechanical fixtures that were installed by the previous tenant will be removed and reinstated to suit an open plan arrangement. Please refer to the mechanical and electrical drawings prepared by Viridian.

See adjacent plans, section 04 of this report and appended drawings.

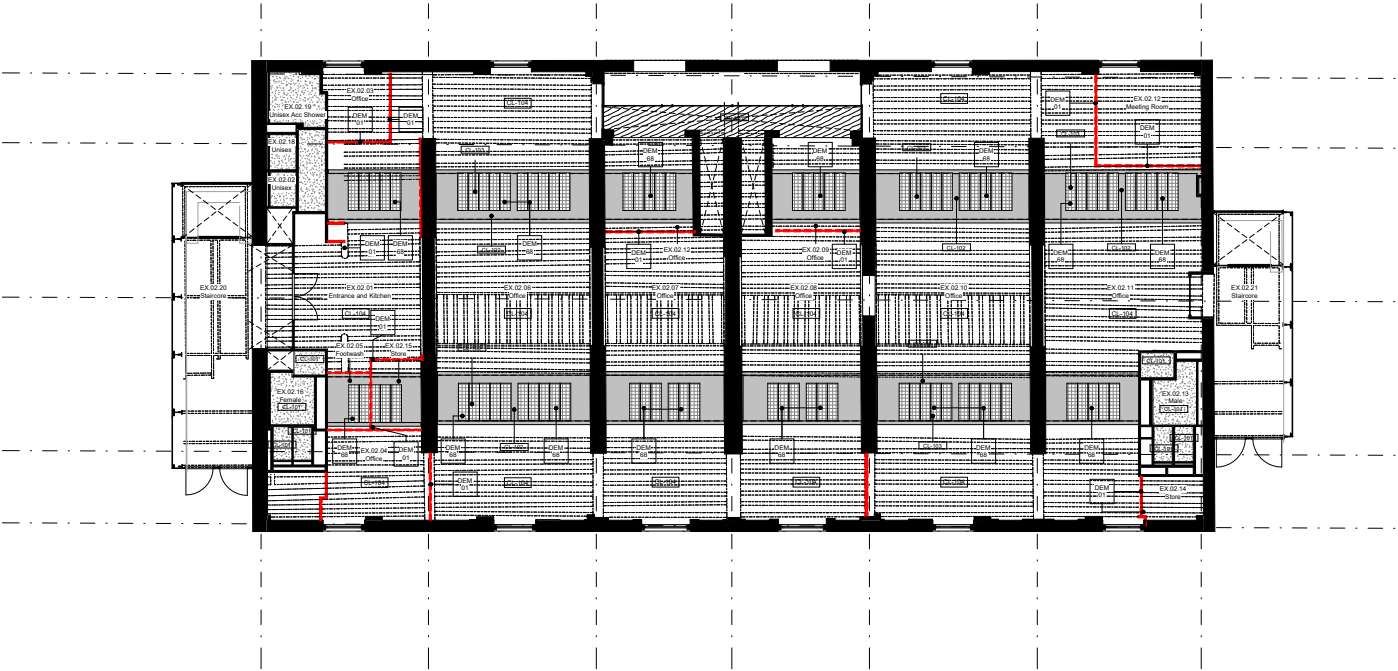


Level 02 - Demolition plan

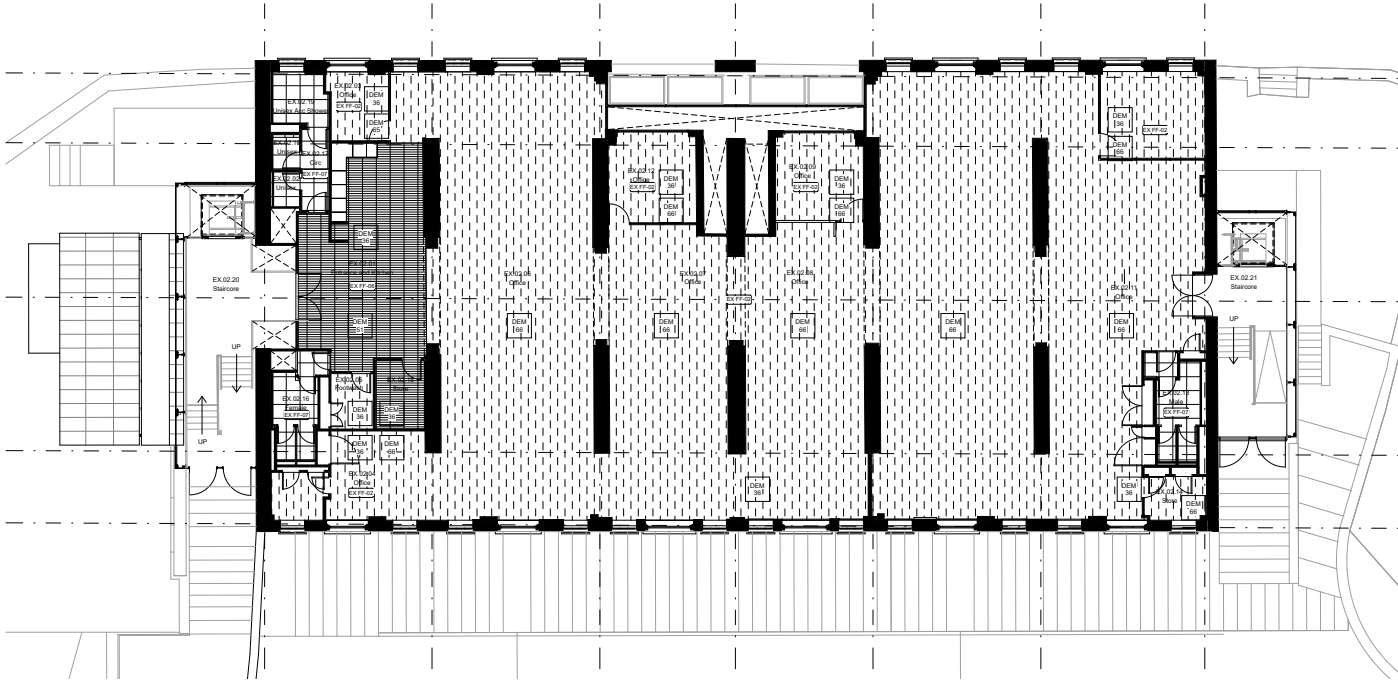


Level 02 - Proposed plan

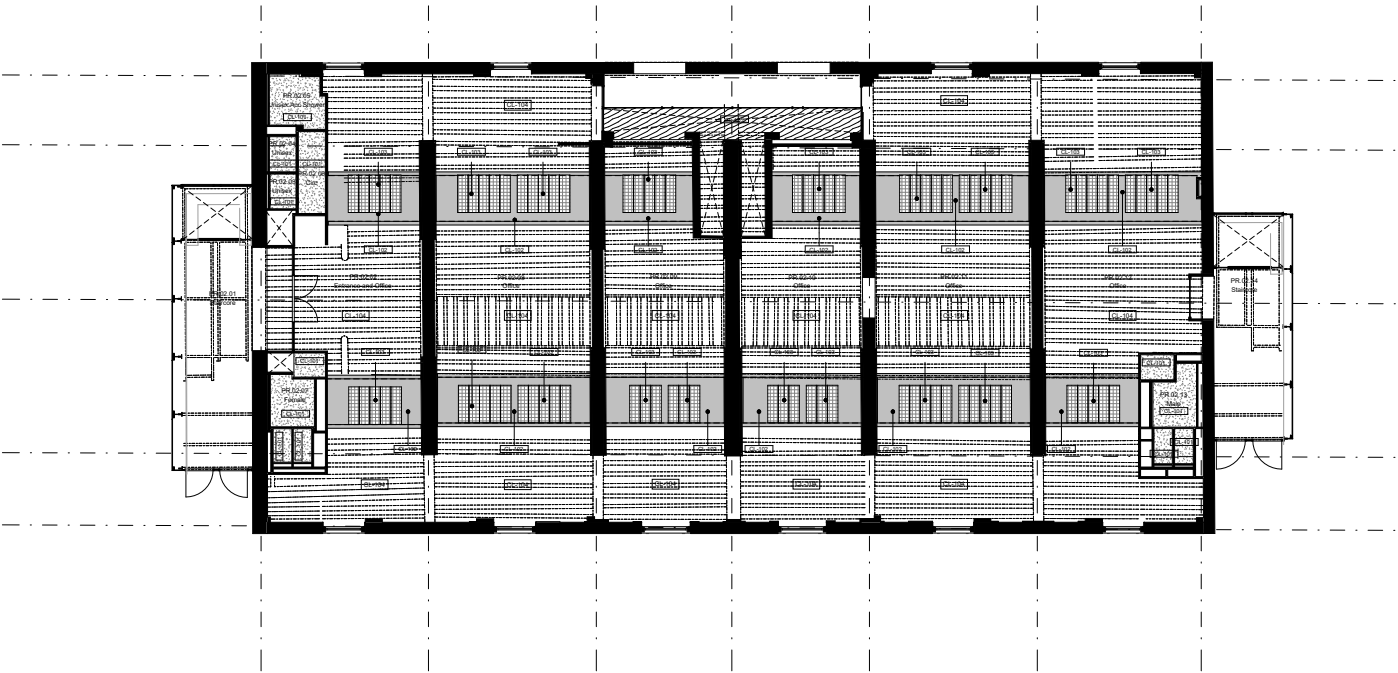
Level 02 Proposed Works



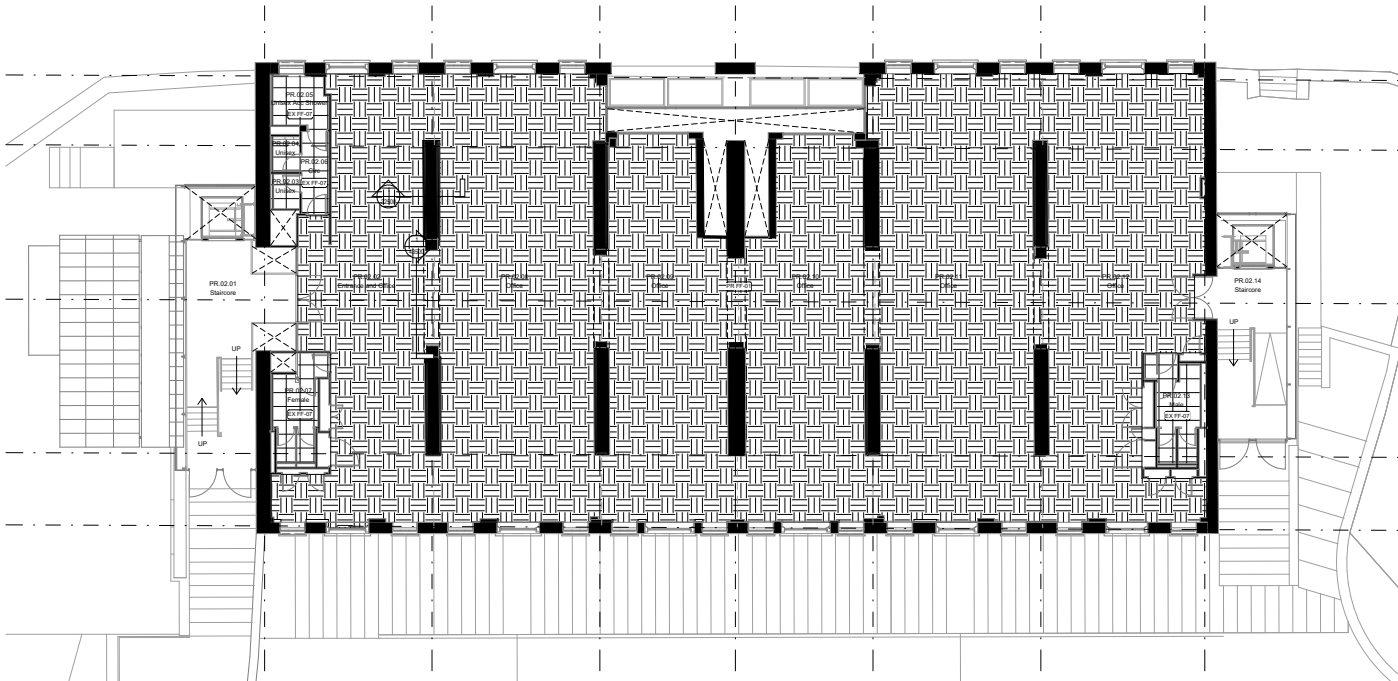
Level 02 - Demolition ceiling plan



Level 02 - Demolition floor finishes plan



Level 02 - Proposed ceiling plan

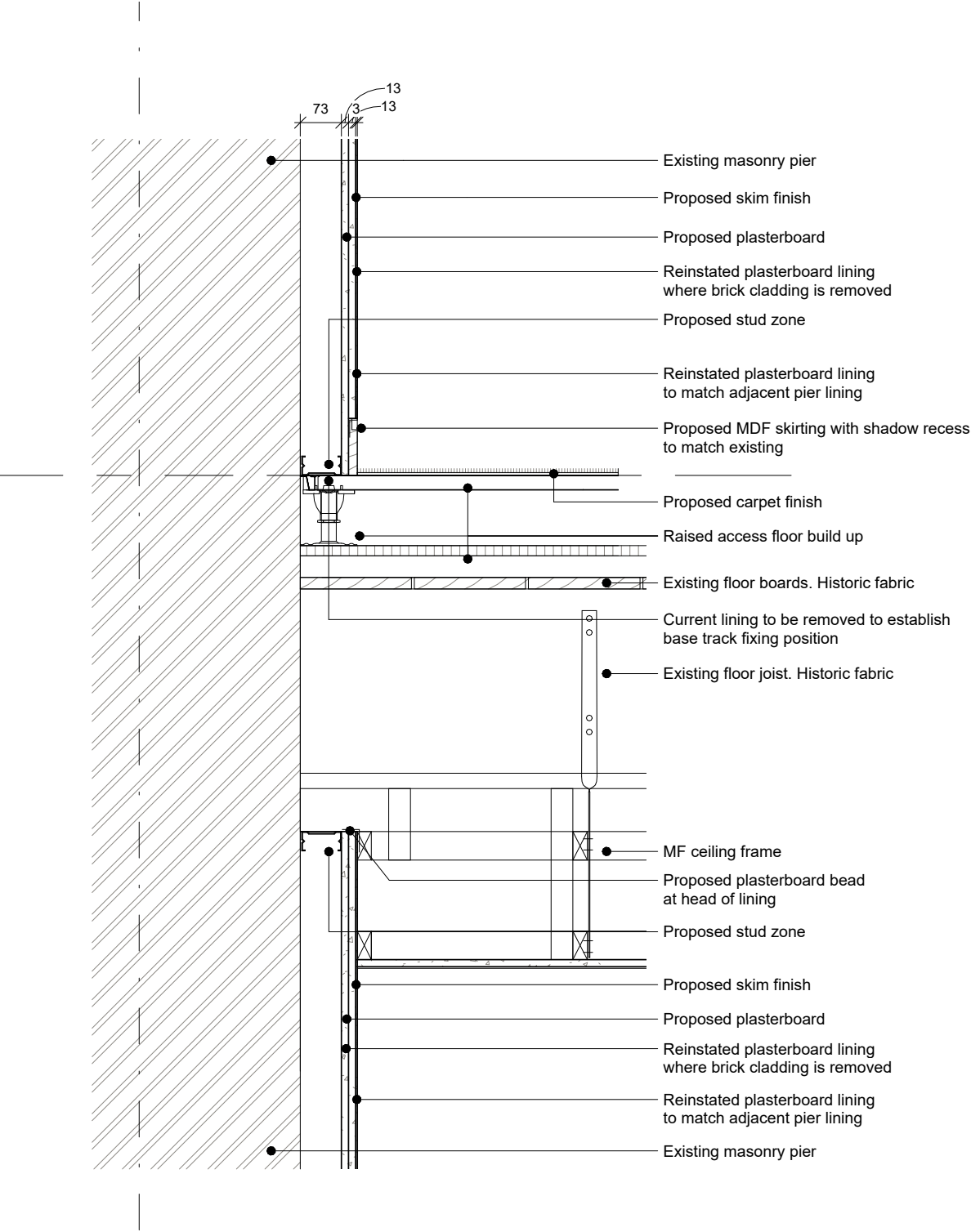


Level 02 - Proposed floor finishes plan

Remediation Details

The key remediation details relate to wall linings, ceilings and raised access floor.

On both levels, feature brick cladding has been installed at the entrance. The proposal is to remove the brick cladding, expose the plasterboard wall lining behind and reinstate the lining as per the 2015 LBC approved drawings (Ref: 107844/LO/2015/C1). The height of the wall and skirting profile will match all other central piers. The wall will be skim finished and decorated.



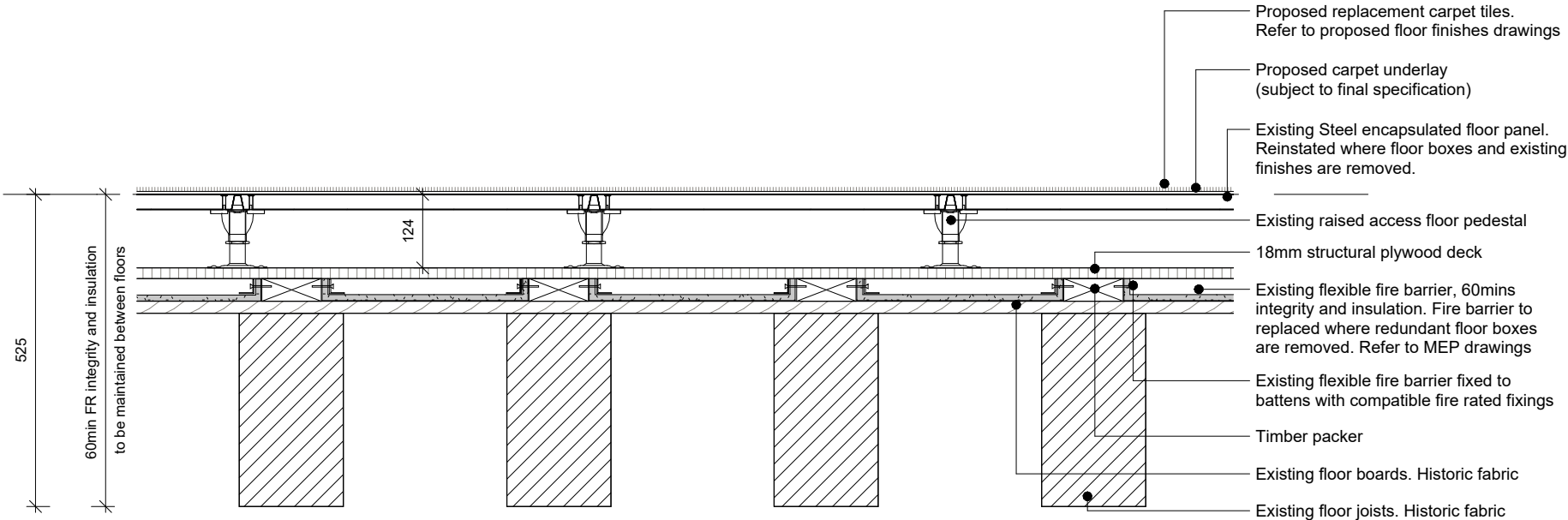
Plasterboard lining reinstatement detail

Remediation Details

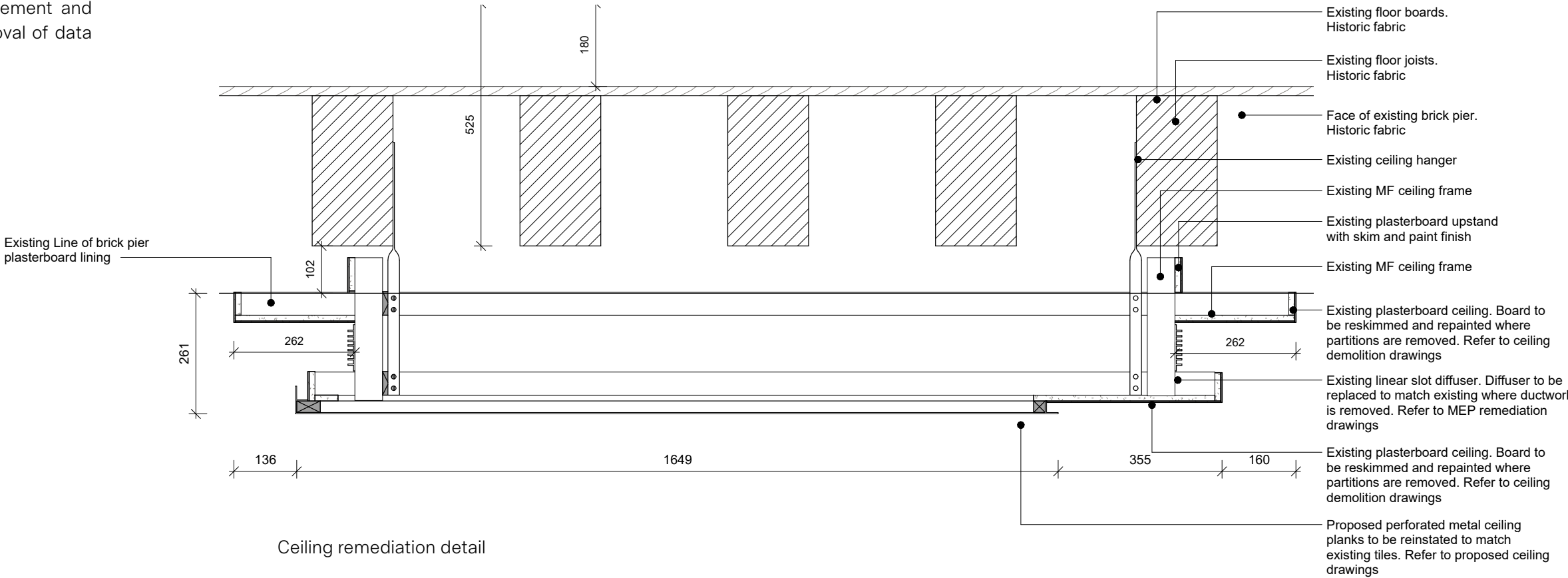
Partitions and glazed screens will be removed to recreate an open plan office arrangement. Where partition head tracks have been fixed into the ceiling rafts and floor soffit, head tracks will be removed, fixing holes will be filled and a skim and decorated finish applied. Any linings that have been cut between exposed floor joists will also be removed. Any additional ductwork will be removed and the fascia grills repaired.

In the current server room, the additional plasterboard ceiling will be removed up to the junction with the ceiling rafts. Perforated panels will be reinstated back to the approved LBC 2015 approved drawings (Ref: 107844/LO/2015/C1). In addition, all perforated ceiling tiles across level 01 and 02 will be replaced as part of the works.

All floor finishes will be replaced and the raised access floor panels reinstated. Raised access floor boxes will be relocated to suit an open plan office arrangement and floor fire breaks will need to be reset on removal of data cabling.



Raised access floor remediation detail

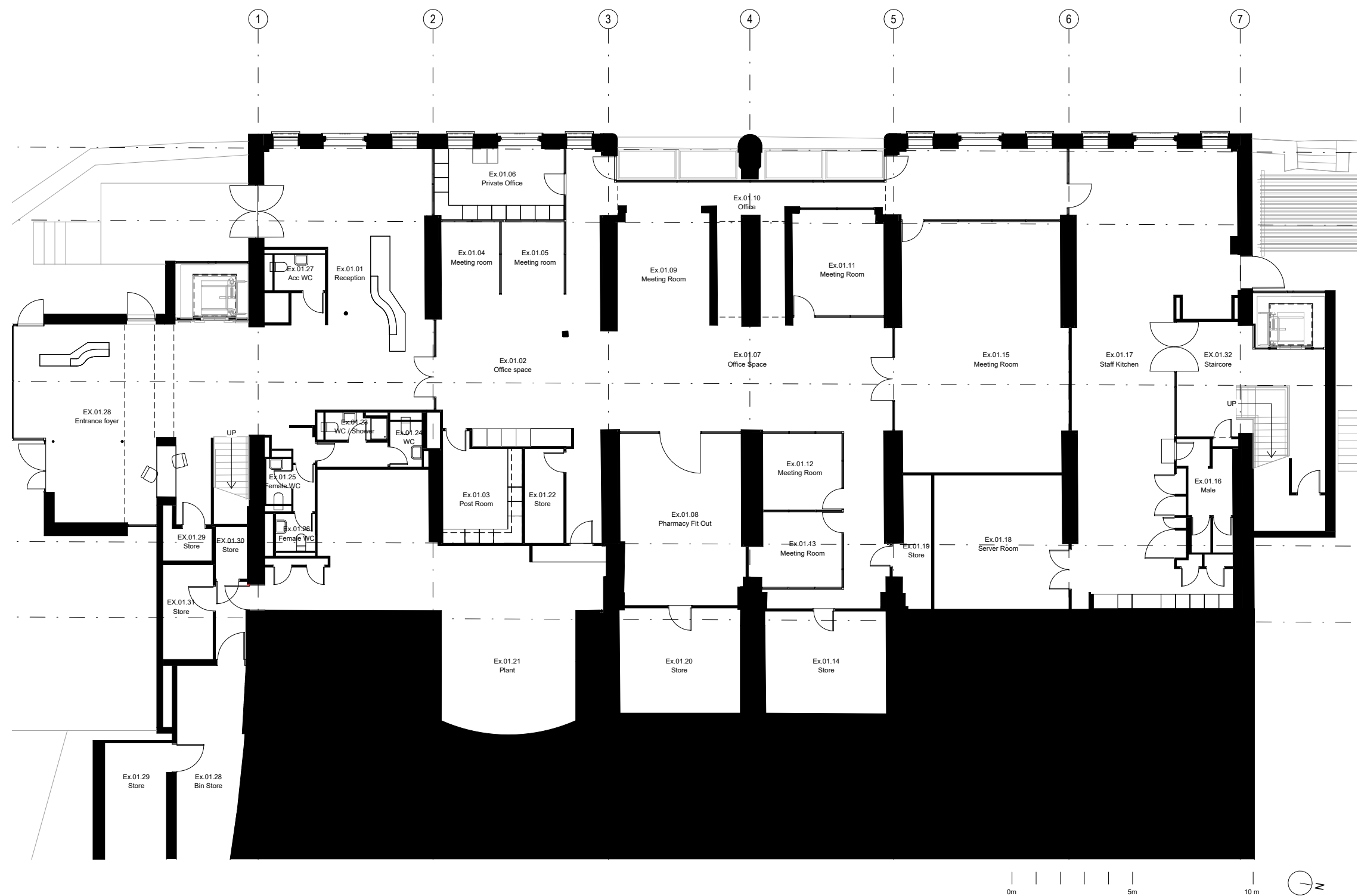


Ceiling remediation detail

04. DESIGN DRAWINGS

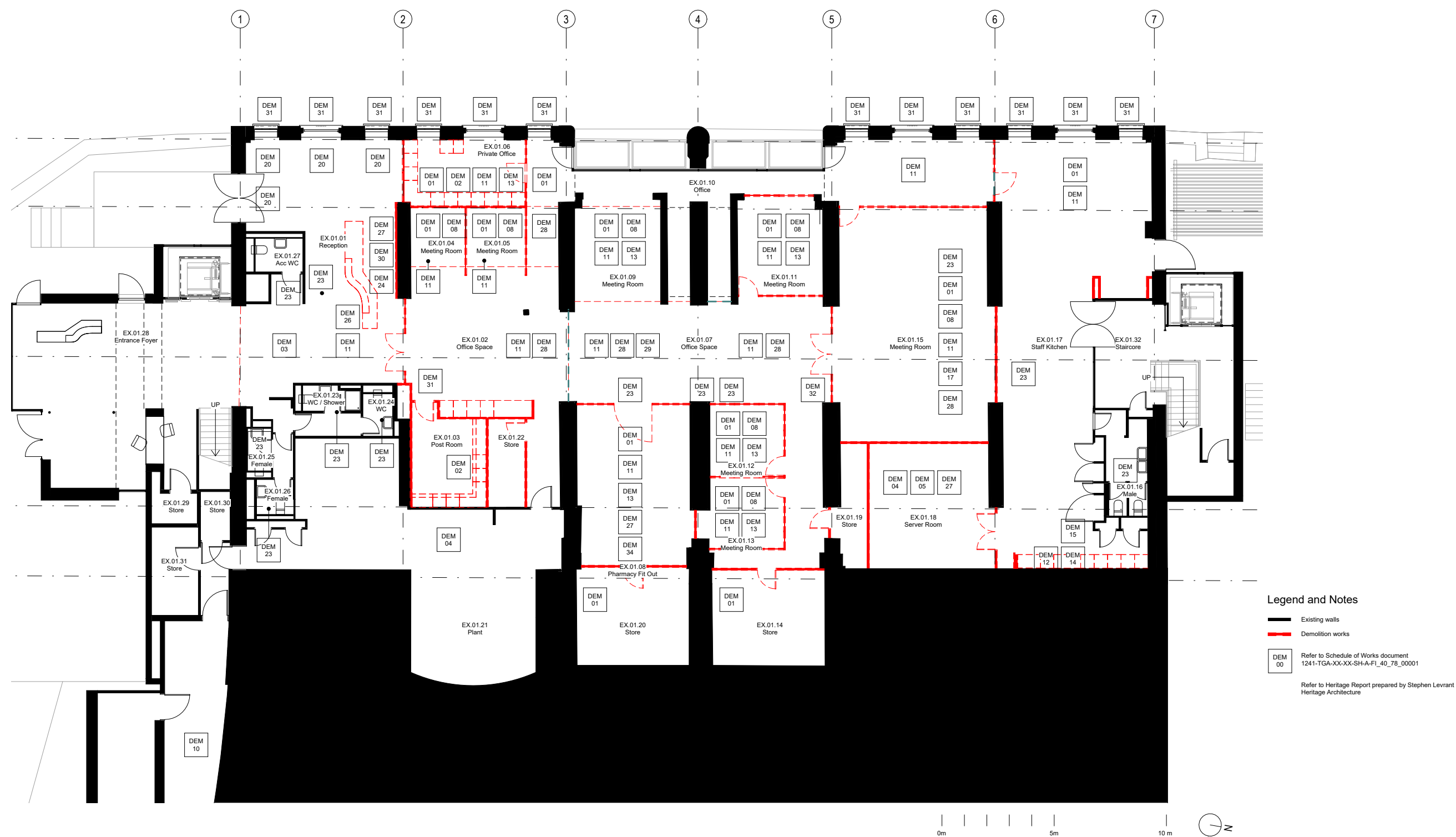
Level 01 Plans

Level 01 - Existing Floor Plan



Level 01 Plans

Level 01 - Demolition Floor Plan



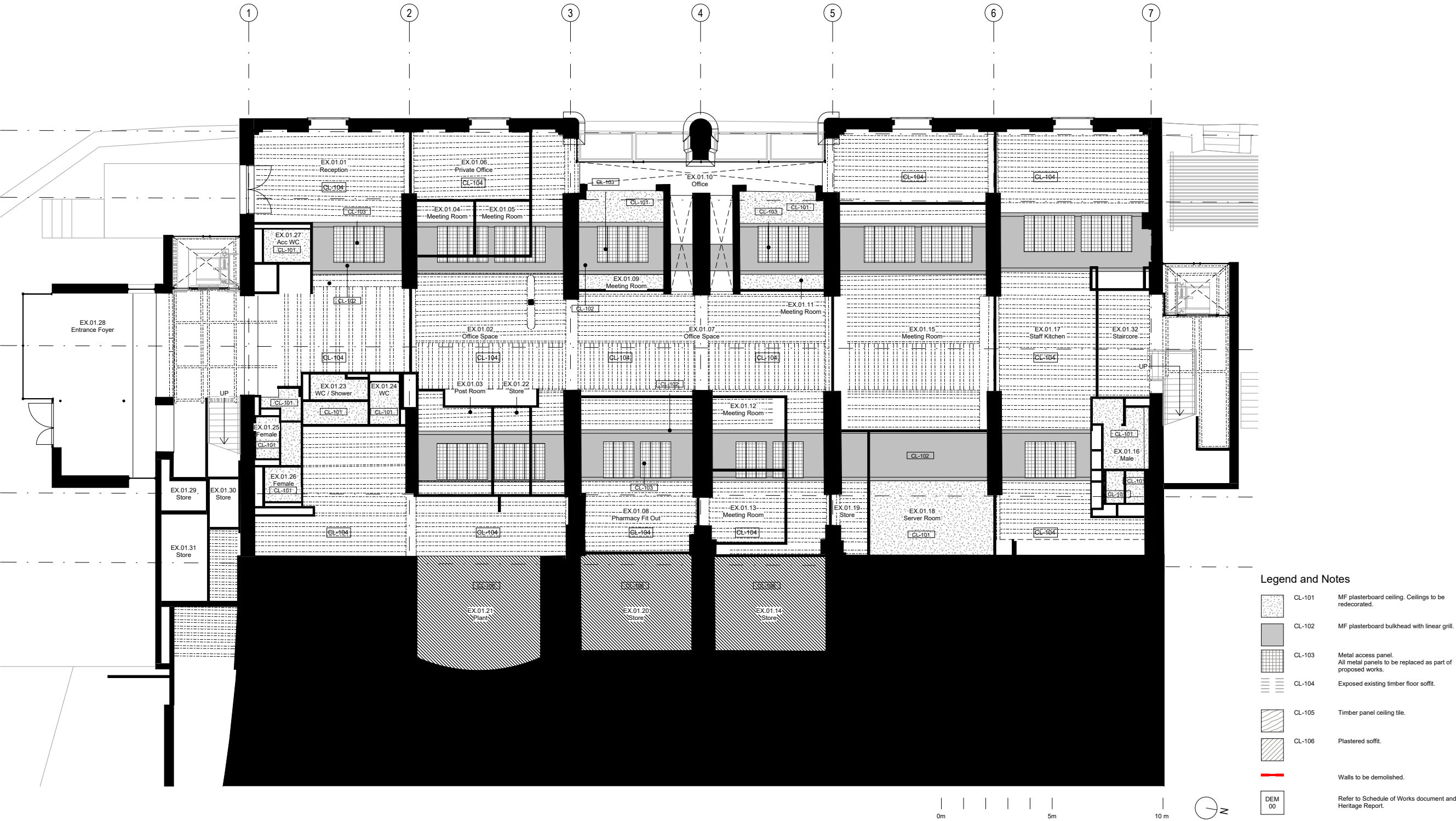
Level 01 Plans

Level 01 - Proposed Floor Plan



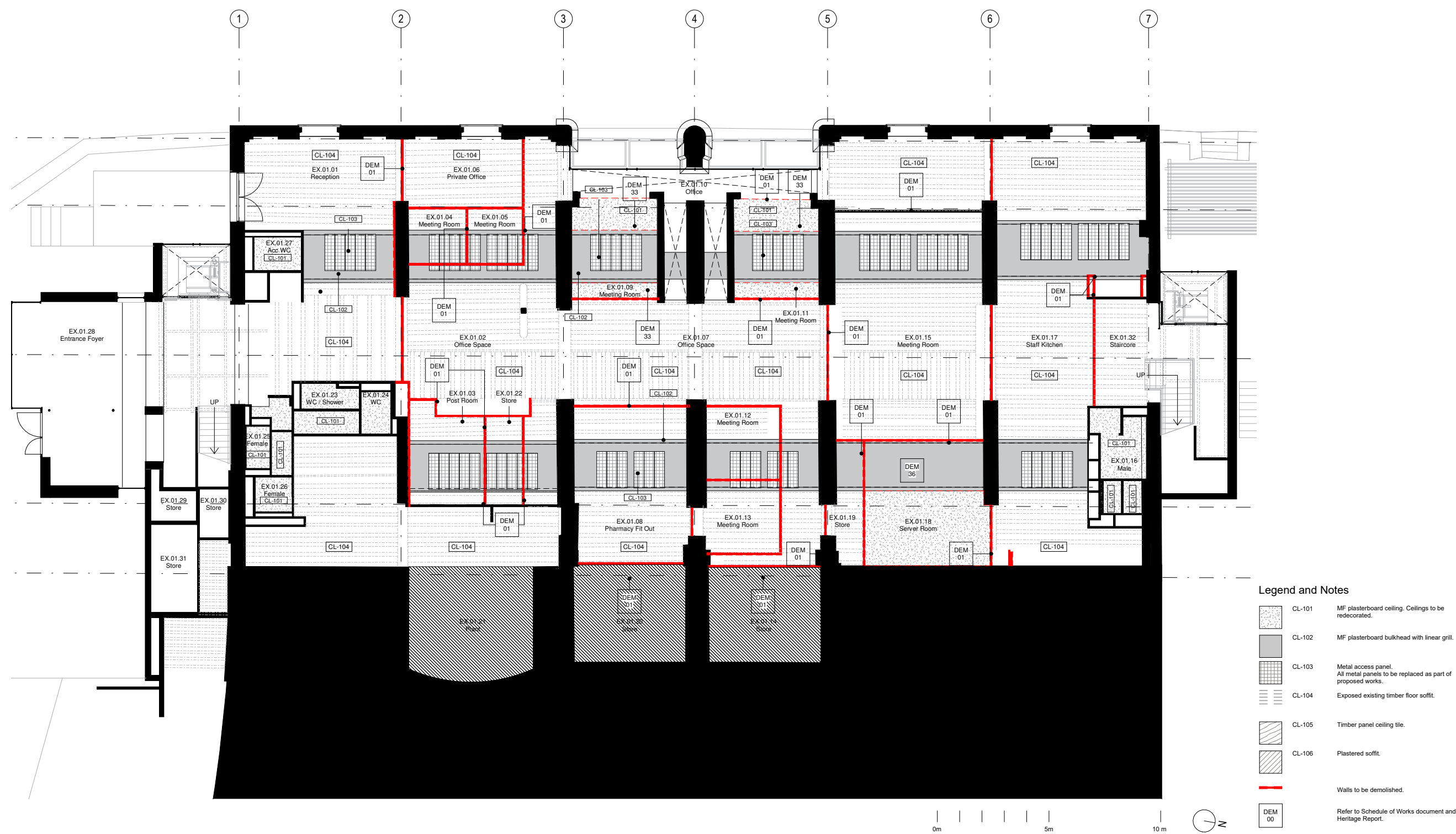
Level 01 Plans

Level 01 - Existing Ceiling Plan



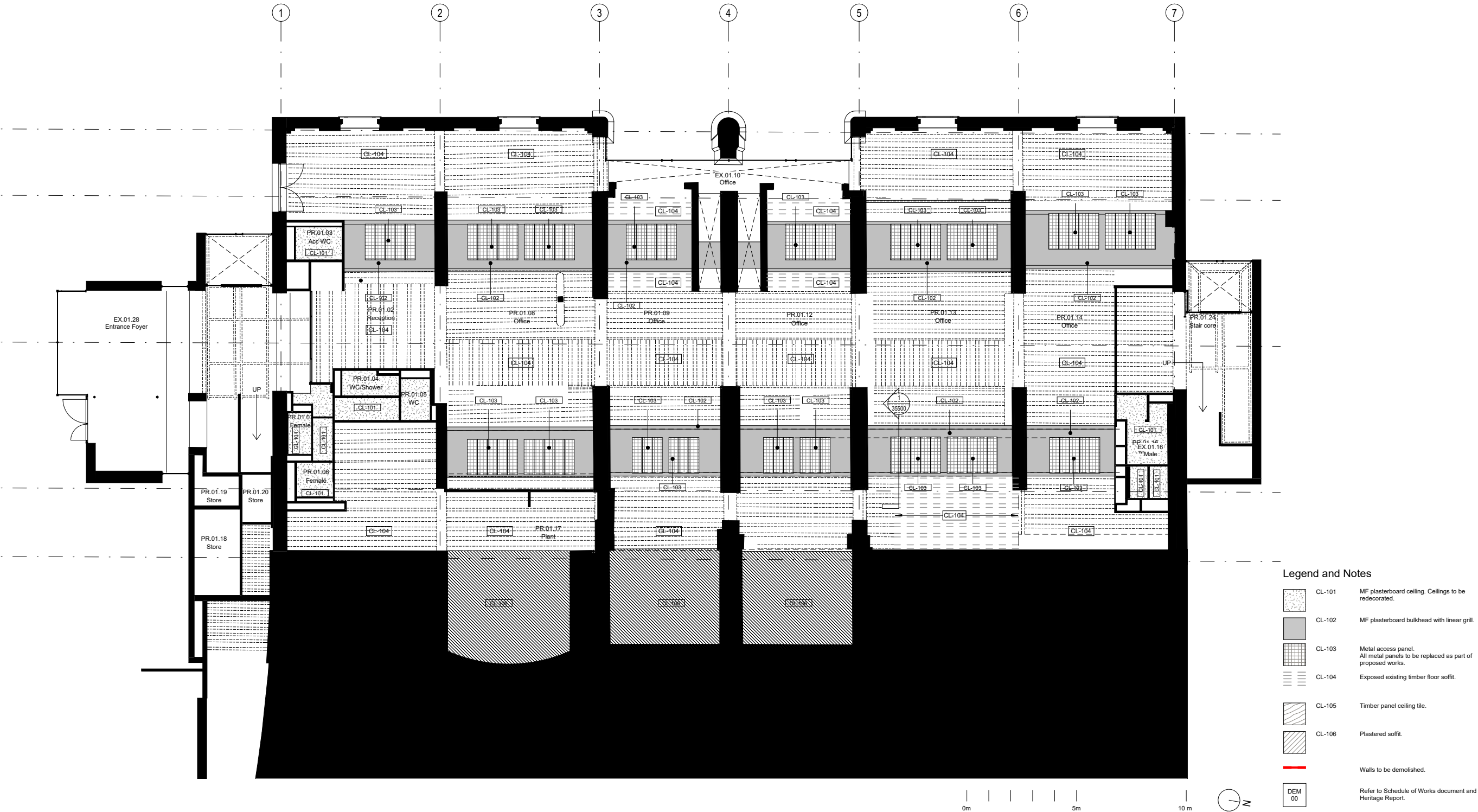
Level 01 Plans

Level 01 - Demolition Ceiling Plan



Level 01 Plans

Level 01 - Proposed Ceiling Plan



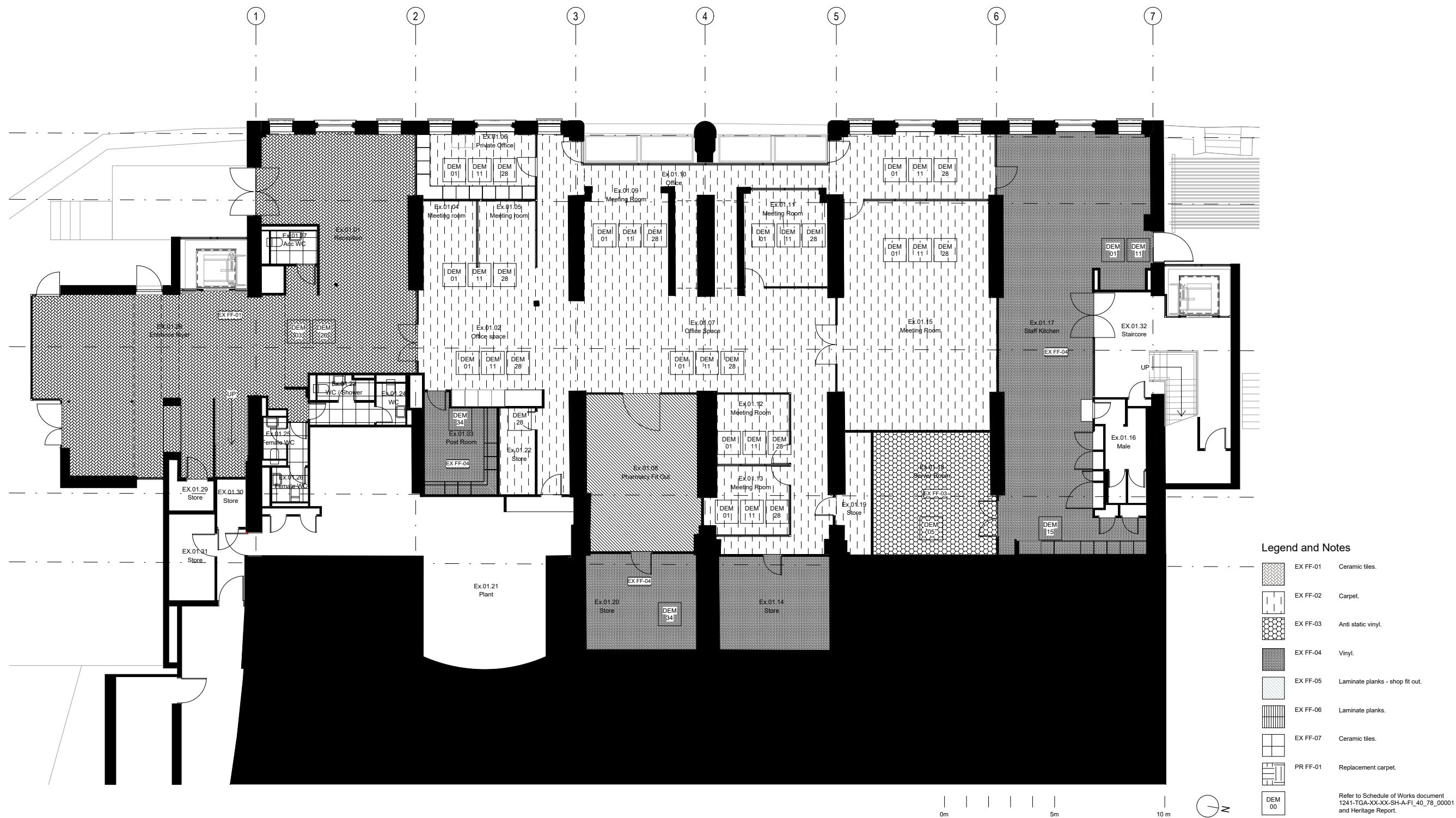
Level 01 Plans

Level 01 - Existing Floor Finishes Plan



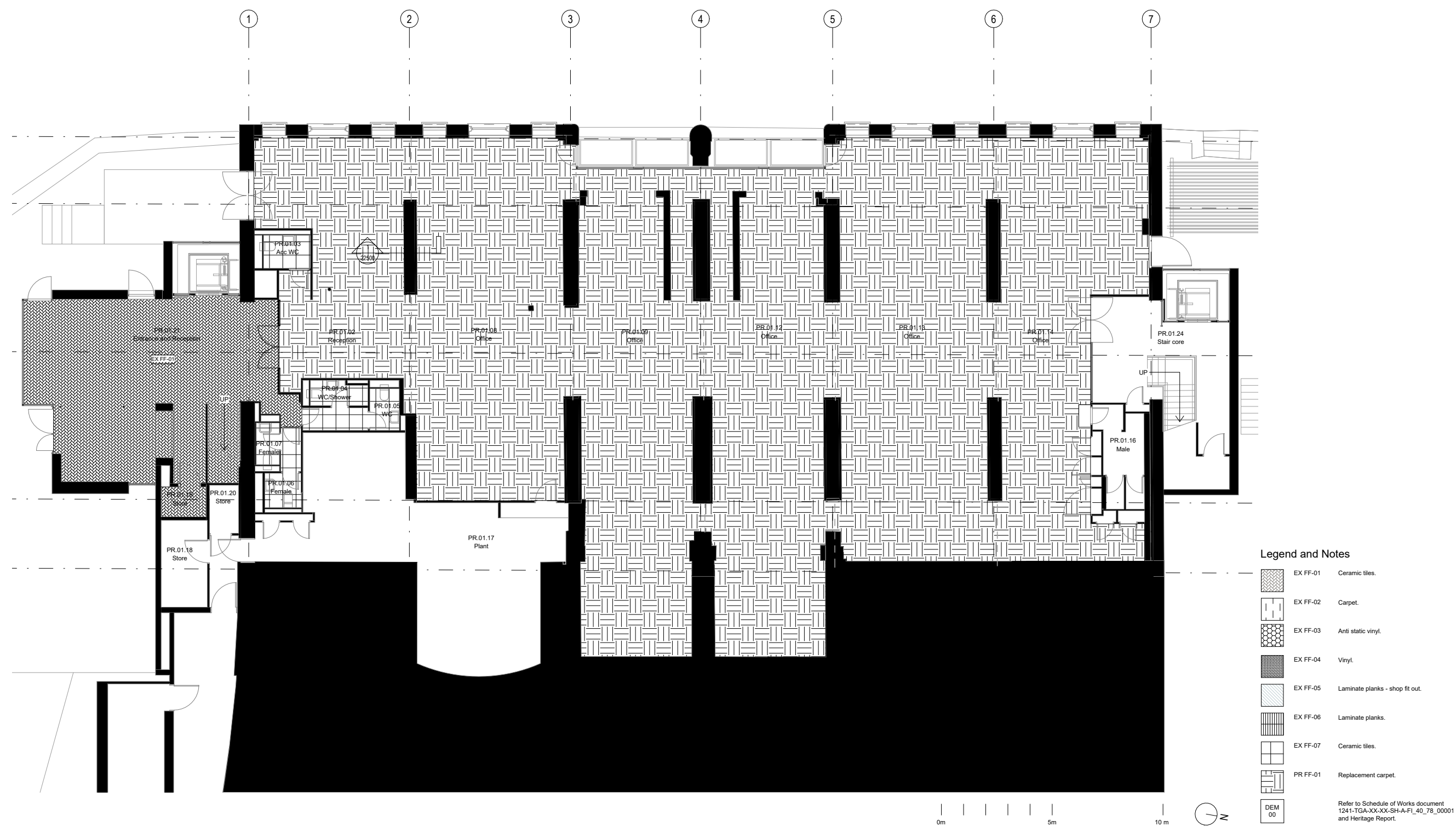
Level 01 Plans

Level 01 - Demolition Floor Finishes Plan



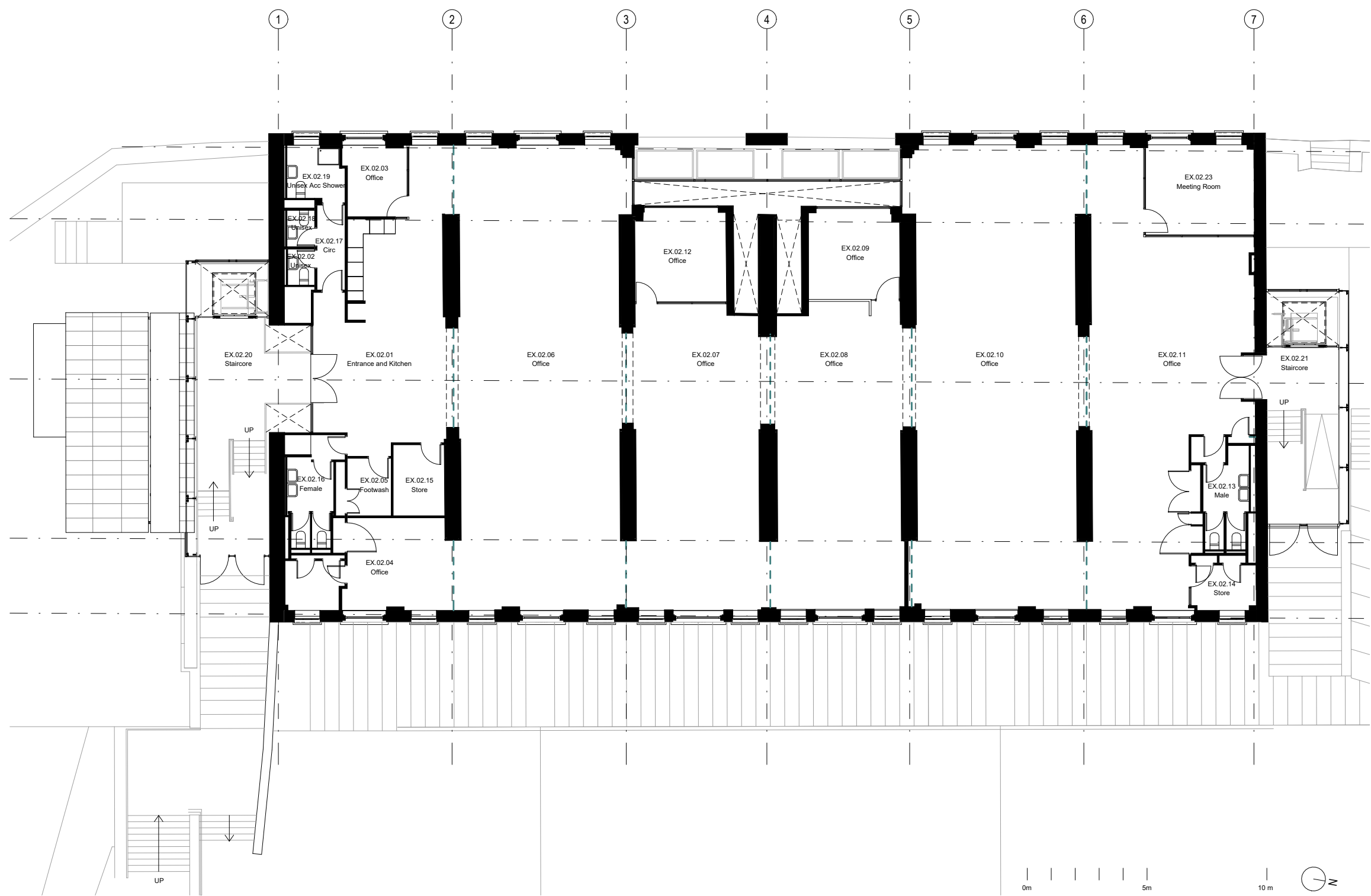
Level 01 Plans

Level 01 - Proposed Floor Finishes Plan



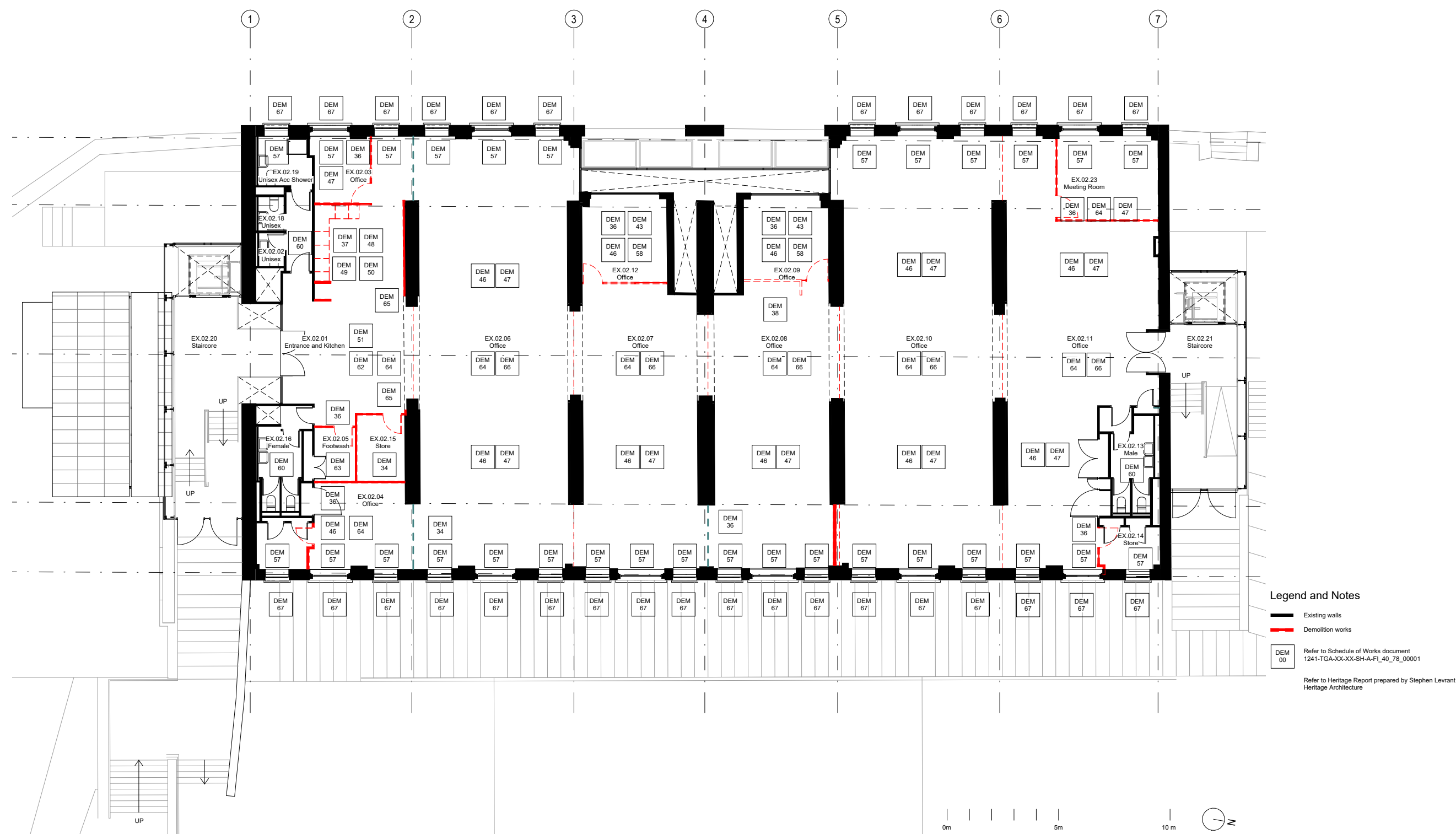
Level 02 Plans

Level 02 - Existing Floor Plan



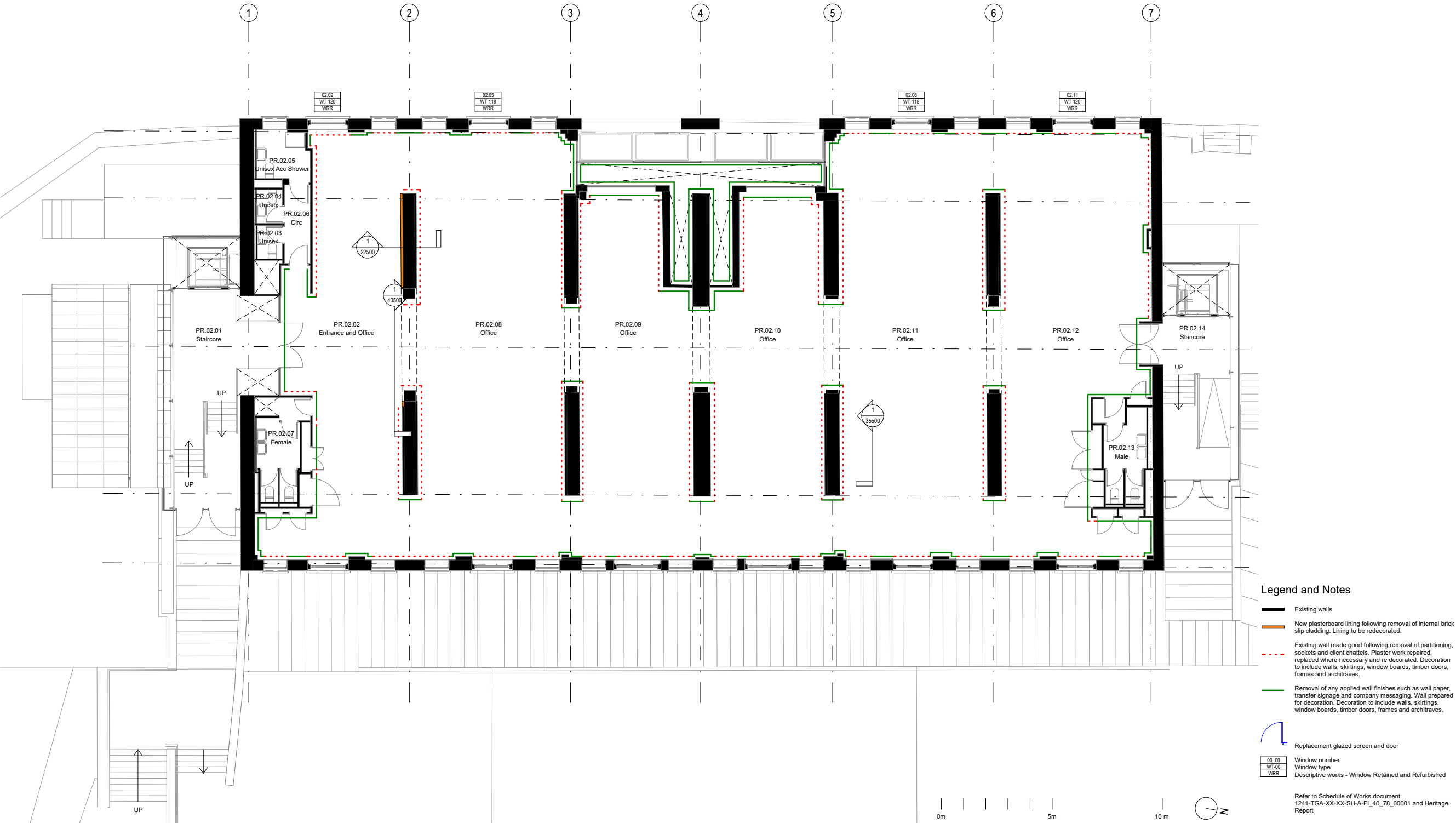
Level 02 Plans

Level 02 – Demolition Floor Plan



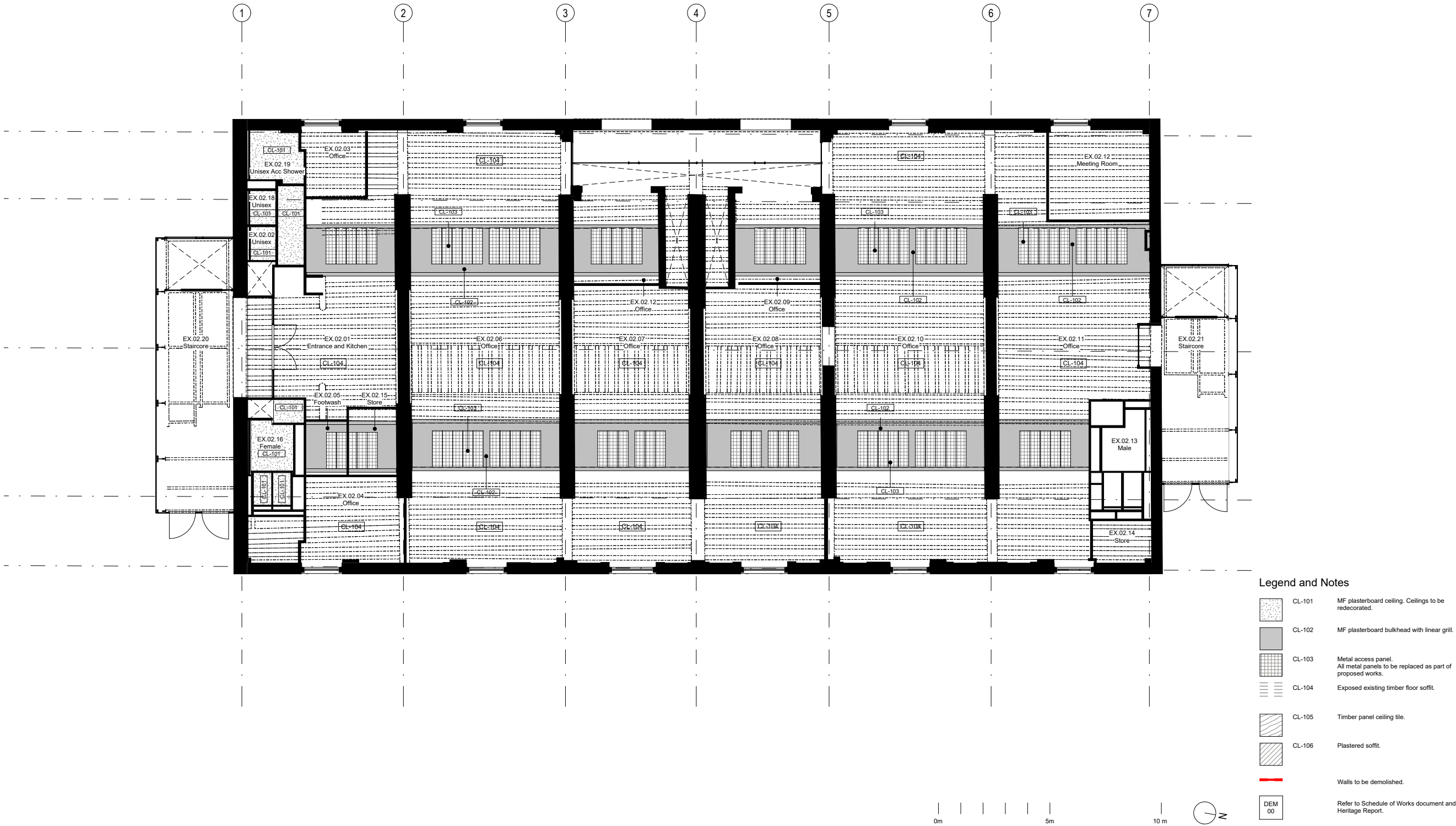
Level 02 Plans

Level 02 - Proposed Floor Plan



Level 02 Plans

Level 02 - Existing Ceiling Floor



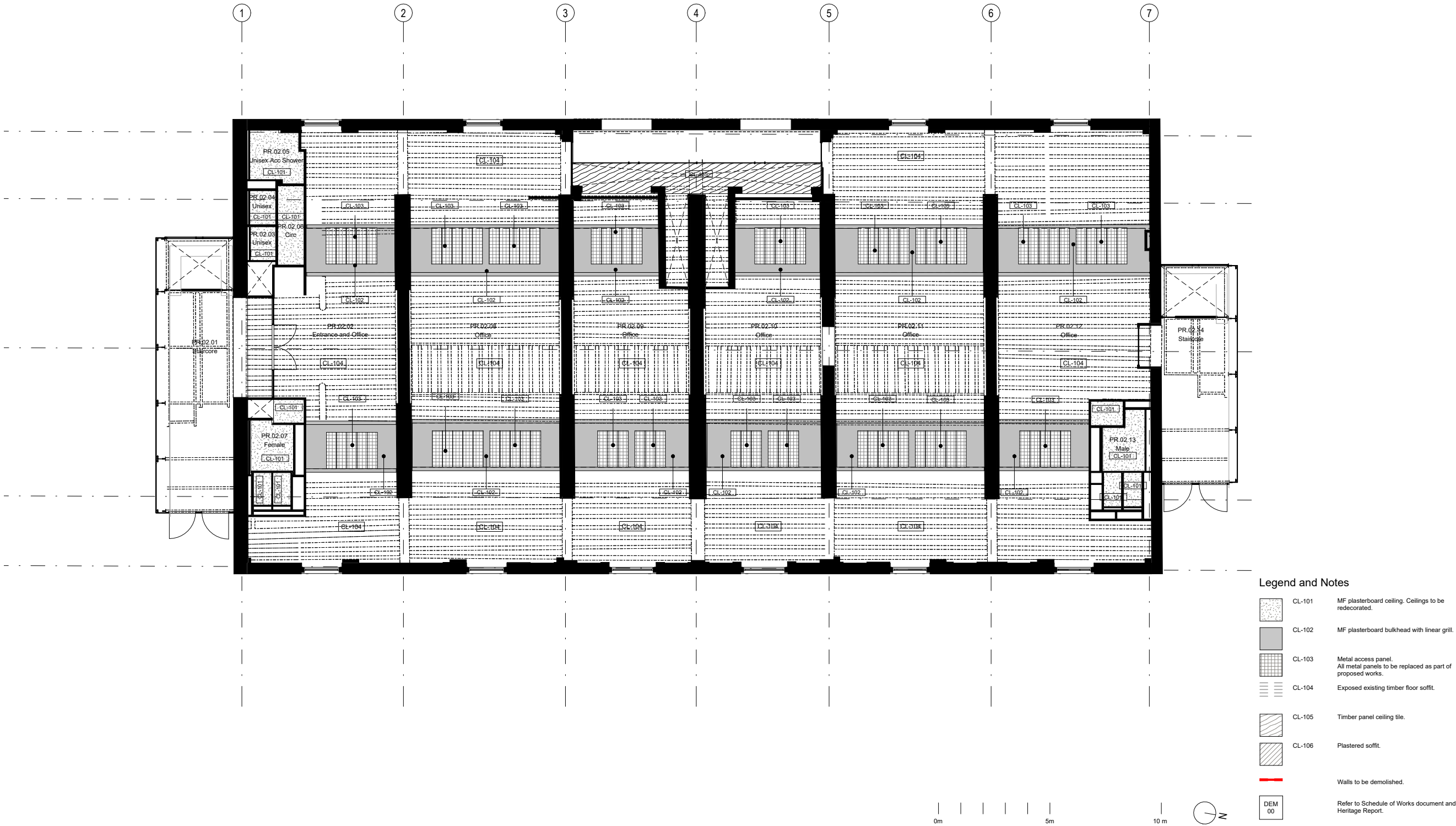
Level 02 Plans

Level 02 - Demolition Ceiling Plan



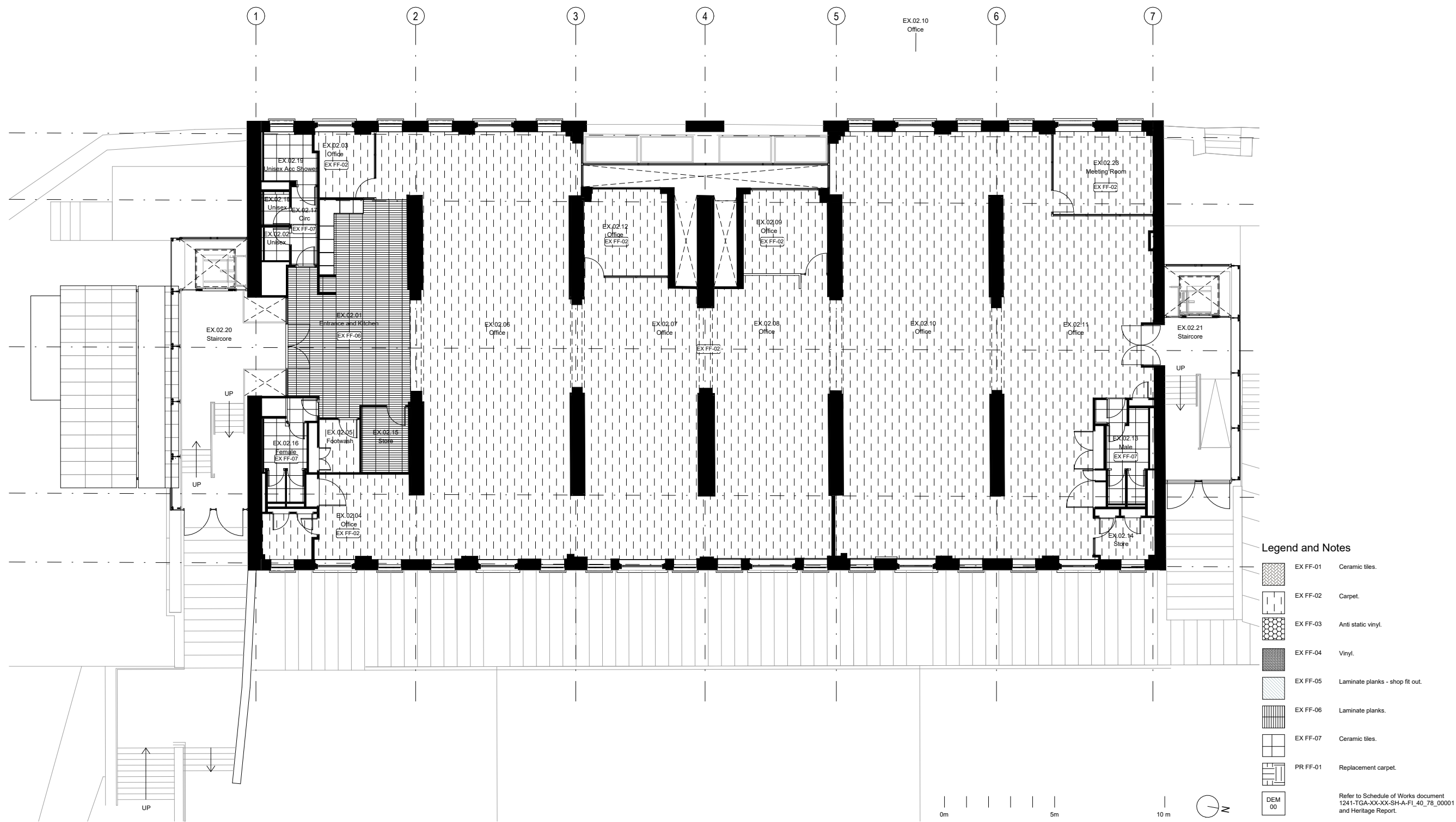
Level 02 Plans

Level 02 - Proposed Ceiling Floor



Level 02 Plans

Level 02 - Existing Floor Finishes Plan



Level 02 - Demolition Floor Finishes Plan



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