8 Minshull Street

Design and Access Statement

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1.0 Introduction

1.1 Scope of Application

This Design and Access Statement has been prepared by Horizon fletcher-Rae in support of the planning application and listed building consent at 8 Minshull Street and 42 Bloom Street to create a residential scheme. The document aims to explain how the proposal is a suitable response to the application site and its setting and demonstrates that it can be adequately accessed by prospective users.

The design will address the principles set out within the National Design Guide and the National Planning Policy Framework relating to the Historic Environment.

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver inclusive design and address a full range of access requirements throughout the design process.

The building is situated in the heart of Manchester, adjacent to the historic Rochdale Canal, and is surrounded by a vibrant mix of modern and traditional architecture.

The proposed development aims to transform the interior of the listed building into high-quality residential units while preserving its historical and architectural significance. The design will incorporate modern amenities and sustainable features to enhance the living experience, ensuring that the building meets contemporary standards without compromising its heritage value.

Converting the building into residential units will bring new life to the Rochdale Canal area, attracting residents and fostering a sense of community. The influx of new residents will stimulate local businesses, including shops, cafés, and restaurants, boosting the local economy. The conversion will contribute to the city's housing supply, addressing the growing demand for residential accommodation in Manchester.

This scheme represents a harmonious blend of historical preservation and modern living, offering numerous benefits to the area and its residents. We believe this development will make a positive and lasting impact on the Rochdale Canal area and the wider Manchester community.



1.2 Project Information

1.2.1 Design team

Client:	Views
Architect:	Horizon Fletcher Rae
Structural & Civil Engineering:	Renaissance
Planning Consultant	AstonHale
Heritage Consultant	Turley
M&E & Sustainability Consultant:	Novo
Fire Engineer:	Innovation Fire Engineering
Highways Engineer:	Boston Transport Planning
Ecology:	Rachel Hacking Ecology
Planning Authority:	Manchester City Council

1.2.2 Views

Cities are complex, man-made environments – not natural landscapes. They are shared spaces, constantly evolving through the interplay of power and negotiation. Views, the company, understands this intricate nature of urban life. They recognize that a city's character is shaped not only by its physical appearance but also by the stories it tells and the aspirations it holds. Views aims to contribute meaningfully to this urban narrative.

Views focuses on creating "good bits of cities" – spaces where people feel comfortable and can thrive. They craft city blocks that integrate seamlessly with their surroundings, catching the eye of those passing by. Their buildings are designed to complement the street scape, while their flats and houses are thoughtfully planned to be practical and spacious. Views also strategically positions shops and offices to enhance the vibrancy and convenience of urban living.

As a "Place First" company, Views prioritizes the public realm. They are committed to engaging with the street level, making their presence known and demonstrating their dedication to positive change. They focus on established neighbourhoods and communities, particularly in areas like Burnage, Levenshulme, Longsight, Chorlton, and Whalley Range – the townships and suburbs that form the heart of the city.

Views doesn't just build; they thoughtfully contribute to the future of these communities. They appreciate the history of these places, understanding their unique character and the stories they hold. With a genuine commitment to thoughtful development, Views strives to enhance the urban fabric, creating spaces that enrich the lives of residents and contribute to the ongoing evolution of the city.



98 Wilmslow Road, Rusholme



764 Stockport Road, Levenhulme



786 Stockport Road, Levenhulme

1.3 Project Background

8 Minshull Street and 42 Bloom Street, Manchester

The properties at 8 Minshull Street and 42 Bloom Street are significant historical buildings located in the heart of Manchester. Both buildings are Grade II listed, highlighting their architectural and historical importance. Constructed in the mid to late 19th century, these buildings originally served as packing and shipping warehouses and are now vacant except for part of the ground floor of 42 Bloom Street which contains offices.

Planning Background

The vicinity transitions to a dynamic mix of historic and contemporary development. This area, reflecting Manchester's evolving urban landscape, displays a blend of adapted industrial structures and new residential/mixed-use projects, driving increased density. Planning policies for this area emphasize retaining historical features and promoting high-quality design that complements the existing urban fabric, a principle that has informed our design approach to integrate seamlessly into this vibrant neighbourhood.

Listed Building Information

8 Minshull Street and 42 Bloom Street: These buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. The architectural style is characterized by red brick in Flemish bond with sandstone dressings, featuring a palazzo style that includes a basement and four storeys.

Entry Name: 8, MINSHULL STREET, 42, BLOOM STREET

Listing Date: 6 June 1994

Grade: II

List Entry Number: 1219858

National Grid Reference: SJ 84431 98001

Source: Historic EnglandEnglish architectural salvage

English Heritage Legacy ID: 388316

Location: City Centre, Manchester, Greater Manchester, M1

County: Manchester

Parish: Non Civil Parish

The listed status of these buildings ensure that any proposed changes are carefully reviewed to preserve their historical and architectural significance.

1.4 Planning Policy

Manchester Core Strategy Development Plan Document (July 2012)

Adopted in July 2012, the Core Strategy outlines the long-term strategic policies for Manchester's future development. It identifies several key challenges facing the City Centre, enhance the area as a residential location, and improve the quality and accessibility of open spaces.

Objectives and policies within the Core Strategy that are particularly relevant to the proposed scheme include:

Housing (CC 3)

Policy CC 3 anticipates the provision of at least 16,500 new residential units between 2010 and 2027, with Piccadilly identified as a key area for such development. The proposed scheme falls within this designated location and will contribute 39 residential units, thereby supporting the objectives of this policy.

Accessible areas of opportunity and need (T2)

Policy T2 aims to ensure that new developments are easily accessible by walking, cycling, and public transport. It also mandates that developments provide an appropriate level of car parking and consider the needs for disabled and cycle parking. The proposed scheme has taken all these aspects into account.

Overall Housing Provision (H 1) and Central Manchester (H 5)

The proposed development will make a clearly positive contribution to the City's requirements for well-designed, new housing provision. According to Policy H1, there is a presumption towards high-density housing development within the City Centre. This approach supports regeneration initiatives and provides sustainable, well-designed accommodation that meets the needs of workers moving to Manchester.

New residential development should consider several key factors: contributing to mixed communities by offering house types that meet the needs of a diverse and growing population; ensuring design and density that enhance the character of the local area; providing facilities for bicycle parking and appropriate levels of insulation; prioritizing sites near centres and public transport routes; and designing to ensure privacy for both residents and neighbours.

Manchester Residential Quality Guidance (2016)

The Manchester City Council's Executive has endorsed the Manchester Residential Quality Guidance, making it a material planning consideration in the determination of planning applications.

This document should be given significant weight in decision-making processes.The project has been meticulously designed to align with Manchester City Council's Residential Design Guidance. The proposed development prioritizes the creation of high-quality living spaces that respond to the established urban context. Through careful considerations, we have aimed to ensure the project integrates seamlessly with the surrounding built environment. Adherence to principles of daylighting, ventilation, and amenity space provision, as outlined in the guidance, has been paramount.

By addressing the specific criteria of the Residential Design Guidance, this proposal seeks to contribute positively to Manchester's residential landscape, providing well-designed homes that enhance the quality of life for future occupants.

2.0 Site Appraisal

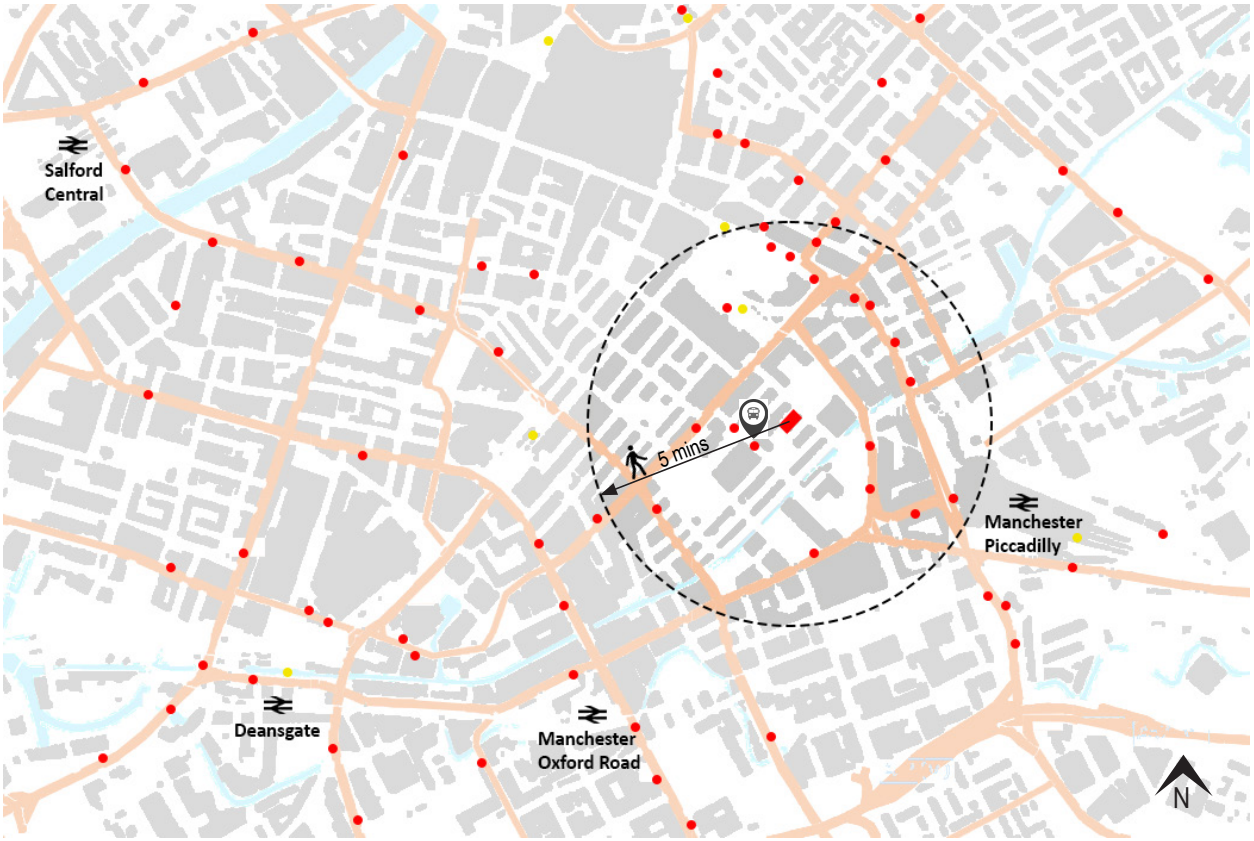
3.1 Location

A prime location

The site is centrally located in Manchester, positioned at the intersection of Minshull Street to the northeast and Bloom Street to the southeast. To the north-west, the site is bordered by Hart Street, which currently serves as a service area for the adjacent building. To the southwest, there is a paved area that is presently used as a car park.

This prime location offers excellent accessibility and visibility, making it ideal for various potential developments. The surrounding streets are well-connected, providing easy access to public transportation and major roadways. Additionally, the proximity to key commercial and residential areas enhances the site's appeal for both business and community use.
The site's strategic position within Manchester's vibrant city centre ensures a high footfall, which is beneficial for retail, hospitality, or mixed-use developments. The existing infrastructure, including the service area and car park, adds to the convenience and functionality of the site, making it a highly attractive proposition for future projects.

The surrounding area features a diverse blend of modern and traditional architecture, complemented by several surface car parks. To the east of the site, you'll find the City Police Courts, a Grade II* listed building, showcasing significant historical and architectural value. To the south, No. 11 Bloom Street and Minshull House, both Grade II listed, add to the area's rich heritage.



3.1 Location

Local Amenities and Cycle Routes

The building sits between two focal areas Canal Street and Piccadilly Gardens, both vibrant areas offering a variety of amenities and attractions. Canal Street, part of the city's famous Gay Village, is known for its lively bars and restaurants, providing a welcoming atmosphere and diverse menus. Piccadilly Gardens, a central hub, features green spaces perfect for relaxation and socializing, surrounded by cafés offering convenient spots for a coffee break.

Several museums and galleries can be found in the area. Nearby cultural institutions house impressive collections of art and interactive exhibits that explore Manchester's rich industrial heritage. These venues provide educational opportunities for all ages, making them ideal for family outings or solo explorations.

Cycling enthusiasts will find numerous routes around Manchester, including scenic canal paths. These routes offer a peaceful escape from the city's hustle and bustle, with flat, well-maintained paths suitable for all skill levels. Popular trails connect various parts of the city and are perfect for both casual rides and more intense cycling sessions. These green routes not only promote a healthy lifestyle but also allow cyclists to explore Manchester's hidden gems.

In terms of practical amenities, the area is well-served by supermarkets, ensuring residents and visitors have easy access to groceries. Car parks provide convenient parking options for those driving into the city. Additionally, the proximity to educational institutions makes this area a bustling student hub, contributing to its dynamic and youthful atmosphere.



3.1 Location

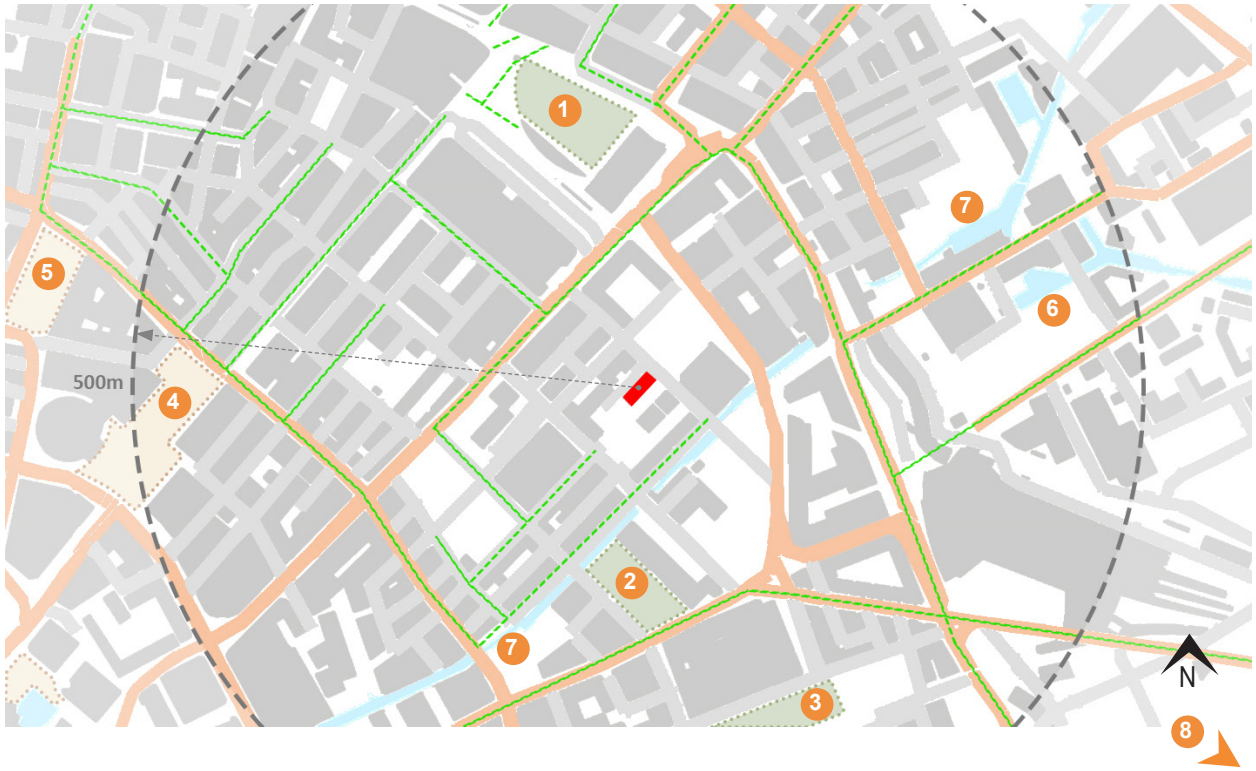
Local Green areas and Public Spaces

The area around 8 Minshull Street offers a variety of green spaces and public outdoor amenities, providing residents and visitors with ample opportunities to enjoy the outdoors. One notable green space is Piccadilly Gardens, located just a short walk away. This central park features well-maintained lawns, flower beds, and seating areas, making it a popular spot for relaxation and social gatherings. The gardens also host various events and markets throughout the year, adding to their vibrant atmosphere.

Another nearby green space is the recently developed Mayfield Park, which offers a blend of natural beauty and modern design. This park includes landscaped gardens, walking paths, and recreational areas, providing a peaceful retreat in the heart of the city. The park's design incorporates elements of the site's industrial past, creating a unique and engaging environment for visitors.

Along the water, the Ashton Canal and Rochdale Canal paths offer scenic routes for walking and cycling. These canals provide a tranquil setting with picturesque views, allowing people to connect with nature while staying close to the urban environment. The canal paths are well-maintained and accessible, making them suitable for all ages and fitness levels.

In addition to these green spaces, the area is dotted with smaller parks and public squares, each offering its own charm and amenities. These spaces often include playgrounds, sports facilities, and picnic areas, catering to a wide range of recreational activities. Overall, the abundance of green spaces and public outdoor amenities within a mile radius of 8 Minshull Street enhances the quality of life for residents and provides numerous opportunities for outdoor enjoyment.



1. Piccadilly Gardens
2. Sackville Gardens
3. The Vimto Park
4. St. Peter's Square
5. Albert Square
6. Ashton Canal Tow Path
7. Rochdale Canal Tow Path
8. Mayfield Park

3.2 Site Context

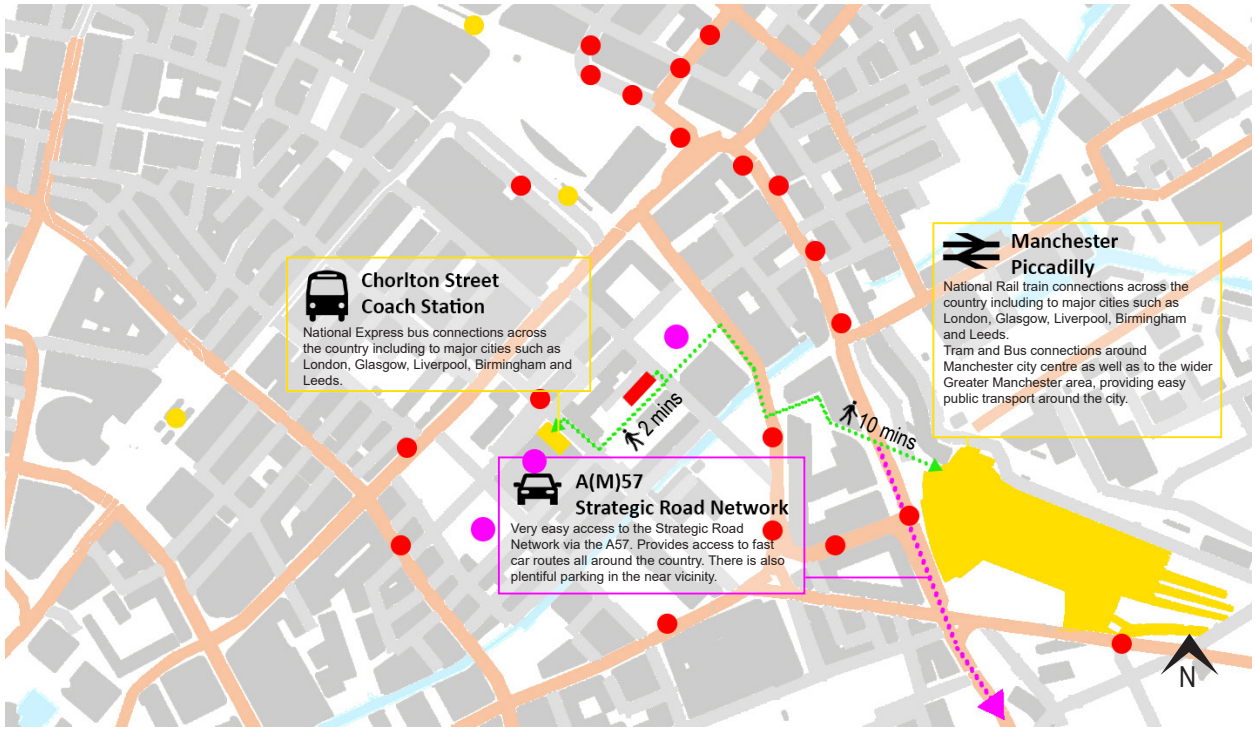
Transport & Connectivity

The site boasts excellent transport and connectivity options, making it a highly accessible location. The area is well-served by public transport, with numerous bus routes passing through, providing frequent services to various parts of the city. The proximity to Manchester Piccadilly Station, one of the city's main railway hubs, ensures easy access to national rail services, connecting residents to major cities across the UK.

The Metrolink tram system enhances connectivity within Greater Manchester. With several tram stops located nearby, residents can easily access different parts of the city and surrounding areas. The trams run frequently, providing a reliable and quick mode of transport for daily commutes or leisurely trips.

Overall, the public transport options from the building are comprehensive and efficient, making it an ideal location for those who rely on public transit for their daily activities. The combination of bus, rail, and tram services ensures that getting around Manchester and beyond is both convenient and hassle-free.

Additionally, it has a well-connected road network ensuring smooth travel to and from the city centre, as well as to surrounding areas. Major motorways such as the M60 and M62 are easily accessible, providing efficient routes for longer journeys.



Bus Stop
Tram Stop
National Travel Station
Strategic Road Network
Walking routes
Car Parks

3.2 Site Context

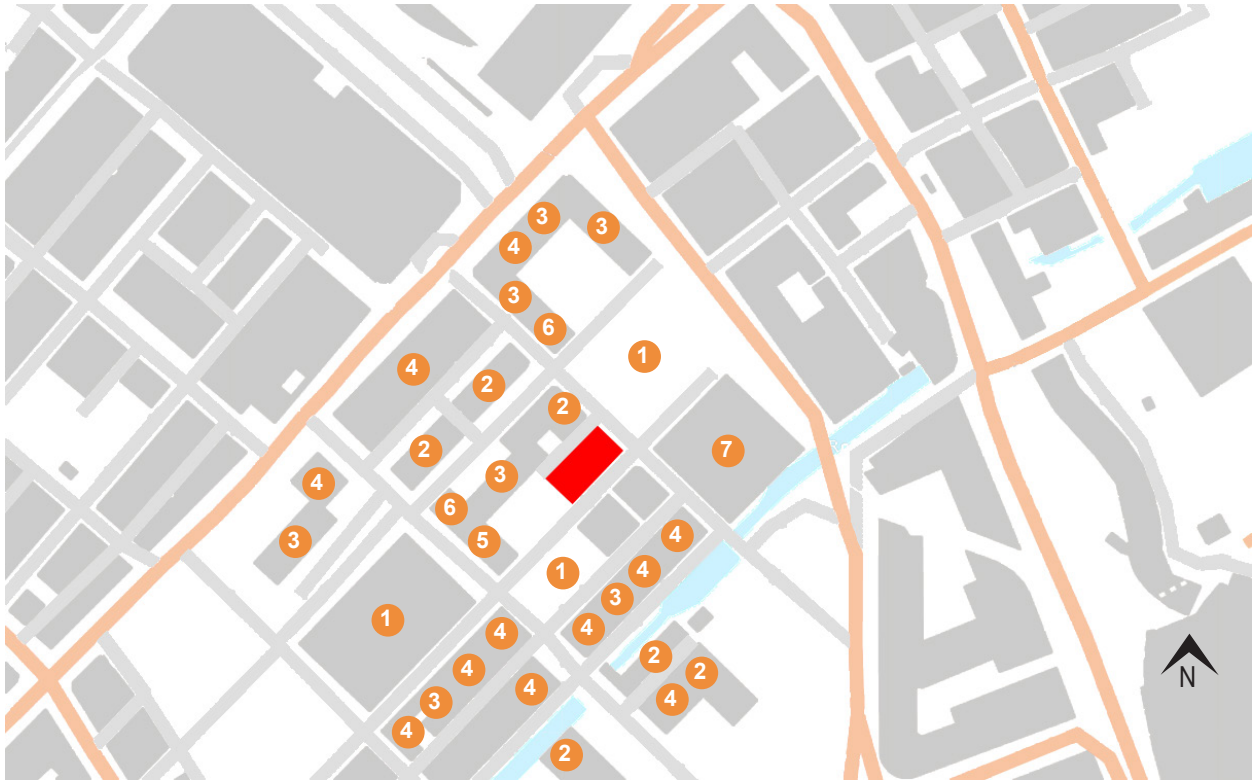
Use of site and surrounding area

The existing application site surroundings and context has a bustling urban environment with a diverse range of uses. One prominent feature is the presence of Minshull Street Crown Court, a significant judicial building that adds to the area's importance. This court is a key landmark and contributes to the professional atmosphere of the vicinity.

In terms of residential buildings, the area includes a mix of modern apartments and converted historic buildings, providing a variety of housing options for residents. These residential spaces cater to a diverse population, including professionals, students, and families, contributing to the vibrant community feel.

Commercial and retail establishments are abundant, with numerous shops, offices, and businesses located within a short distance. This includes everything from small independent retailers to larger commercial enterprises, ensuring that the area is well-served for shopping and business needs. The presence of hospitality venues, such as hotels, bars, and restaurants, adds to the lively atmosphere, making it a popular destination for both locals and visitors.

Car parks are conveniently located throughout the area, providing ample parking options for those driving into the city. These facilities are essential for supporting the high volume of visitors and residents who rely on personal vehicles for transportation. Additionally, the proximity to major transport hubs, including Manchester Piccadilly Station, enhances the connectivity of the area, making it easy to access other parts of the city and beyond.



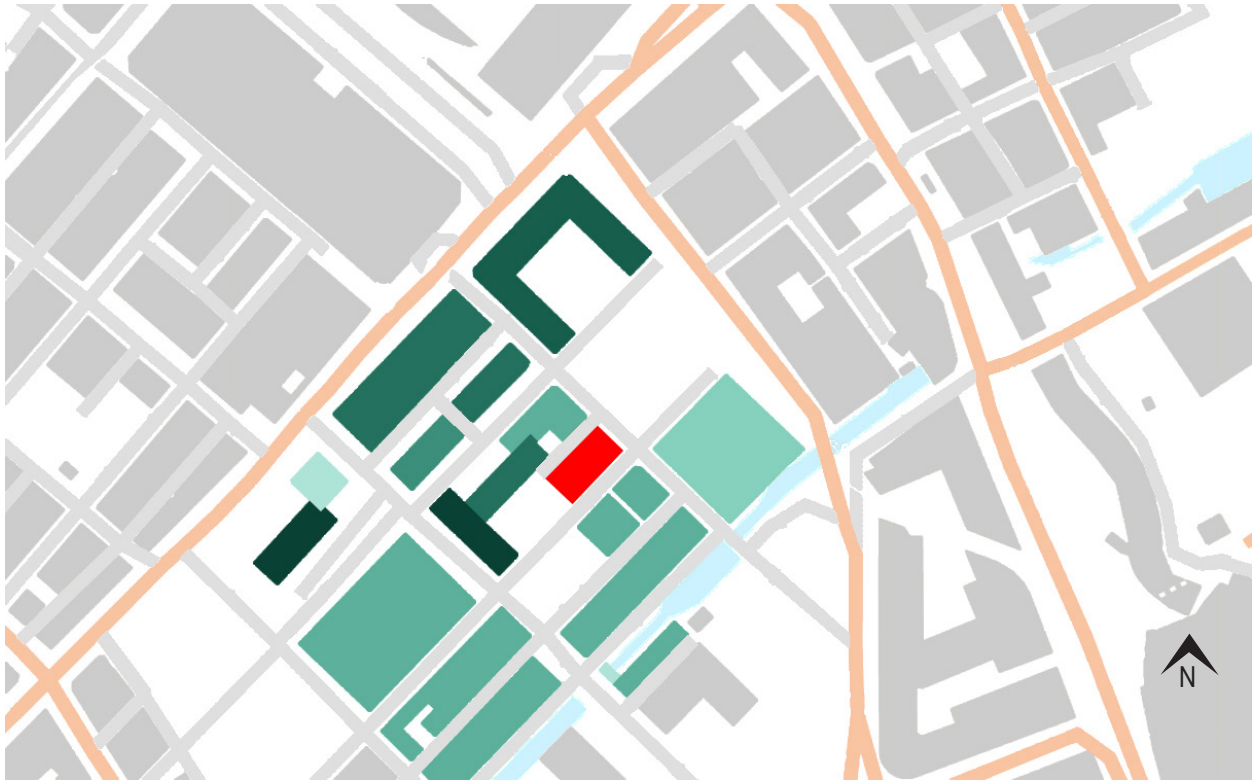
1 Carpark
2 Residential / Mixed use
3 Commercial / Mixed use
4 Hospitality / Retail
5 Travel
6 Education
7 Minshull Crown Court

3.2 Site Context

Existing Building Heights

The area around 8 Minshull Street and 42 Bloom Street in Manchester features a diverse range of building heights, reflecting the city's dynamic urban landscape with a mix of mid-rise and high-rise buildings. Many of the structures in this vicinity range from four to six stories tall, contributing to the area's dense and bustling atmosphere. These mid-rise buildings are often used for residential, commercial, and office purposes, providing a variety of functions within the neighbourhood.

In addition to the mid-rise buildings, there are several taller structures that reach up to 10 stories or more. These high-rise buildings are typically modern developments that house offices, apartments, and hotels. The presence of these taller buildings adds to the verticality of the area, creating a striking contrast with the surrounding mid-rise structures. This blend of building heights contributes to the unique character of the neighbourhood, showcasing Manchester's ongoing growth and development.



3.3 Heritage Context

Historic Maps

The area has a rich history that can be traced through various historical maps. Early maps from the 19th century show the development of the area during Manchester's industrial boom. These maps highlight the dense network of warehouses, factories, and worker housing that characterized the city during this period. The evolution of the site is evident as you compare maps from different decades, showing the gradual transformation from an industrial hub to a more diverse urban area.

By the mid-20th century, maps reveal significant changes in the landscape, with many of the original industrial buildings being re-purposed or replaced by modern structures. The introduction of new roads and public transport infrastructure is also evident, reflecting the city's adaptation to changing economic and social needs. The historical maps in a report can provide a visual narrative of the area's development, illustrating how 8 Minshull Street and its surroundings have evolved over time.









Historic Photographs of the area













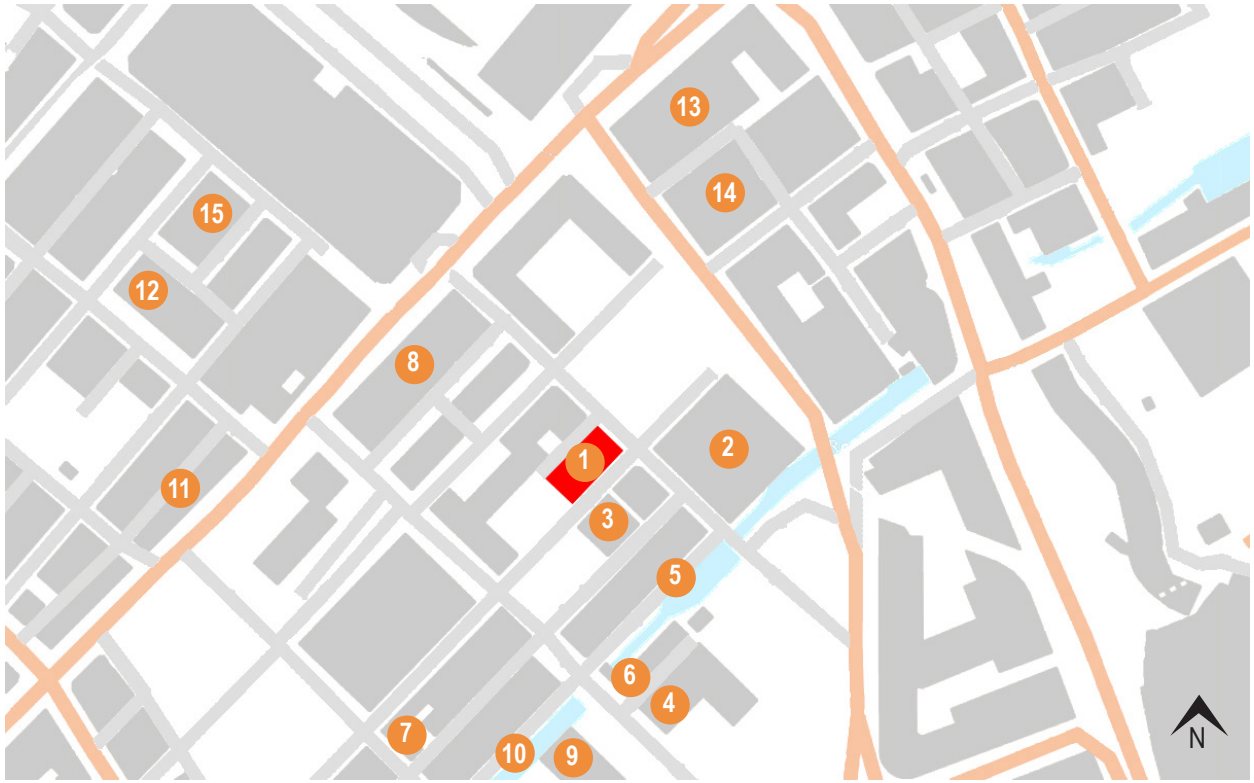


3.3 Heritage Context

1. No.8 Minshull Street, Manchester - Grade ii Listed
2. City Police Courts, Minshull Street - Grade ii* Listed
3. No.11 Bloom Street, Manchester - Grade ii Listed
4. Minshull House, No.47 Chorlton Street, Manchester - Grade ii Listed
5. Canal Wall between Chorlton Street and Minshull Street, Manchester - Grade ii Listed
6. Mintierna House, Chorlton Street, Manchester - Grade ii Listed
7. No.27 Sackville Street, Manchester - Grade ii Listed
8. Britania Hotel, Portland Street, Manchester - Grade ii* Listed
9. The Shena Simon Campus, Chorlton Street, Manchester - Grade ii Listed
10. Canal Wall between Chorlton Street and Sackville Street, Manchester - Grade ii Listed
11. No.36-54 Portland Street, Manchester - Grade ii Listed
12. No.12 & No.17 Charlotte Street, Manchester - Grade ii Listed
13. Portland Hotel, Portland Street, Manchester - Grade ii Listed
14. Grand Hotel, Aytoun Street, Manchester - Grade ii Listed
15. No.5 New York Street, Manchester - Grade ii Listed

The area around 8 Minshull Street in Manchester is rich in historical architecture, reflecting the city's industrial heritage. Many buildings in this vicinity date back to the late 18th and 19th centuries and showcase distinctive architectural styles, including Palazzo and Italian Gothic. For example, the buildings often feature red brick construction with intricate stone dressings and decorative elements such as arched windows and detailed cornices. These structures were originally used for various purposes, including warehouses and offices, and have since been re-purposed for modern use while retaining their historical charm.

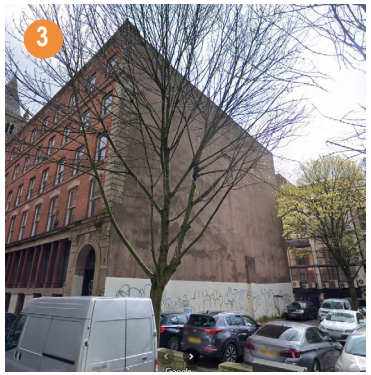
A number of buildings adjacent to 8 Minshull Street and 42 Bloom Street are grade II and II* listed, highlighting their special architectural and historic interest. The preservation of these buildings provides a glimpse into Manchester's past, offering a tangible connection to the city's development during the industrial era.



3.3 Heritage Context

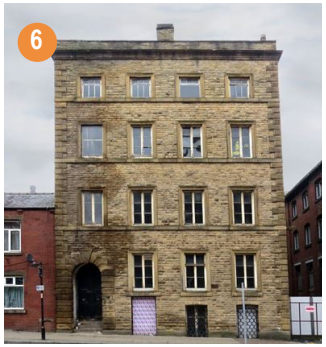








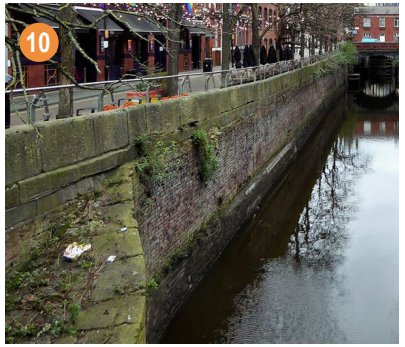










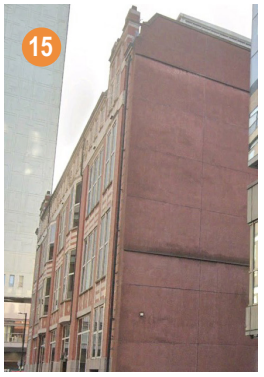




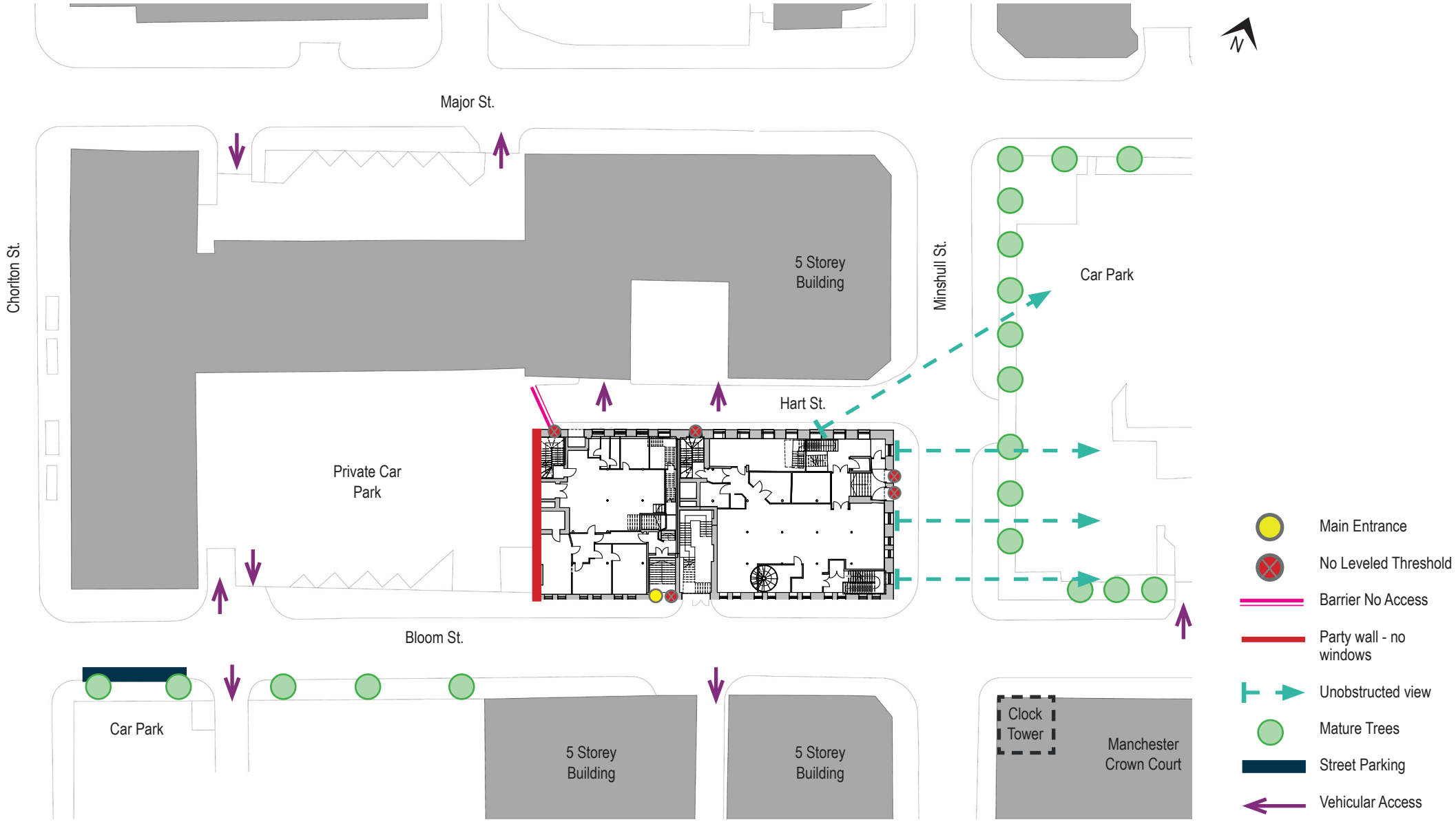








3.4 Site Constraints and Opportunities



VIEWS

3.5 Planning History

2016 - Listed Building consent for the internal alterations to relocate stairs between ground floor and first floor. Extending toilets by removal of existing kitchen and various bar and seating works.
Ref. No: 111586/LO/2016 | Status: Application Approved

2000 - Elevational alterations to form new disabled entrance/porch means of escape and installation of new lighting scheme.
Ref. No: 059150/FO/CITY2/00 | Status: Application Approved

2000 - LISTED BUILDING CONSENT Internal and external alterations to include the formation of a new exit/disabled access, installation of internal lift and escape staircase and installation of new lighting scheme.
Ref. No: 059143/LO/CITY2/00 | Status: Application Approved

1999 - Change of use from offices and restaurant to a nightclub
Ref. No: 058149/FU/CITY2/99 | Status: Application Approved

1996 - LISTED BUILDING CONSENT Internal alterations at first floor level in connection with proposed use as a restaurant/ bar with fire escape door at ground floor level on Bloom Street elevation
Ref. No: 050315/LO/CITY2/96 | Status: Application Approved

1996 - Change of use of first floor from former storage area to a restaurant and bar and insertion of a fire escape door at ground level of Bloom Street elevation
Ref. No: 050316/FO/CITY2/96 | Status: Application Approved

3.0 Heritage

3.1 Building History

The commercial expansion of the Victorian era significantly altered the vicinity of Minshull Street during the 1870s and 1880s. This period saw the construction of new warehouses designed in the Italianate and Gothic architectural styles. The edifice located on the Site was erected during this transformative era and appears to have been developed speculatively as part of a larger complex of structures.

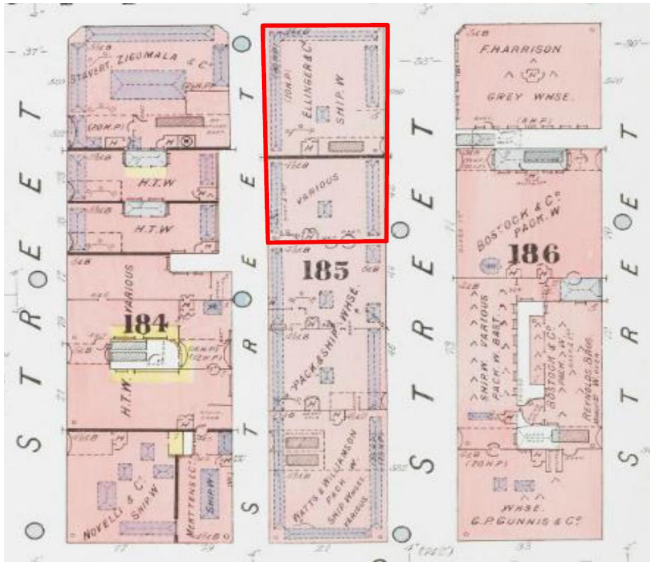
8 Minshull Street was occupied by 'Ellinger & Co.', a firm referenced in an 1888 article as having been established merchants for over 30 years and described as "one of the most important in its line." The premises at 42 Bloom Street were utilized for various purposes, likely related to packing and shipping activities. The remaining sections of the building complex, encompassing 44-46 Bloom Street and 21 Chorlton Street, were dedicated to use as packing and shipping warehouses.

In the early 20th century, 8 Minshull Street was occupied by the firm 'Simpson and Godlee,' which operated as a textile shipping warehouse. This facility supported their cotton manufacturing and calico printing factory located in Swinton. The strategic location of the warehouse in Manchester's bustling commercial district facilitated the efficient distribution of their textile products. At the opposite end of the block, 48 Bloom Street was owned by Gresham Shipping Warehouse, further emphasizing the area's role as a hub for shipping and logistics.

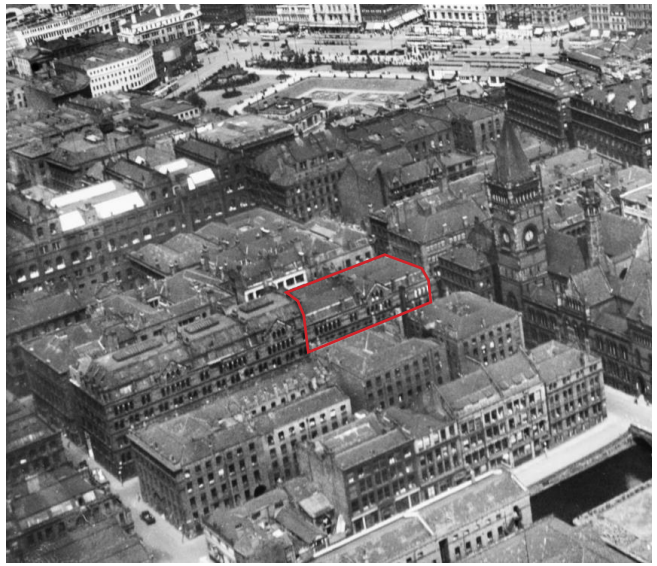
During the First World War, Simpson and Godlee continued to utilize the building, underscoring its importance in their operations. The presence of numerous shipping warehouses and offices along Minshull Street created a dense concentration of commercial activity. This network of warehouses played a crucial role in supporting the textile industry, which was a cornerstone of Manchester's economy at the time.

During the Second World War, the centre of Manchester experienced extensive bomb damage, with the area surrounding Piccadilly Gardens being particularly affected. The impact of the Blitz resulted in large swathes of cleared land to the north and west of the Site. This devastation necessitated significant reconstruction efforts in the postwar period.

In the latter half of the 20th century, Manchester underwent various postwar redevelopment plans. These plans involved the clearance of traditional warehouses and their replacement with modern office buildings. Notably, the land to the west of the building complex was redeveloped into a multi-storey car park and bus station, reflecting the city's shift towards modern infrastructure and urban planning.



Extract from C. Goad's Fire Insurance Plan of Manchester, 1886



Aerial Photo, 1927



8 Minshull Street, 1927

3.1 Building History

In 1962, the firm Simpson and Godlee was acquired by Alliance Brothers Limited. By the time of the acquisition, the premises at 8 Minshull Street had become vacant. Concurrently, 42 Bloom Street was acquired separately and re-purposed for the storage and distribution of fabrics, reflecting the evolving needs of the textile industry.

During the 1970s the new owner undertook a strategic initiative to purchase 8 Minshull Street, thereby uniting it with 42 Bloom Street. This unification involved significant modifications, including the internal connection of the two buildings. The integration of these structures facilitated a more efficient logistical operation, optimizing the storage and distribution processes within the combined facility.

In the early 1970s, the buildings at 44-46 Bloom Street and 21 Chorlton Street were demolished to facilitate the construction of Boulton House. The demolition of these structures resulted in the exposure of the newly formed gable wall of 42 Bloom Street, which had previously functioned as an internal party wall. The transformation of this internal party wall into an external gable wall is a testament to the dynamic nature of urban development and the adaptive reuse of existing structures.

In recent years, 8 Minshull Street and 42 Bloom Street have served as facilities for the storage and distribution of fabrics. This utilization aligns with the buildings' historical association with the textile industry. During the late 20th century, significant alterations were made to the lower three floors of 8 Minshull Street.

These floors were reconfigured to accommodate a restaurant. Following this period, the space transitioned to a new role as the 'Essential' night-club, which operated from 2000 until 2014, since the closure of the night-club, the building has remained largely vacant. The only exception has been the intermittent use of part of the ground floor of 42 Bloom Street for office accommodation, indicating a partial and temporary re-purposing of the space.

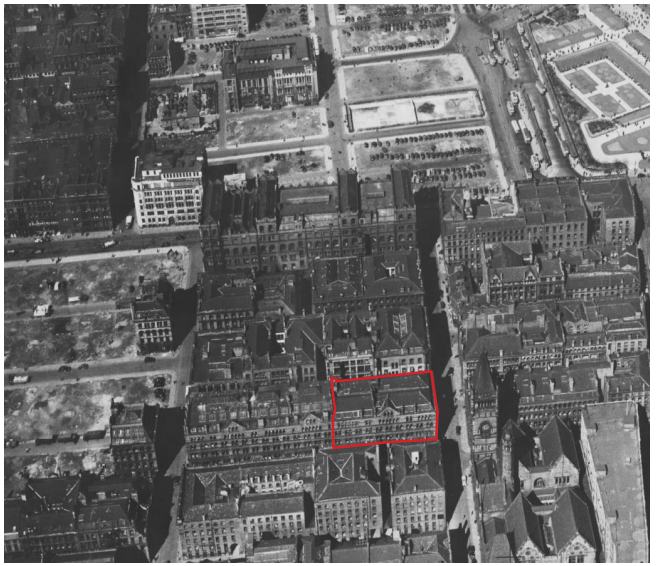
The prolonged vacancy of the building highlights the challenges and opportunities associated with the adaptive reuse of historical structures. The potential for future redevelopment remains, offering possibilities for revitalizing the site while preserving its architectural and historical significance.



External View, 1927



Textile Warehouse - Internal View



Aerial View after Second World War bombings, 1950

3.2 Building Materiality

The building showcases a combination of materials, the use of red brick and sandstone dressings, is consistent with the Italianate and Gothic styles popular during the period. The primary materials used include:

Red Brick:

The main structural material is red brick, laid in Flemish bond. This type of brickwork was common in Victorian architecture and provided both durability and aesthetic appeal.

Sandstone Dressings:

Sandstone was used for decorative elements and structural accents, such as window architraves, sills, and the building's cornice. These dressings added a contrasting texture and colour to the red brick, enhancing the building's visual appeal.

Ashlar Masonry:

The basement level features ashlar masonry, which consists of finely dressed stone blocks laid in regular courses. This provided a solid and imposing base for the structure, enhancing its stability and durability. The precision and craftsmanship of the ashlar masonry also contribute to the building's aesthetic appeal, showcasing the architectural attention to detail typical of the period.

Iron and Timber:

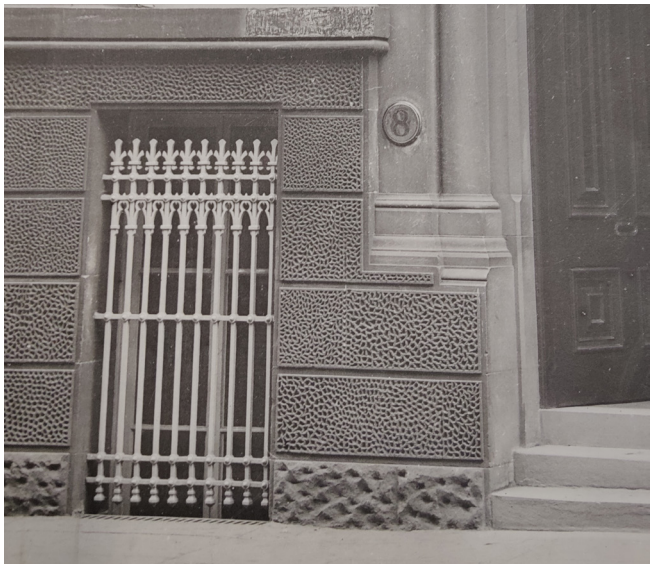
Internally, the building likely utilized iron columns and timber beams for structural support. These materials were commonly used in warehouse construction to create large, open spaces for storage and inspection of goods. Additionally, cast iron bars were installed to protect the lower level windows, providing both security and durability.

Large Windows:

The rear elevations of the building incorporated large windows to allow natural light to penetrate deep into the storage areas. This was essential for the inspection of goods and contributed to the functional design of the warehouse.

Roof:

The architectural landscape of Minshull Street underwent significant evolution during the 20th century. While the roof forms of the adjoining warehouses exhibit notable differences, suggesting substantial modifications, the roof form of 8 Minshull Street & 42 Bloom Street appears to be original. This indicates that these particular structures have retained their historic roof design, unlike others that likely experienced replacement or extensive modification and extension in the early 20th century.



External View - Cast Iron bars and Entrance , 1927



Red Brick, Sand Stone features to external facade



Level 4 - Iron columns with timber beam/trust

3.3 Historical Features

The buildings are rich in historical features, reflecting their historical and architectural significance. These assets have been enumerated and catalogued to ensure their preservation and integration into the development scheme.

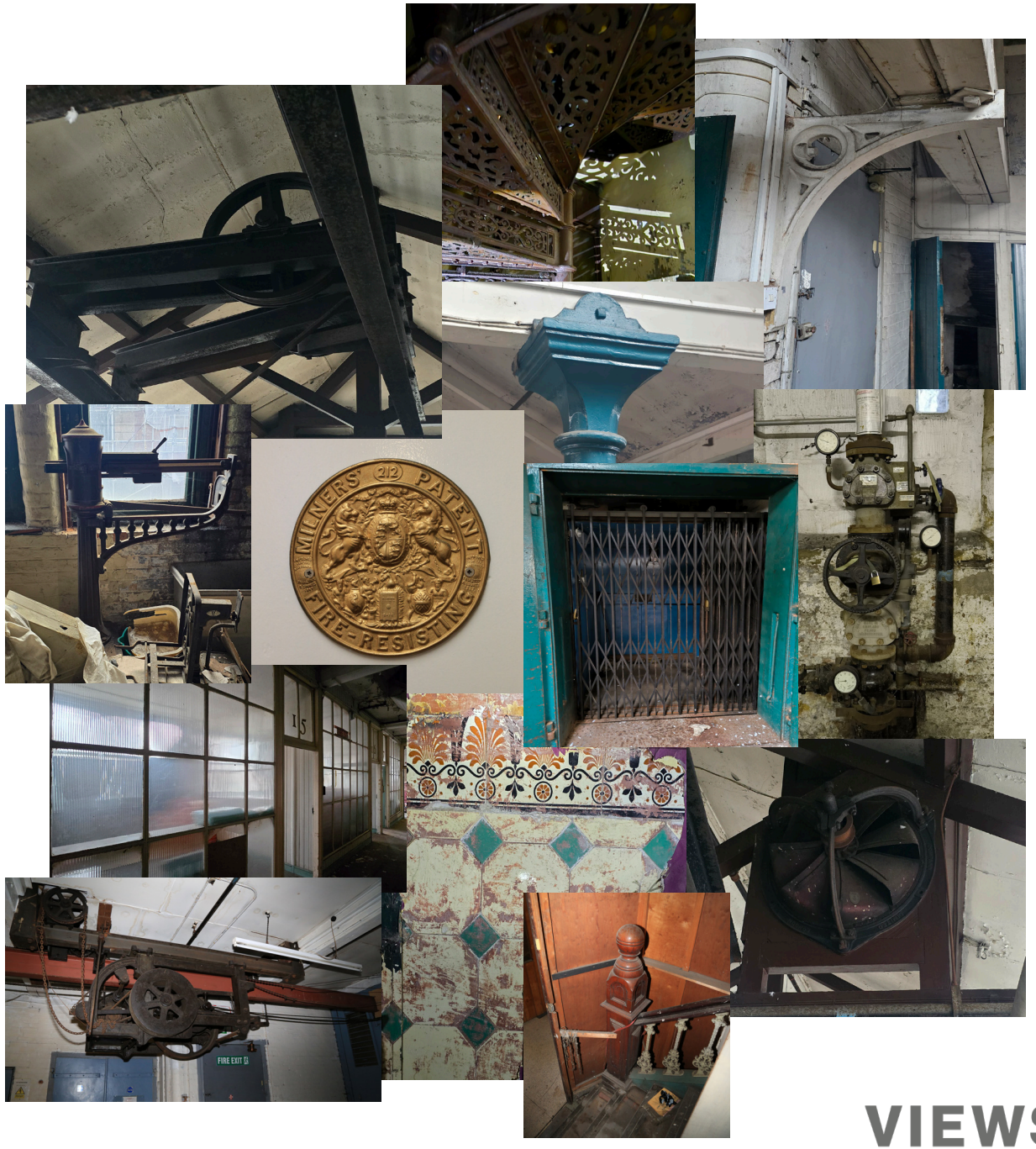
The cataloguing process involves a detailed assessment of each asset's historical value, architectural features, and condition. This thorough documentation allows for the maximum utilization of these heritage elements in the renovation and development plans, ensuring that the buildings' historical integrity is maintained while adapting them for modern use.

By carefully cataloguing these assets, the development team can make informed decisions about which features to preserve, restore, or adapt. This approach not only honours the buildings' past but also contributes to the creation of a vibrant and historically rich environment that enhances the character of the local area.

Heritage documents submitted in support of full planning application and listed building consent:

- Heritage Statement - 8 Minshull Street & 42 Bloom Street, Manchester

- 24029-HFR-AV-XX-RP-A-9082-Architectural Features Report



VIEWS

4.0 Use / Amount

4.1 Proposed Use

Proposed Use

The proposed development at Minshull Street and 42 Bloom Street seeks to revitalise an existing building through its conversion into 39 high-quality residential apartments, comprising 16 one-bedroom, 19 two-bedroom, and 4 three-bedroom units. This scheme directly addresses the significant local demand for diverse and well-designed residential accommodation within Manchester's city centre. The property's inherent characteristics, including its robust structure, adaptable floor plates, and strategic location within a vibrant urban context, render it exceptionally suitable for residential repurposing. This conversion aligns seamlessly with the prevailing trend in the surrounding area, where numerous similar buildings are being successfully transformed into residential dwellings, contributing to the city's evolving urban fabric. In a locale witnessing a surge in city centre living, this proposal offers a compelling opportunity to create modern, comfortable homes, whilst contributing to the sustainable re-use of an existing asset, and enriching the local community.

Access by use

Access to the apartments will be primarily via the existing courtyard entrance on Bloom Street, which will be upgraded to include a wheelchair platform lift, ensuring accessibility for all residents and visitors. Secondary access to Level 1 of the building's south area will be provided through the existing entrance at 42 Bloom Street. Two upper ground floor apartments will have dedicated private access from 8 Minshull Street. Furthermore, a dedicated access point on Hart Street will serve the cycle and refuse storage areas, facilitating the efficient and hygienic management of waste removal, including the transportation of bins to and from the designated collection point as part of the overall refuse management plan.

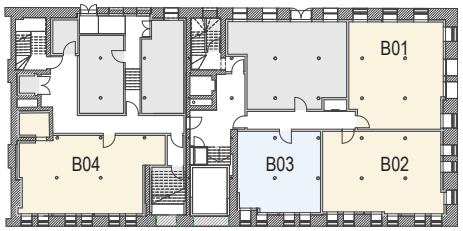


Mean of Escape

Finally, in terms of safety and emergency egress, the building's north-west façade incorporates two stairwells that provide direct fire exits onto Hart Street, ensuring compliance with fire safety regulations and facilitating rapid evacuation in the event of an emergency.

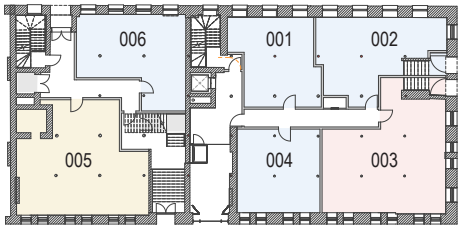
4.2 Proposed Accommodation

Lower Ground



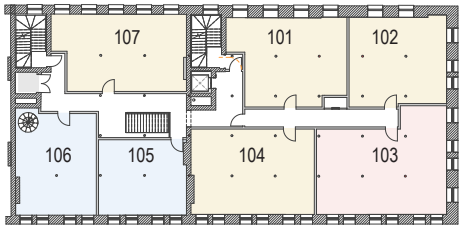
LG FFL			
B01	2B	70.33 m²	756.98 ft²
B02	2B	69.25 m²	745.36 ft²
B03	1B	47.20 m²	508.05 ft²
B04	2B	77.03 m²	829.17 ft²
		263.80 m²	**2839.55 ft²**

Upper Ground



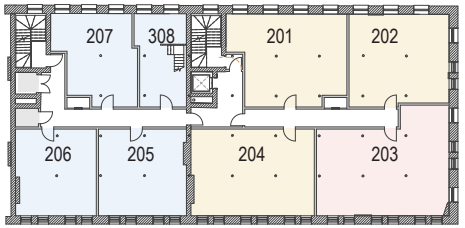
Upper Ground Floor			
001	1B	51.10 m²	550.03 ft²
002	1B	63.08 m²	679.04 ft²
003	3B	96.46 m²	1038.30 ft²
004	1B	49.63 m²	534.26 ft²
005	2B	94.82 m²	1020.67 ft²
006	1B	59.97 m²	645.51 ft²
		415.07 m²	**4467.82 ft²**

Level 01



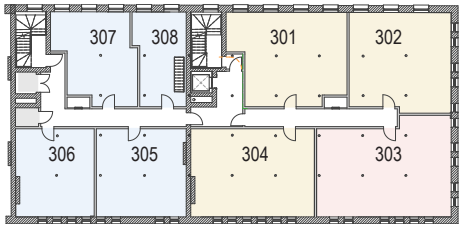
Level 01			
101	2B	67.81 m²	729.91 ft²
102	2B	61.68 m²	663.95 ft²
103	3B	87.13 m²	937.89 ft²
104	2B	74.69 m²	803.94 ft²
105	1B	46.95 m²	505.39 ft²
106	1B	58.63 m²	631.06 ft²
107	2B	69.77 m²	751.01 ft²
		466.67 m²	**5023.15 ft²**

Level 02



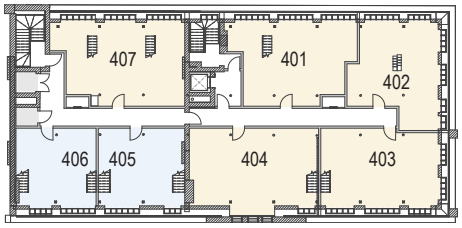
Level 02			
201	2B	70.96 m²	763.78 ft²
202	2B	64.74 m²	696.86 ft²
203	3B	90.00 m²	968.80 ft²
204	2B	75.89 m²	816.86 ft²
205	1B	54.04 m²	581.68 ft²
206	1B	49.34 m²	531.04 ft²
207	1B	48.05 m²	517.18 ft²
308	1B Duplex	32.48 m²	349.58 ft²
		485.49 m²	**5225.77 ft²**

Level 03



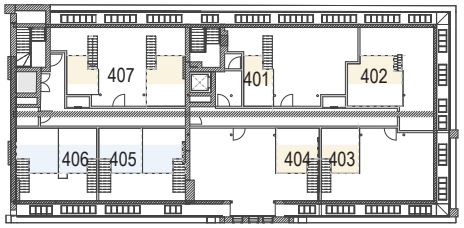
Level 03			
301	2B	72.18 m²	776.97 ft²
302	2B	71.09 m²	765.20 ft²
303	3B	89.78 m²	966.34 ft²
304	2B	77.14 m²	830.33 ft²
305	1B	56.18 m²	604.67 ft²
306	1B	48.70 m²	524.21 ft²
307	1B	48.38 m²	520.80 ft²
308	1B Duplex	33.32 m²	358.67 ft²
		496.77 m²	**5347.19 ft²**

Level 04



Level 04			
401	2B	76.44 m²	822.84 ft²
402	2B	73.22 m²	788.10 ft²
403	2B	79.56 m²	856.34 ft²
404	2B	81.47 m²	876.97 ft²
405	1B	54.46 m²	586.23 ft²
406	1B	50.19 m²	540.19 ft²
407	2B	82.75 m²	890.70 ft²
		498.09 m²	**5361.37 ft²**

Mezzanine - Level 04



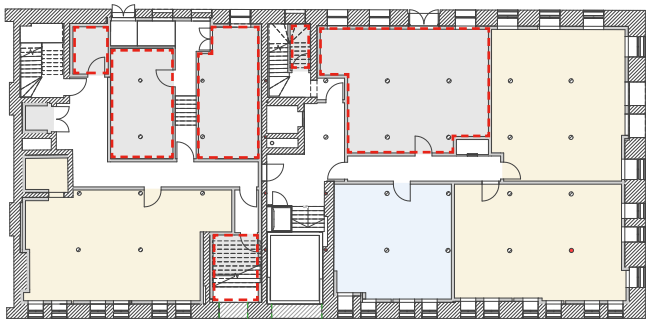
Mezz L04			
401	Mezz (2B)	4.88 m²	52.55 ft²
402	Mezz (2B)	9.40 m²	101.16 ft²
403	Mezz (2B)	6.56 m²	70.61 ft²
404	Mezz (2B)	7.22 m²	77.76 ft²
405	Mezz (1B)	7.40 m²	79.61 ft²
405	Mezz (1B)	7.13 m²	76.79 ft²
406	Mezz (1B)	6.56 m²	70.61 ft²
406	Mezz (1B)	7.21 m²	77.56 ft²
407	Mezz (2B)	6.59 m²	70.95 ft²
407	Mezz (2B)	5.29 m²	56.98 ft²
		68.24 m²	**734.57 ft²**

1 Bed Apart. | 2 Bed Apart. | 3 Bed Apart. | Ancillary

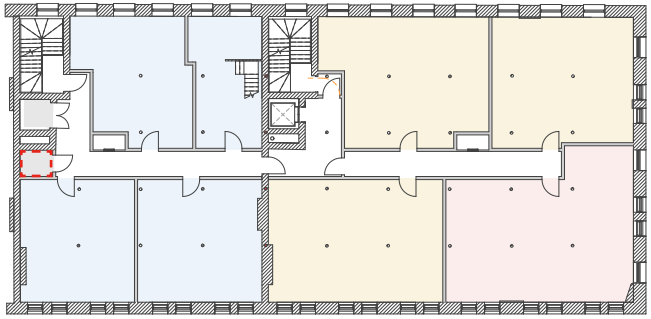
Grand total	2694.13 m²	2999.42 ft²8

Apartment Mix		
Apartment Type	**No. Units**	**Mix**
1B	15	38%
1B Duplex	1	3%
2B	19	49%
3B	4	10%
Total	**39**	

4.2 Proposed Accommodation



Lower Ground Floor



Second Floor / Typical Communal Storage Location

Ancillary Areas - Schedule		
Name	**GIA (sqm)**	**GIA (sqft)**
LG FFL		
Bike Store	24.60 m²	264.78 ft²
Bin Store	26.78 m²	288.23 ft²
Cleaners	3.41 m²	36.69 ft²
Meter Room	10.37 m²	111.58 ft²
Plant Room	64.64 m²	695.83 ft²
Riser	2.35 m²	25.28 ft²
Room	5.98 m²	64.39 ft²
	138.13 m²	**1486.79 ft²**
Upper Ground Floor		
Storage	5.90 m²	63.56 ft²
	5.90 m²	**63.56 ft²**
Level 02		
Storage	3.07 m²	33.02 ft²
	3.07 m²	**33.02 ft²**
Level 03		
Storage	3.10 m²	33.42 ft²
	3.10 m²	**33.42 ft²**
Level 04		
Storage	2.95 m²	31.74 ft²
	2.95 m²	**31.74 ft²**
Grand total	**153.15 m²**	**1648.53 ft²**

5.0 Design

5.1 Key Considerations

Converting a listed industrial building in Manchester city centre to a residential development of 39 apartments presents numerous challenges that have driven design development. A key theme is exploring how to balance celebrating existing heritage features with the intent to bring the buildings into living, social, and economic use. This requires careful consideration of the building's poor structural condition, the need for timely development, and the desire to retain its heritage significance.

Accessibility Considerations:

The Listed Buildings have several existing entrance points, with the main stepped entrances located at 8 Minshull Street and 42 Bloom Street. The design development has focused on restoring the entrance courtyard at Bloom Street, which will be converted into the main entrance of the development.

For the entrances at 8 Minshull Street and 42 Bloom Street, the goal is to retain the existing doors, and their associated character, while minimizing further impact on the existing fabric. These areas have preserved their original character most clearly over time and should be celebrated.

Integrating these features sensitively into a historic building requires careful planning and detailing. The use of platform lifts or other discreet solutions may be necessary to ensure accessibility without compromising the building's heritage significance.

Multiple Entrance Points: The buildings have several existing entrances, with the main ones being stepped entrances at 8 Minshull Street and 42 Bloom Street.

Restoration Focus: The design focuses on restoring the entrance courtyard at Bloom Street to serve as the main entrance.

Preservation of Character: The aim is to retain the original doors and interiors at 8 Minshull Street and 42 Bloom Street, celebrating their historical character.

Level Access: Ensuring level access to the building is crucial for accessibility.

Sensitive Integration: Careful planning and detailing are required to integrate accessibility features, such as platform lifts, without compromising the building's historical integrity.



Minshull St. Entrance


Bloom St. Entrance


Bloom St. Courtyard Entrance


Fire Exit Hart St.

Existing Fabric:

To celebrate the building's existing character, the design development has aimed to expose as much of the original fabric as possible. For instance, the majority of columns and column heads have been fully exposed where they appear in succession along the layouts. This, along with exposed timbers, provides an indication of the original building's scale.

Improvements in acoustic, thermal, and fire ratings have been progressed with this approach in mind, ensuring that these enhancements do not compromise the historical integrity of the building.

The internal faces of the external brick walls are currently painted white. The design intent is to leave these brick walls exposed. However, there is also consideration for repainting them to their original appearance.


Internal brick appearance and condition

5.1 Key Considerations

Existing Features:

Existing features such as hoist openings, machinery, glazing, skirting, and cornicing will be retained, repainted, and kept in-situ wherever possible, or relocated within the building where practicable, subject to their condition. This approach aims to celebrate the building's historical usage and preserve its unique character. Priority will be given to original features and early alterations or additions, ensuring that these elements are highlighted and integrated into the new design. By doing so, the development will maintain a strong connection to the building's past while accommodating modern needs.











Minimal External Alterations:

To minimize external changes, any proposed alterations must be carefully justified and designed to harmonize with the existing architecture. This includes new openings for access or services, which should be strategically located and detailed to reduce their visual impact. Accessibility modifications, such as ramps or lifts, must be integrated in a sensitive and discreet manner to preserve the building's aesthetic integrity.

Structural Integrity and Remediation:

The building's poor structural condition necessitates a thorough assessment by structural engineers. Reinforcement and stabilization measures must be implemented while preserving as much of the original fabric as possible. This may involve underpinning, steelwork, or other interventions, all of which must be carefully integrated to minimize the impact on historic materials and detailing. A phased approach to structural repairs may be required, prioritizing critical areas to ensure the integrity of the building.

Fire Safety:

Achieving modern fire safety standards in a listed building can be challenging. Fire-rated partitions, escape routes, and sprinkler systems must be integrated in a way that does not compromise the historic fabric. Early consultation with fire safety engineers and the local authority is essential to ensure compliance and preservation.

Natural Light and Ventilation:

Maximizing natural light and ventilation within the apartments is crucial for resident comfort. The existing window openings should be preserved and, where possible, enhanced. Consideration should be given to using light wells or other strategies to bring daylight into the deeper parts of the building.

Materials and Finishes:

New materials and finishes should be chosen to complement the existing historic fabric. Natural materials, such as wood, stone, and brick, are often preferred. While contrasting materials can be used to highlight original features and distinguish between old and new work, this should be done with sensitivity and restraint.

Existing Structural Elements:

The existing structural grid has been utilized to develop plan layouts, guiding the division of the floor plate into apartments and their associated circulation spaces. The design has evolved to expose as many of the existing columns and beams as possible, celebrating these structural elements within both the apartments and circulation areas.

Exposing these beams and columns not only highlights the building's historical and architectural significance but also adds a unique aesthetic appeal to the interior spaces. The visible structural elements serve as a constant reminder of the building's industrial past, creating a distinctive character that blends the old with the new.







5.1 Key Considerations

Existing Stairs:

The design intent for the existing stairs in the building focuses on balancing functionality with the preservation of historical elements.

Main Cores Facing Hart Street: The primary stair cores facing Hart Street currently serve as the main escape routes. These staircases will be retained to ensure compliance with safety regulations and to maintain their functional role in the building's layout.

Removal of Later Staircases: Some of the later-added staircases are considered for removal. This decision is driven by the need to adjust the apartment layouts to fit the current design plan. Removing these staircases will allow for more efficient use of space and better apartment configurations.

Retention of Original Timber Stairs: The original timber stairs will be preserved. These elements are significant due to their historical importance and architectural value. Retaining these stairs respects the building's original design and celebrates its heritage. These stairs will be carefully integrated into the new layout, ensuring they remain a prominent feature of the development.

By thoughtfully considering the role and significance of each staircase, the design aims to create a harmonious blend of modern functionality and historical preservation.





Existing Partitions:

The existing partitions within the building date from different phases and vary in condition. The retention of these features presents considerable practical challenges in the conversion of the building. The design therefore aims to preserve a representative sample of the partitions in situ and where practicable to allow the location of the former offices to be identified. This approach helps preserve the historical layout and character of the building. However, the retention of these partitions is contingent upon their compatibility with the new use of the building. They must not hinder the building's functionality or fail to meet regulatory requirements for fire safety, noise control, or other standards.

The historical value of the partitions varies. A study will be conducted to understand their significance in the building's history and to inform decision-making.



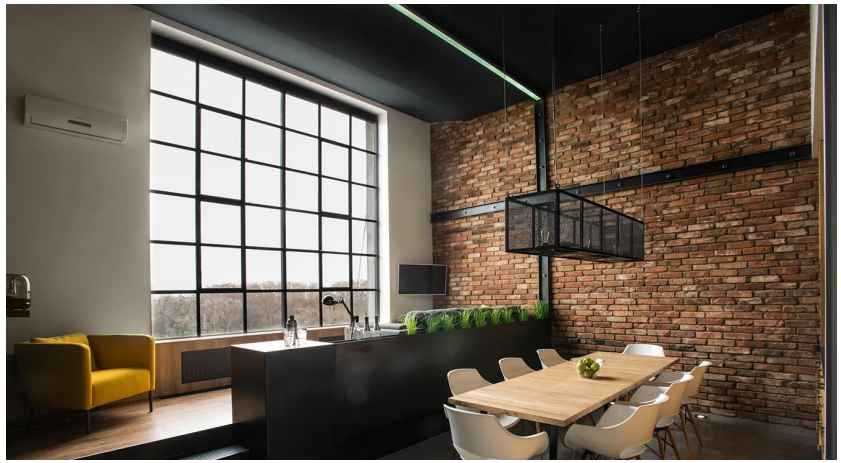


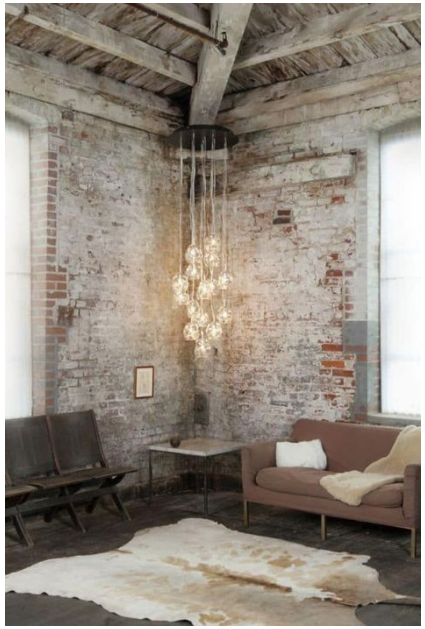


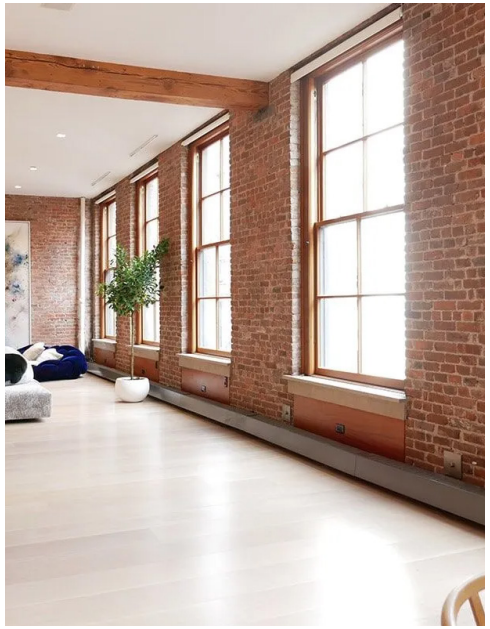
5.2 Precedents and Inspiration











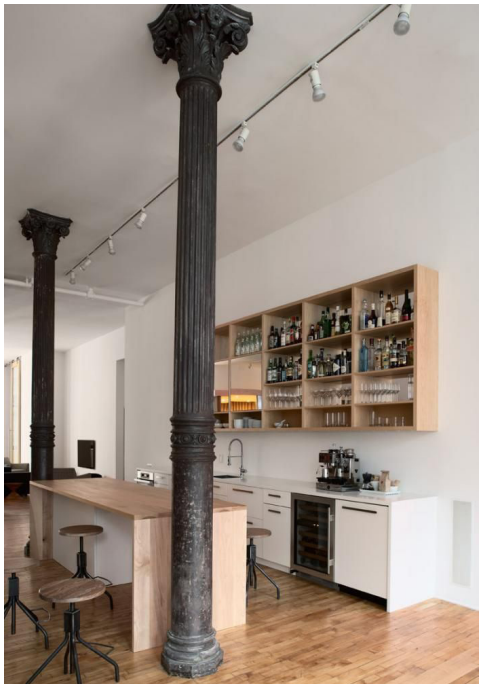






5.2 Precedents and Inspiration

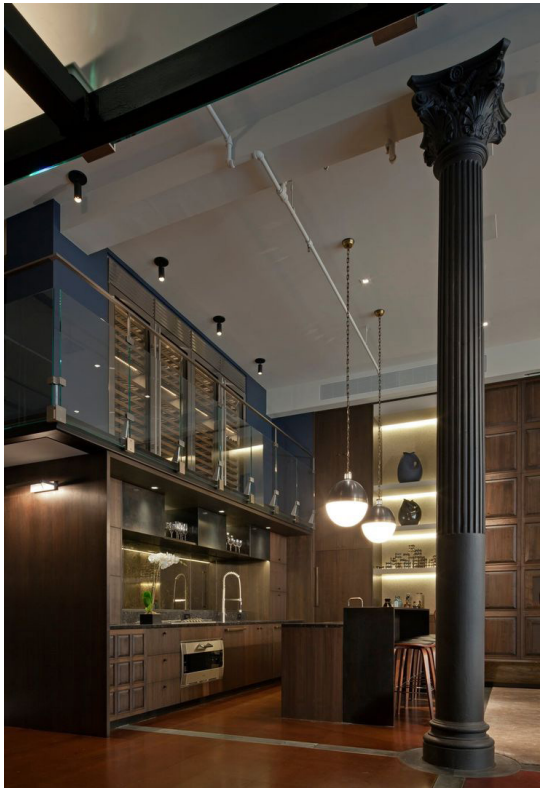








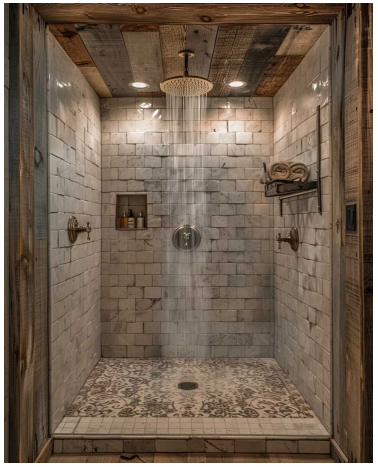






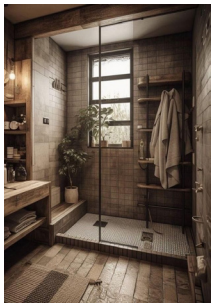
5.2 Precedents and Inspiration





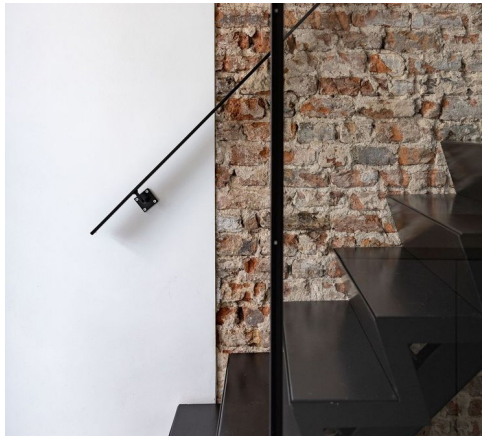




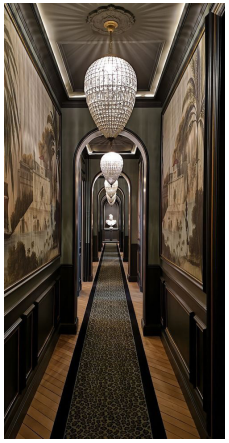
5.2 Precedents and Inspiration



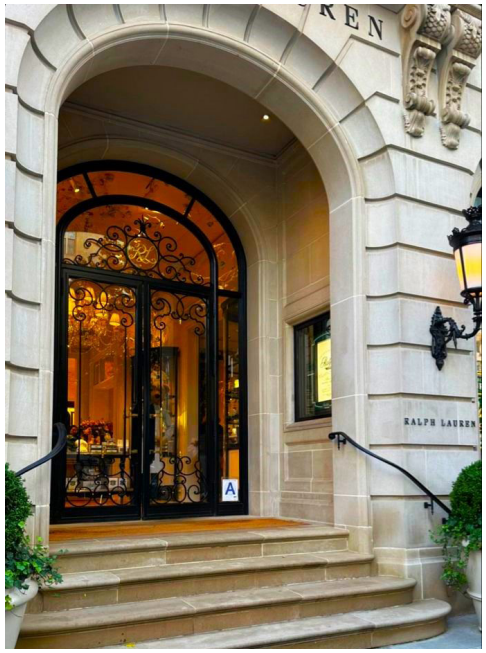




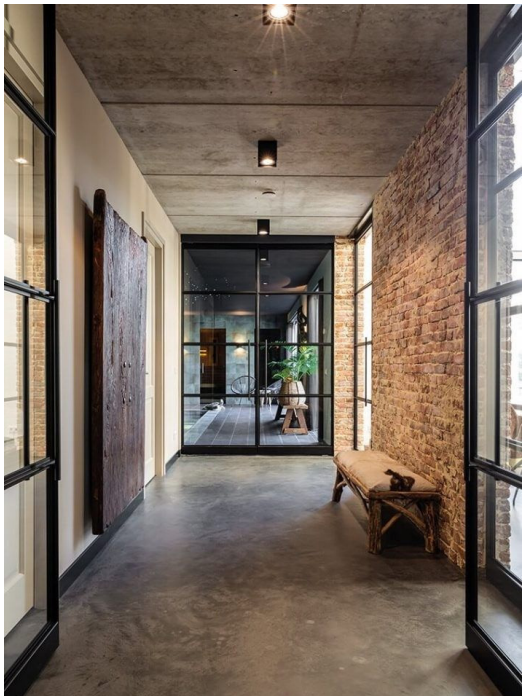










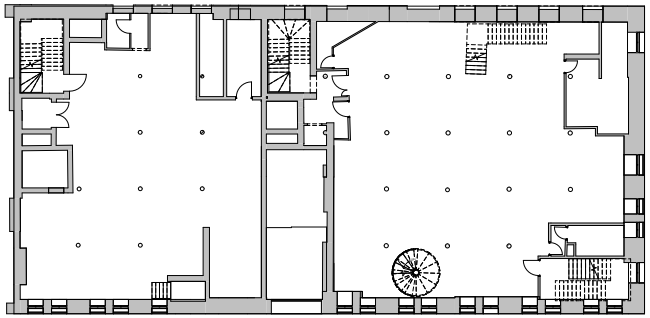


5.3 Existing Plans

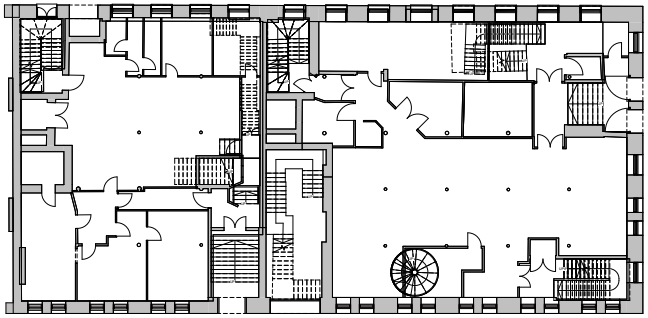
8 Minshull Street and 42 Bloom Street currently serve as examples of late 19th-century packing and shipping warehouses. These listed buildings feature external elevations with red brick and sandstone dressings, while the elevation facing Hart Street is more utilitarian. The windows at different levels have varied treatments, and the attic storey is concealed behind a parapet. The historical significance of the site has been somewhat reduced due to the demolition of part of the building in the latter half of the 20th century.

Inside, the buildings have a robust framework of cast-iron columns and timber beams, complemented by timber floors. The layout includes steps leading to a raised ground floor, which features a decorative staircase at 42 Bloom Street. The ground floor is designed to house offices or potential showrooms, providing a functional space for business activities. The first floor accommodates additional offices and potential waiting rooms for clients, making it suitable for professional use. Both the ground and first floors retain some architectural embellishments, such as cornices and panelled doors, which enhance the character and quality of the interiors.

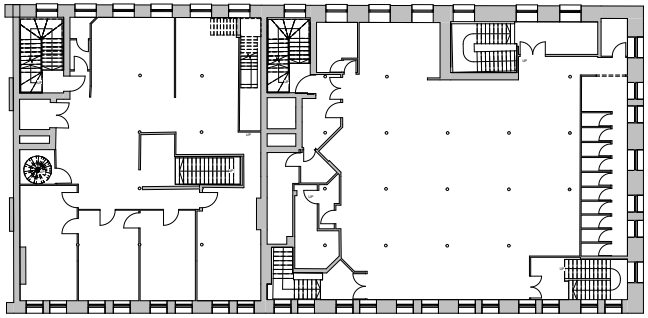
The upper floors, which were previously used for the preparation and storage of cloth, contain exposed columns and beams, reflecting their industrial past. These floors generally feature fewer decorative elements, focusing more on functionality. The open spaces on these upper levels provide ample room for storage or other uses, depending on the needs of the occupants. Overall, the buildings maintain a balance between historical charm and practical utility, making them valuable assets in the area.



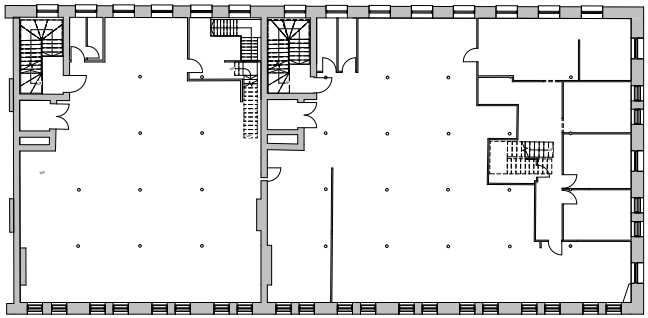
Lower Ground Floor



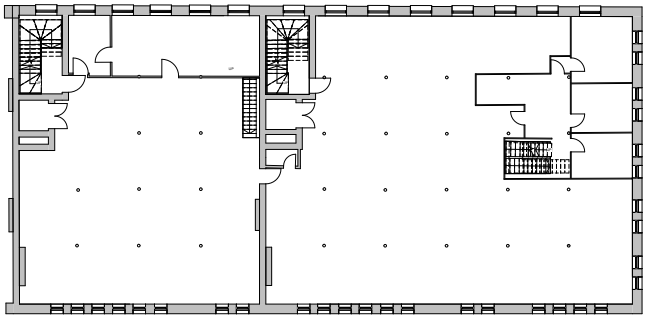
Upper Ground Floor



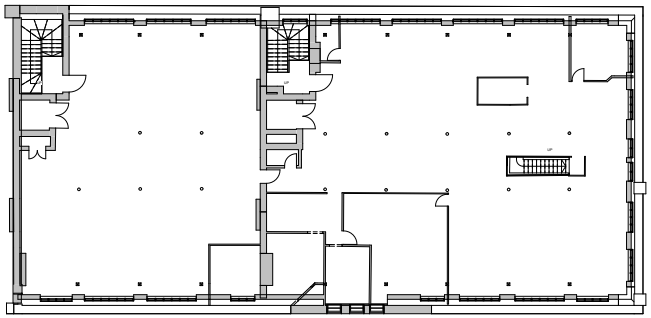
Level 01



Level 02



Level 03



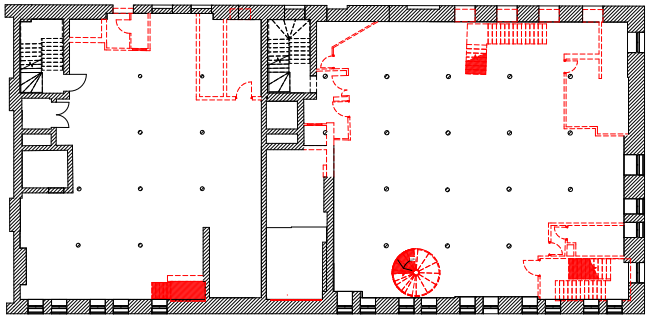
Level 04

5.4 Demolition Plans

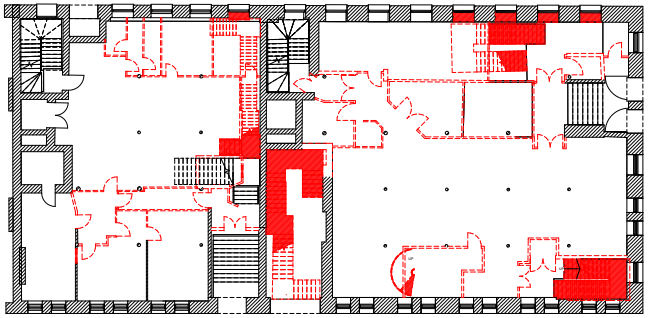
The proposal for converting 8 Minshull Street and 42 Bloom Street into apartments aims to preserve as many original elements and historically valuable features as possible. However, to achieve the necessary modifications for residential use, certain elements will need to be demolished. Detailed plans have been prepared to identify and represent these elements, ensuring that the transformation respects the buildings' historical integrity while accommodating modern living requirements.

Additionally, the nightclub area within the buildings requires a thorough strip-out process. This step is essential to uncover and assess the underlying structures and features hidden behind the current coverings. By doing so, the project team can make informed decisions about which elements can be preserved and which need to be removed or altered to facilitate the conversion into apartments.

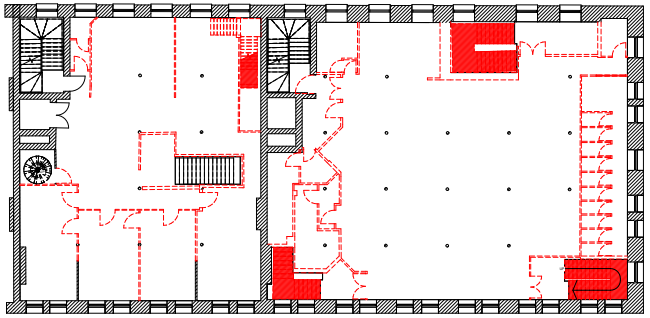
Proposed demolitions and alterations to architectural features are detailed in the Architectural Features Report, which has been submitted to support the application and obtain building consent for approval. This report provides a comprehensive overview of the intended changes, ensuring transparency and adherence to preservation guidelines. By including these details in the approval document, the project demonstrates a commitment to maintaining the historical significance of the buildings while adapting them for contemporary use.



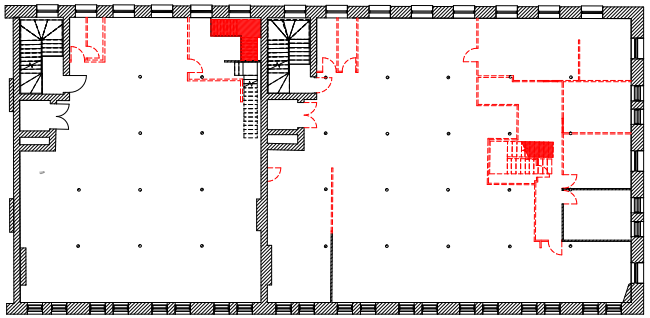
Lower Ground Floor



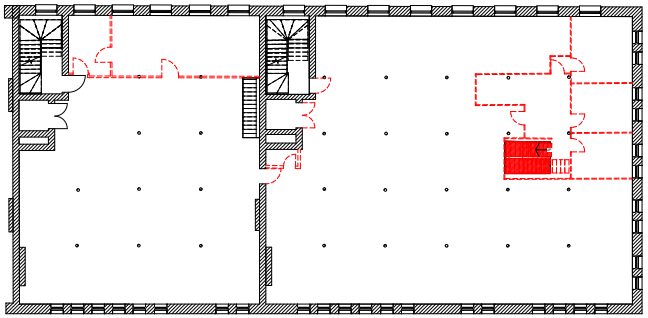
Upper Ground Floor



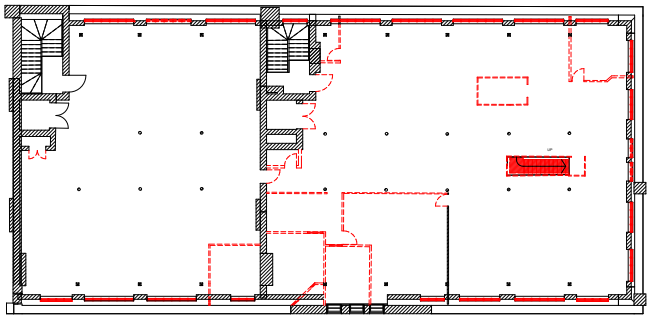
Level 01



Level 02



Level 03



Level 04

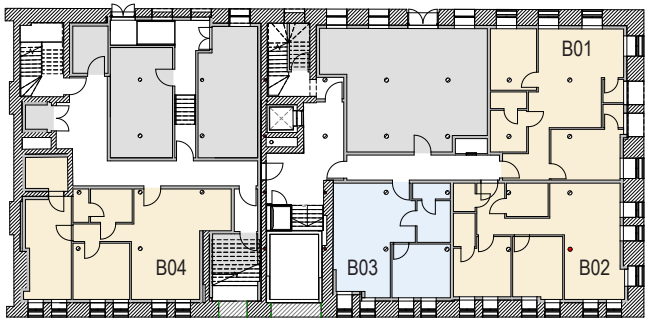
5.5 Proposed Plans

The proposal aims to convert the existing building into 39 modern apartments, incorporating essential amenities such as cycle storage, bin storage, and other ancillary spaces throughout the building. This thoughtful inclusion ensures that residents have access to convenient and practical facilities, enhancing their overall living experience.

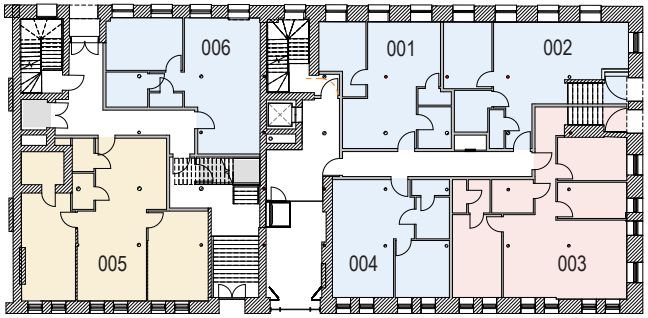
The apartments will be distributed across the existing six levels of the building, with no plans for extensions or additional floors. This approach maintains the building's current footprint and respects its historical structure, ensuring that the conversion process does not increase the overall area of the building. By working within the existing framework, the project preserves the architectural integrity of the site while adapting it for contemporary residential use.

The proposed apartments will include a mix of one, two, and three-bedroom units, catering to a variety of housing needs. The most desirable units are those with a dual aspect, located at the corner of Minshull Street and Bloom Street. These apartments benefit from a privileged orientation and offer stunning views, making them particularly attractive within the scheme. This thoughtful design consideration ensures that residents can enjoy both the historical charm and modern comforts of their new homes.

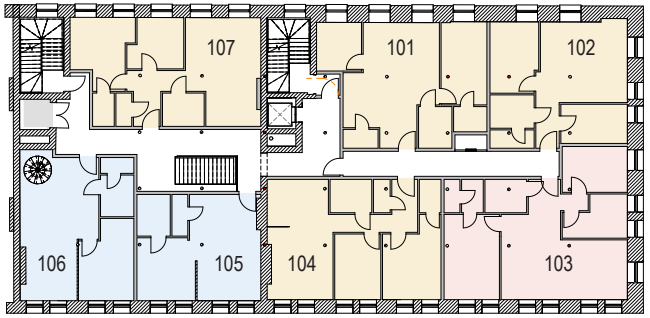
1 Bed Apart.
2 Bed Apart.
3 Bed Apart.
Ancillary



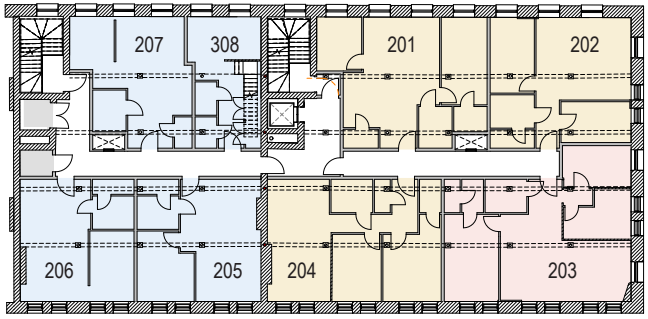
Lower Ground Floor



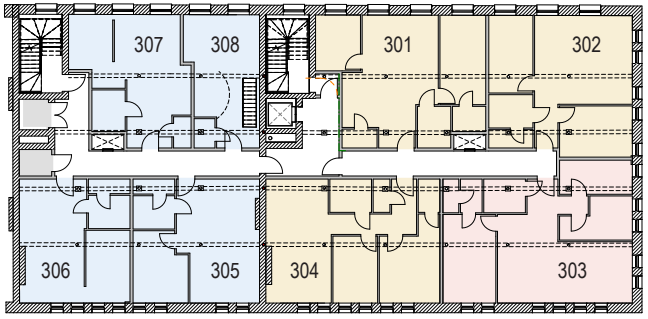
Upper Ground Floor



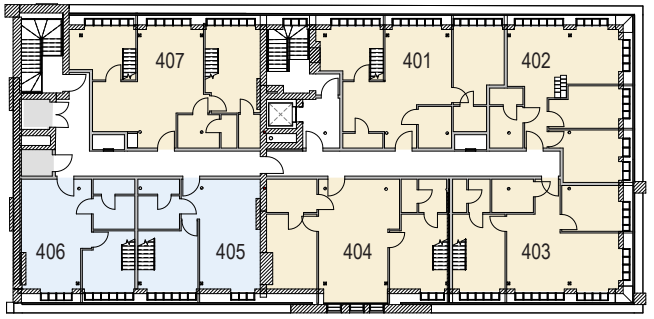
Level 01



Level 02



Level 03

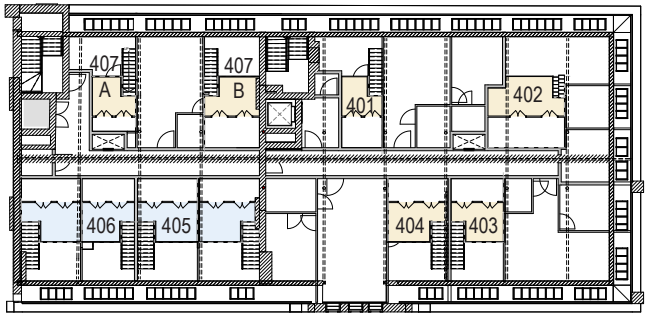


Level 04

5.6 Proposed Mezzanine Level 4

A New Level

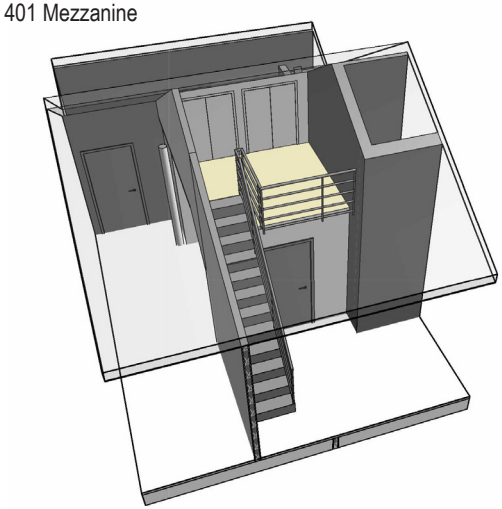
To maximize the available space within the roof loft area, a new mezzanine level has been thoughtfully incorporated. This additional level is positioned 2550mm above Level 4 Finished Floor Level (FFL), providing an efficient use of vertical space. Access to the mezzanine is designed to be convenient, with a staircase leading directly from the bedroom spaces. The mezzanine area is intentionally left open to the bedrooms, allowing natural light to permeate and enhance the overall ambiance. This design choice not only optimizes spatial functionality but also ensures a bright and welcoming environment.



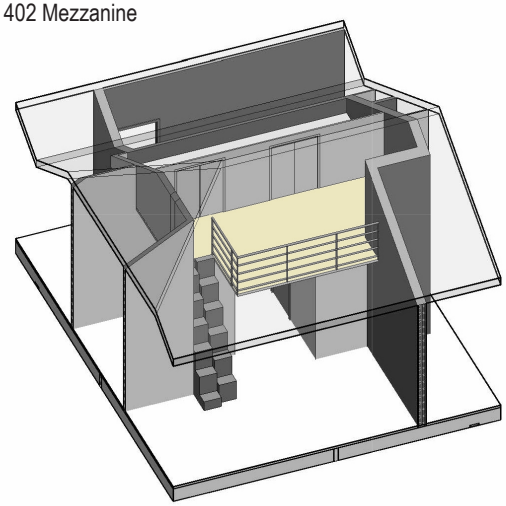
Mezzanine Level 04

1 Bed Apart. 2 Bed Apart.

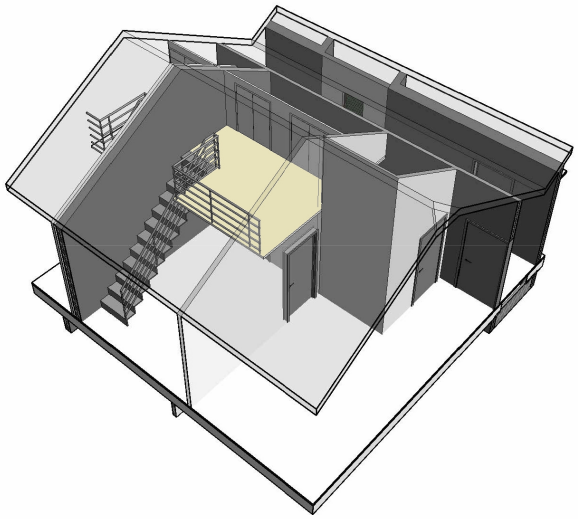
Apart. 401 Mezzanine



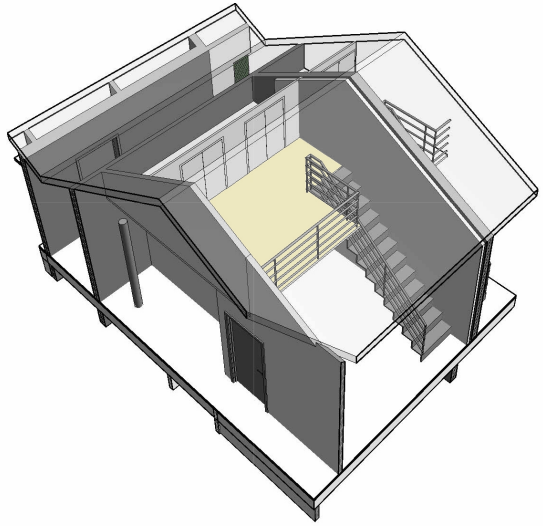
Apart. 402 Mezzanine



Apart. 403 Mezzanine

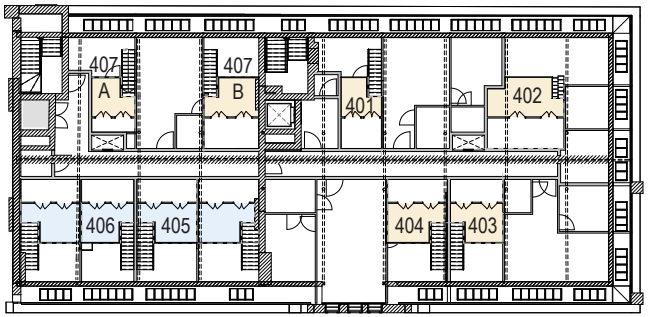


Apart. 404 Mezzanine



VIEWS

5.6 Proposed Mezzanine Level 4

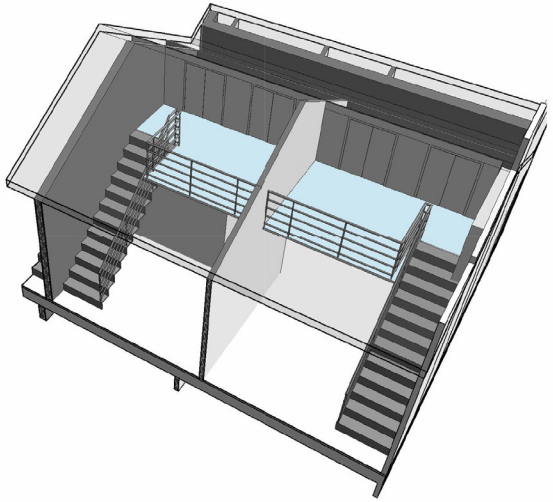


Mezzanine Level 04

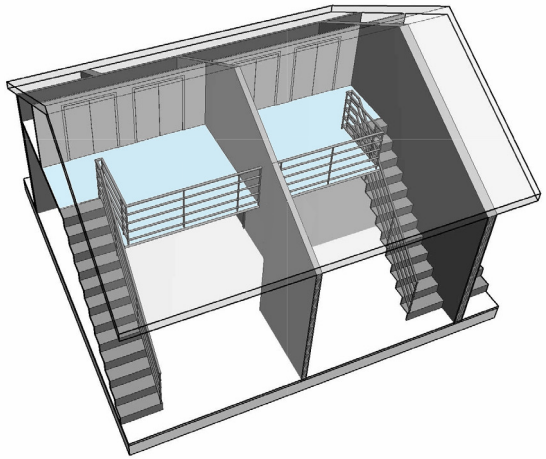
1 Bed Apart.

2 Bed Apart.

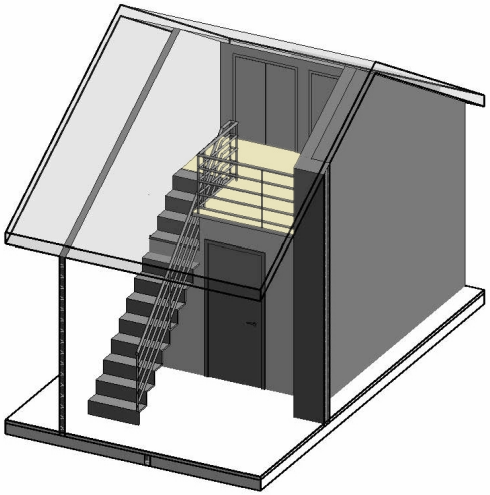
Apart. 405 Mezzanine



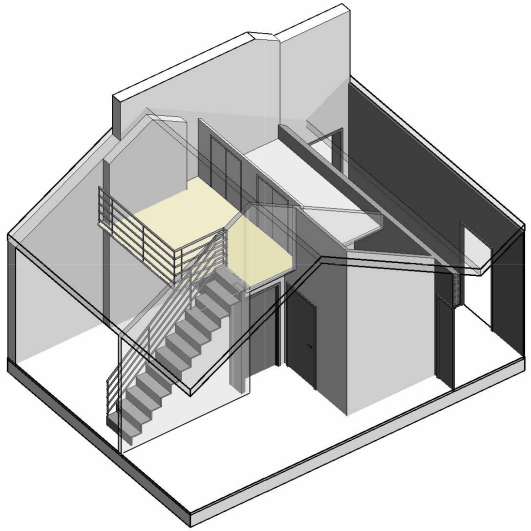
Apart. 406 Mezzanine



Apart. 407-A Mezzanine



Apart. 407-B Mezzanine



VIEWS

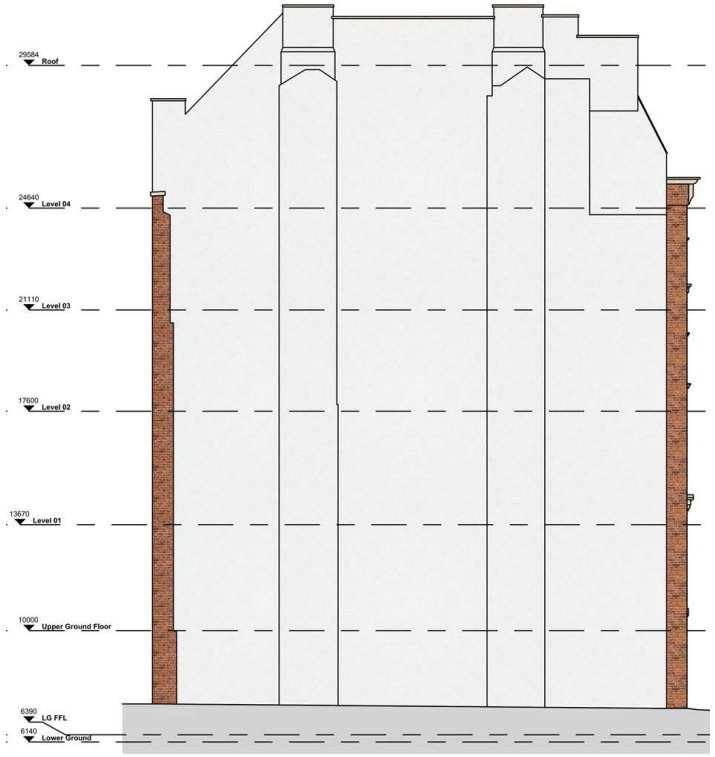
5.7 Proposed Elevations



South East Elevation

Elevation along Bloom Street, the proposed alterations include:

1- Replacement of the lower ground entrance door with a matching window and iron grille.
2- Conversion of the existing yard access to the main entrance with a new glass door, retaining the original gates open.
3- Reinstatement of the blocked lower ground opening with a matching window and iron grille.



South West Elevation

Elevation facing private car park, the proposed elevation along the original dividing wall remains unchanged in this development. This approach acknowledges the wall's existing character and its potential role in future site developments. Maintaining the current elevation ensures a cohesive relationship with the surrounding context, while also providing flexibility for any future adaptations or extensions that may occur on adjacent sites. This strategy prioritizes the preservation of the building's historical footprint and respects the potential for evolving urban conditions.

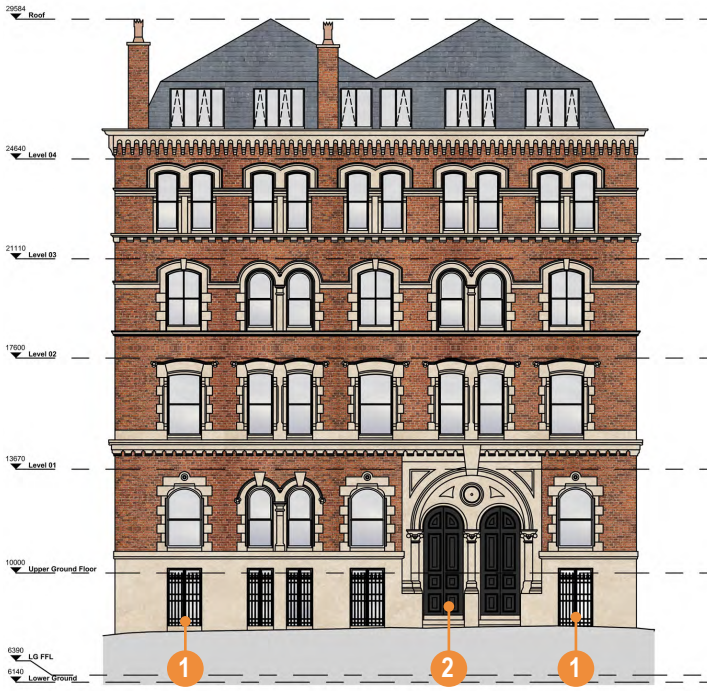
5.7 Proposed Elevations



North West Elevation

Elevation along Hart Street, Proposed alterations as follows:

1- Existing opening designated for plant room access may require widening to comply with regulations and facilitate machinery movement.
2- Previously blocked openings at the lower level will be reinstated with louvres for essential ventilation.
3- Blocked opening will be reopened and fitted with an access door, providing entry to the designated bike and bin storage areas. Ensuring compliance with building regulations, while effectively utilizing the existing building fabric.



North East Elevation

Elevation along Minshull Street, the proposed alterations include:

1- Reinstatement of the blocked lower ground opening with a matching window and iron grille.
2- The Minshull Street entrance door, presently secured to be fully reinstated. This involves the complete removal of all protective barriers and, if required, a comprehensive restoration of the original doors to their operational state.

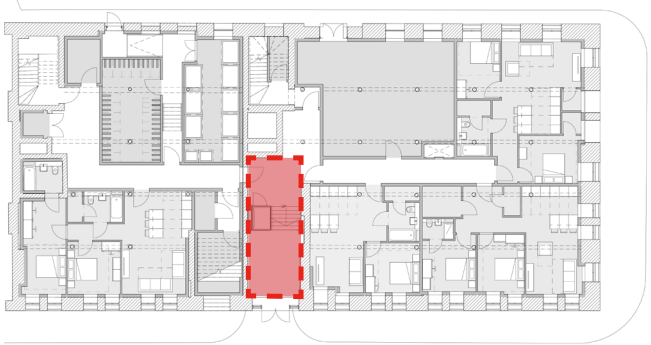
6.0 Amenity

The Courtyard

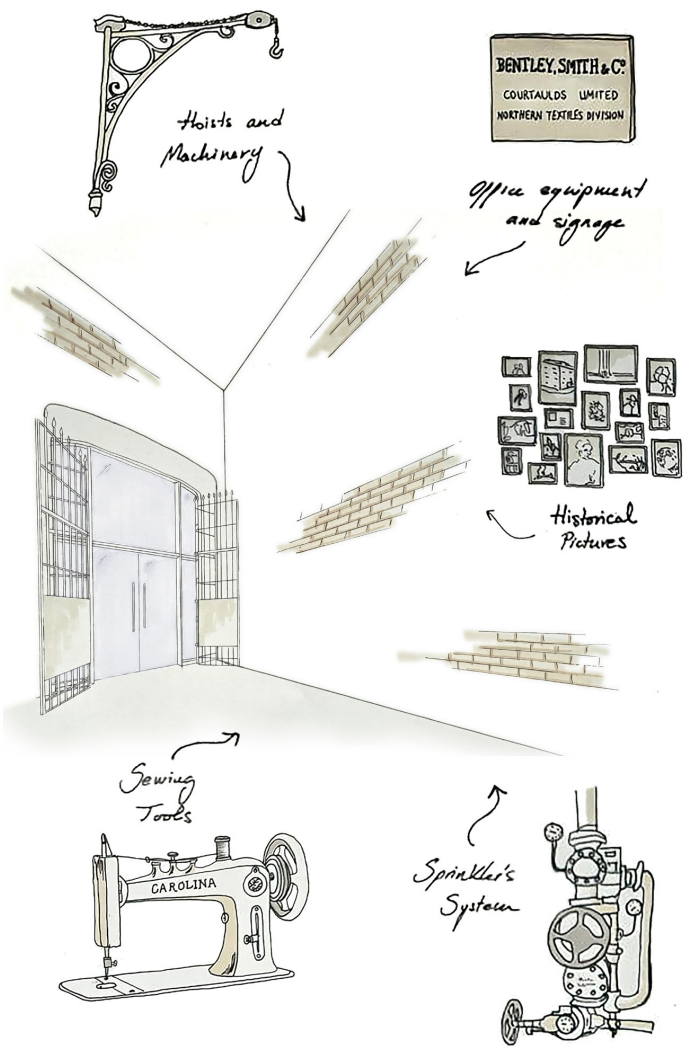
The amenity space within the existing building footprint is the courtyard, accessed from Bloom Street. This courtyard will be re-purposed as the primary entrance lobby for the proposed development. This transformation necessitates a sensitive design approach that respects the existing architectural character while accommodating the functional requirements of a main entrance. The design will consider pedestrian flow, accessibility, and security, ensuring a welcoming and efficient entry point for residents and visitors.

The existing courtyard is characterized by exposed brick walls and a high ceiling, creating a substantial volume ideally suited for the creation of a dedicated heritage display area, or “tribute room.” This space will serve as a curated exhibition area for historically significant artefacts discovered on the property. These recovered assets, chosen for their historical value, will be strategically displayed to narrate the building’s evolving history and diverse functions throughout its lifespan. The selection and arrangement of these artefacts will ensure a cohesive and engaging narrative.

Complementing the physical artefacts, archival photographs of the building, documenting its various uses and occupants over time, will be integrated into the display, creating a comprehensive historical narrative and enhancing the visitor experience. The layout will be designed to facilitate visitor flow and engagement with the exhibits.



Courtyard / Entrance lobby Area



Sketch Design Intent





Brick wall displays precedents

6.2 Acoustics

Noise & Acoustics

A noise assessment for the proposed residential development has been carried out by Acoustic & Engineering Consultants Limited detailing the baseline noise levels measured at the development site, presents the assessment criteria and discusses the implications on the building design, to achieve acceptable internal noise levels as required by the Local Authority.

The predominant noise sources in the vicinity are vehicular traffic on the adjacent roadways, which experience high traffic volumes during peak hours, and noise generated by tram operations, which run frequently throughout the day and night. Furthermore, the primary source of noise impacting the Hart Street façade is the building services equipment, the design and operation of which will need to consider potential noise impacts on surrounding areas.

Demolition and Construction Works Noise

It is anticipated that all demolition and construction works will be undertaken during standard core hours (i.e. 08:00hr to 18:00hr Monday to Friday, 08:00hr to 13:00hr on Saturday, and no works on Sundays or Public Holidays).

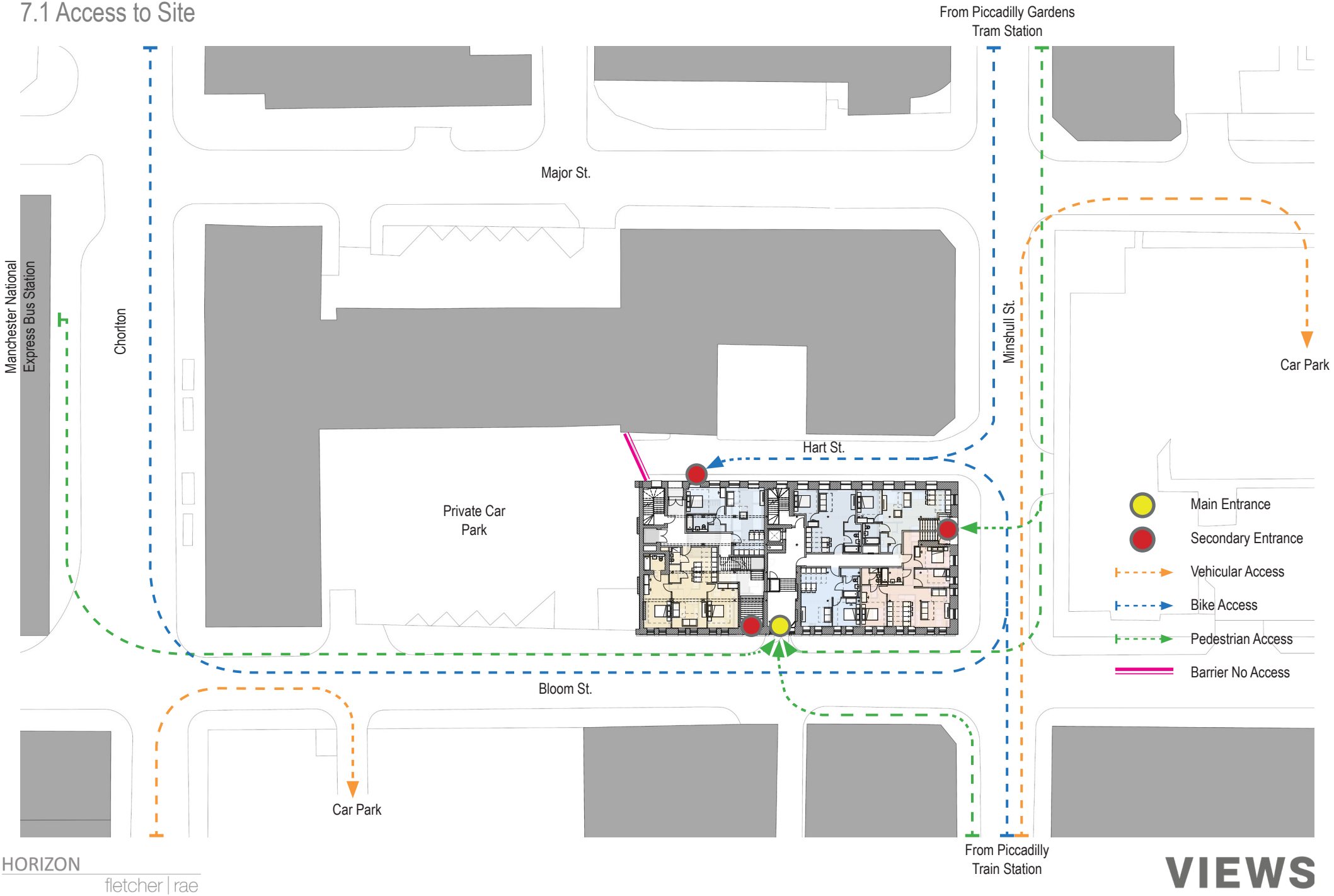
Delivery Noise

Limiting deliveries to daytime hours (i.e. not between 23:00hr to 07:00hr) will help to limit their noise impact to the surrounding area. Once more details are available on the times and duration of deliveries / collections, these can be assessed.

Further information is provided in the Construction and Enviromental Managment Plan (CEMP) document by Views.

7.0 Access

7.1 Access to Site



7.2 Dwellings and their Approach

Attention has been paid to access issues with cognisance to the use of the building and with reference to Approved Document M of the Building Regulations, the Equality Act and other relevant regulations and standards.

The objective is to ensure that the building is fully accessible to all:
Potential users and visitors, regardless of age, gender or any disabilities are able to access and navigate unimpeded through all appropriate areas of each building and surrounding public realm. The external building environment, including location and orientation of entrances, will be legible and not act as an impediment to any potential users.

All paved surfaces will be specified to have slip resistance finishes in accordance with the standards in the BS8300:2010A; consideration in the choice of finish will also be given to 'ease of use' for manual wheelchair users. Recognition of the need for different textured surfaces and colours can be incorporated into the way finding strategy.

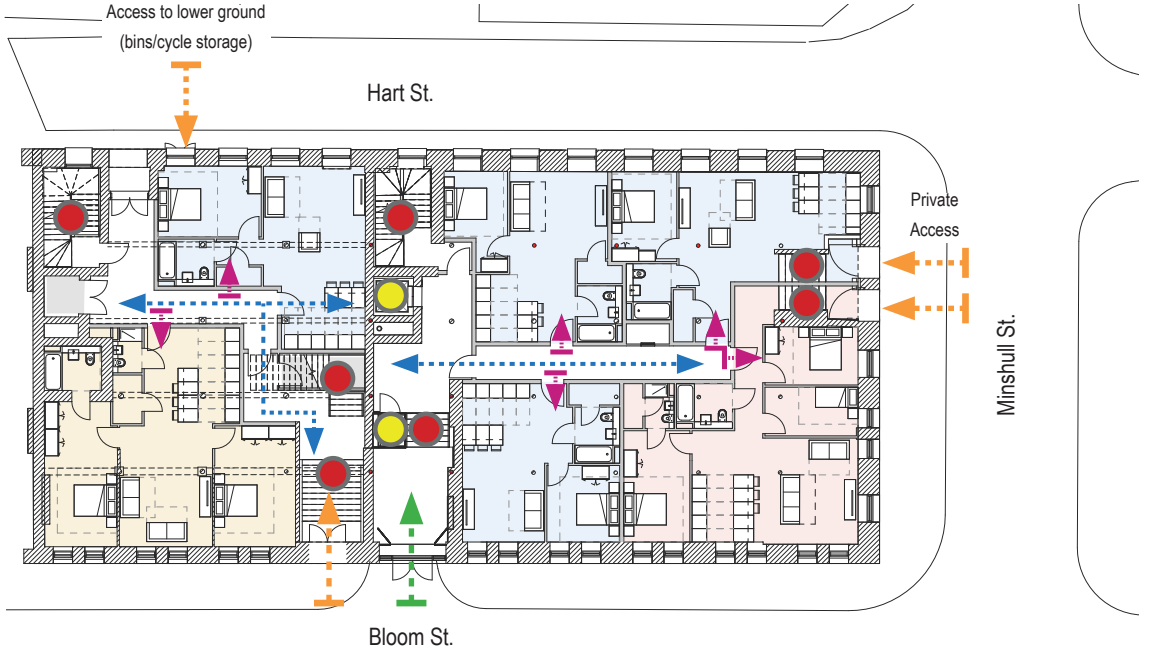
All primary entrances are step-free, upon entering the building the primary communal entrance is directly available to residents and visitors.

Any seating within the entrance foyer will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include the following;

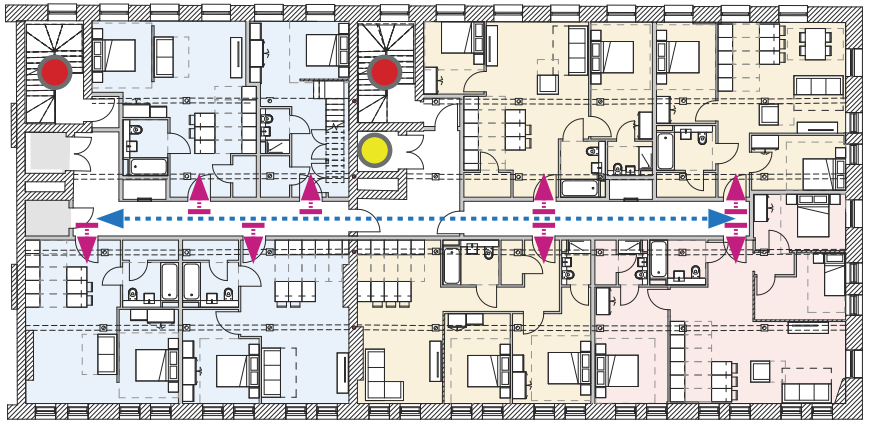
- Materials selected to reduce surface glare
- Upon entrance the interior layout will be clearly signposted
- The use of lighting and a clear high contrast signs to aid way-finding
- Solid floor surfaces to facilitate ease of wheel chair movement

Signage will be incorporated into the design to orientate residents and to guide visitors. The repetitive nature of the floor plates means that all services are co-located.

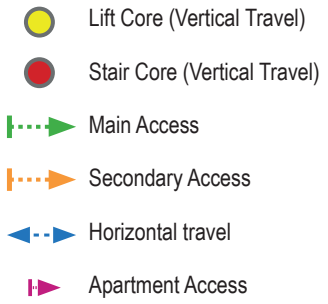
Three stair cores will service Block A. An access hatch will allow maintenance access to the uppermost roof level via AOV/Access Hatch at the top of every core.



Ground Floor Approach



Second Floor Apartment Approach



7.3 Cycle Provision

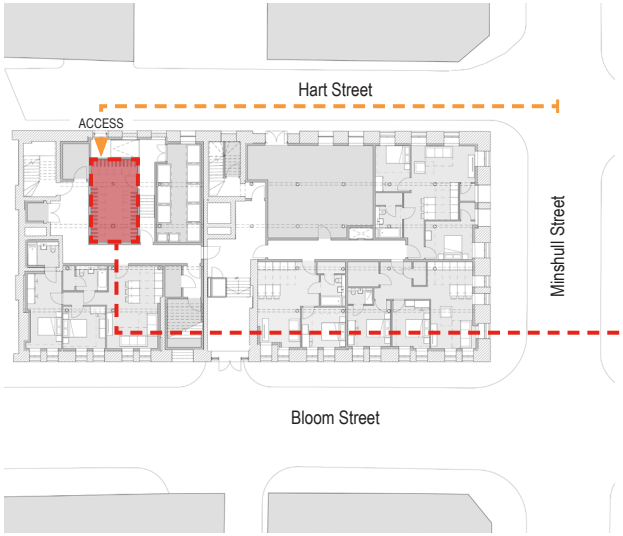
The residential scheme is designed to include dedicated cycle storage, ensuring that each apartment unit is allocated one secure, covered and convenient space for bicycles. This provision underscores the development's commitment to promoting sustainable transportation options for its residents.

The wall vertical bike racks are conveniently located inside the building on the lower ground floor, with an entrance from hart Street.

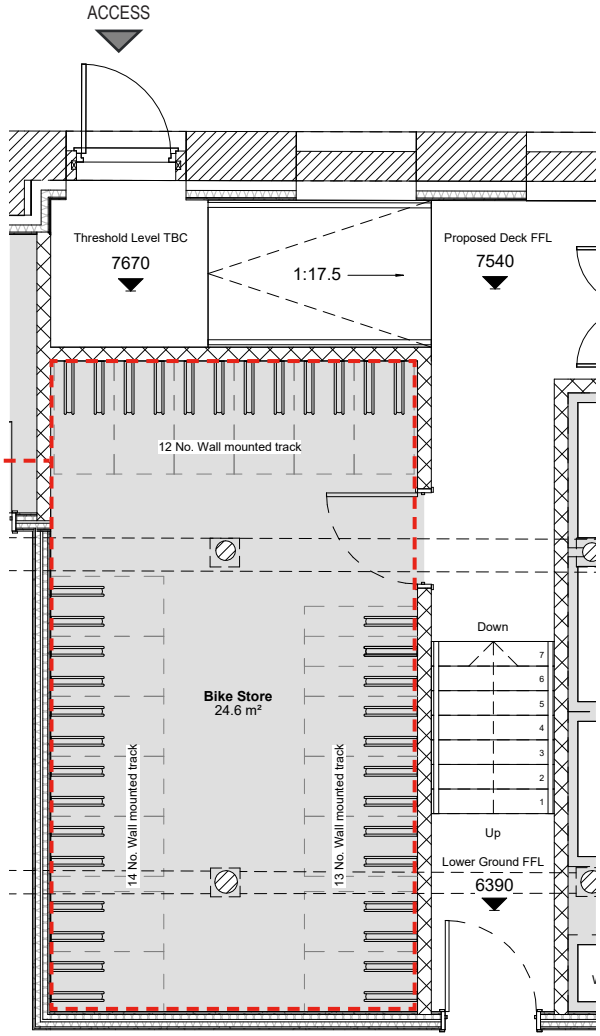
The wall vertical bike racks are designed to maximize space efficiency. The requirements are:

- Clear access space in front of wall: 1150mm
- Spacing between racks: 305mm
- Minimum ceiling height: 2100mm

The development ensures covered and secure cycle parking that is easily accessible to potential users or building occupants.







7.4 Waste Management

Waste Management Strategy

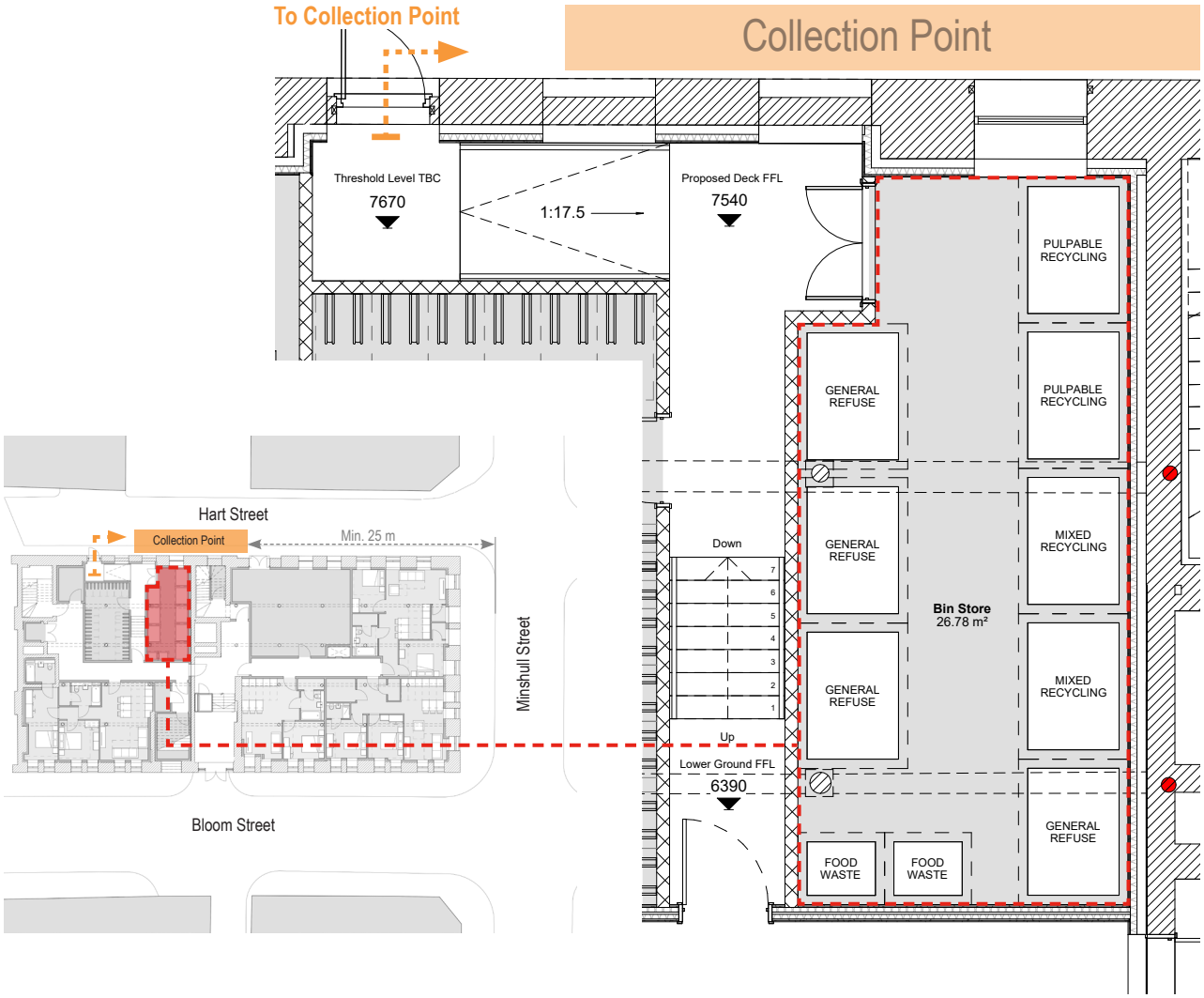
Calculations in this respect are aligned with Manchester City Council's relevant policy. Following MCC guidelines as outlined in GD04, Waste Storage and Collection Guidance for New Developments Manchester City Council - Version: 7.00, the requirement for the multi-storey buildings is calculated as follows:

General Refuse	110 l / apart.	4290	1100 l / bin	3.9
Pulpable Recycling	55 l / apart.	2145	1100 l / bin	1.95
Mixed Recycling	55 l / apart.	2145	1100 l / bin	1.95
		8580		**7.8**
TOTAL 1100 litres bins				**8**

Food Waste	10 l / apart.	390	240 l / bin	1.625
TOTAL 240 litres bins				**2**

The bins above will be divided into 4 waste types, in accordance with MCC guidelines. The proposed layout ensures that a substantial number of bins of each type is readily available to residents.

Staff will be responsible for bringing bins in/out from/to the collection points, as part of the maintenance strategy.



7.5 Cleaning and Maintenance

Roof

Safe access via designated ladder or the access stair within the south-west riser overrun will be ensured, with appropriate safety equipment (harnesses, fall arrest systems).

Inspection:

Annual comprehensive inspections, ideally post-inclement weather. Qualified historic building roofing contractors will conduct visual inspections for slate condition, cracks, slips, missing slates, delamination, decay, and fixing condition. Flashings and Gutters damage, displacement, or debris blockage. Integrity of the valley lining, paying close attention to any signs of water ingress. Any damage, cracking or displacement of the leadwork, and moss and michen growth.

Cleaning:

Moss/Lichen removal preferable with soft brushes. Chemical treatments, is considered as a last resort, and will require heritage authority approval. Any chemical used must be compatible with slate and must not cause staining or discolouration. Regular removal of leaves, twigs, and debris from the roof, valley, gutters, and downspouts is crucial to prevent water ingress and ensure proper drainage. This will be manual, prioritizing safety and avoiding slate disturbance. Annual Gutter/Downspout Cleaning cleaning prevents blockages and ensures effective drainage. Special attention will be paid to the valley's drainage points.

Maintenance and Repairs:

Damaged/missing slates will be replaced with matching reclaimed slates where possible. New slates should be weathered to match existing ones. Damaged flashings and valley linings will be repaired/replaced using compatible materials and heritage best practices. The continuous valley will require careful attention to ensure its water tightness. Repairs to ridges, leadwork, or other roof elements will use matching materials and techniques to preserve historic integrity.

Facade

Inspection:

A comprehensive inspection of the façade and windows will be conducted annually, ideally after periods of inclement weather. It will be carried out by qualified and experienced building surveyors or conservation specialists with expertise in historic buildings. Visual inspection will be the primary method, close-up examination via appropriate access equipment (e.g., mobile elevated work platform if required and permitted).

Cleaning:

Façade cleaning will be carried out as needed, based on the level of soiling and atmospheric pollution. The annual inspection will determine the need for cleaning.

Cleaning will be carried out using the gentlest effective method, typically starting with a low-pressure wash with deionized water. If necessary, a mild, pH-neutral detergent may be used. Abrasive cleaning methods will be avoided to prevent damage to the brick surface. Cleaning of the sandstone will be approached with extreme caution. A combination of soft brushing and gentle washing with deionized water is preferred. Chemical cleaners will only be considered if absolutely necessary and must be specifically approved for use on sandstone by the relevant heritage authorities. Abrasive cleaning is strictly prohibited. Particular attention will be paid to detailing and carvings, ensuring these are not damaged during cleaning.

Maintenance and Repairs:

The condition of the pointing between the bricks and sandstone will be inspected regularly. Any damaged or deteriorated pointing will be carefully raked out and replaced with a lime-based mortar that matches the original. Any vegetation growing on the façade will be removed promptly to prevent damage to the brickwork and sandstone.

Windows

Cleaning and Maintenance:

Regular inspection of the timber frames is essential. This includes checking for signs of rot, decay, paint peeling, and damage to the sealant. Repairs will be carried out using appropriate timber and traditional joinery techniques. Sealants around windows and other openings will be checked for signs of deterioration and replaced as needed.

The glass will be cleaned regularly using a mild detergent solution and soft cloths. Abrasive cleaners will be avoided to prevent scratching. Any damaged or cracked panes will be repaired or replaced by a specialist glazing contractor.

Window cleaning will be carried out more frequently than the façade cleaning, typically on a quarterly basis. The condition of the timber frames and ironmongery will be assessed annually.

Internal Maintenance

The proposal have wet and dry cleaners stores and areas that need regularized access to workers for maintenance such as plant rooms and stair cases (AOV maintenance and testing).

In order to meet the requirements of the RRO and BS: 7346-8, the AOVs need to be serviced by a competent person at least once a year. And they should be tested on a weekly, monthly and 6-monthly basis. The weekly and monthly checks can be done by a person who is familiar with the system and performed alongside bell test and flick tests, but the 6-monthly tests need to be carried out by a professional to ensure compliance.

8.0 Crime and Safety

8.1 Crime Impact Statement

Greater Manchester Police have assessed the proposals against the principles of the 'Crime Prevention Through Environmental Design' (CPT-ED), in order to reduce the opportunities for crime and fear of crime in the Approved Hybrid Application.

This statement provides considerations and recommendations regarding several key aspects to enhance safety and security:

Routes and Connections: Ensuring clear, direct, and well-lit pathways to promote visibility and ease of movement. Routes should be designed to avoid hidden or secluded areas that could facilitate criminal activity.

Access & Maintenance: Implementing controlled access points and regular maintenance schedules to ensure that all areas remain clean, well-lit, and free from obstructions. This helps to deter vandalism and maintain a sense of order.

Landscaping Design and Features: Utilizing landscaping to enhance visibility and natural surveillance. Planting should be kept low and trees pruned to avoid creating hiding spots. Features such as thorny plants can be used as natural barriers.

Quality of Public Spaces: Designing high-quality public spaces that encourage legitimate use and community engagement. Well-maintained and attractive spaces are less likely to be targeted by criminals.

Street Lighting: Installing adequate street lighting to ensure all areas are well-lit during the night. This reduces the fear of crime and increases the likelihood of detecting suspicious activities.

Street-Scape Furniture and Landscaping: Strategically placing street furniture and landscaping to enhance visibility and prevent the creation of potential hiding spots. Benches, bins, and other furniture should be designed to discourage misuse.

For further information on the considerations and recommendations, please refer to **CIS Application - 8 Minshull/42 Bloom Street, Manchester, M1 3HR URN:2025/0076/CIS/01.**

8.4 Management and Maintenance

Management and Maintenance

A maintenance plan will be drawn up to address, litter, repairs to communal areas.

Any areas not under ownership of residents should be subject to an effective maintenance contract to ensure any damage is rectified in a timely manner.

Construction

Construction sites offer many opportunities for anti social behaviour including theft, noise, litter and waste and loose materials for use as missiles. Measures against these will be taken during construction phases with thought in terms of site location and surrounding uses.

9.0 Sustainability

9.1 Energy Statement

Energy Statement

An energy statement is submitted to support the full planning application and listed building consent. Various policies were presented within the documents, the most relevant for the proposal are detailed below:

Policy EN3 – Heritage:

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of historical features will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

• All development must follow the principle of the Energy Hierarchy, being designed:
- 2027 to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
- to reduce the need for energy through energy efficient features such as improved insulation and glazing
- to meet residual energy requirements through the use of low or zero carbon energy generating technologies

• Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.

• Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.

• Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes. The use of building materials with low embodied carbon in new development and refurbishment schemes.

Renewable and Low Carbon Energy

The feasibility of integrating renewable energy technologies into the proposed development is precluded by its Grade II listed status. Many potential solutions would adversely affect the historical fabric and character of this heritage asset, conflicting with Policy EN3. Consequently, connection to a local communal gas network represents the most viable strategy for minimizing energy consumption, ensuring compliance with Part L 2021 of the Building Regulations, and supporting policies EN3 and EN4 of the Manchester Core Strategy.

Therefore, no CO2 emissions reductions are achievable at the “Be Green” stage of the Energy Hierarchy for this project.

Typical SAP calculations have been provided for different apartment types as part of a Part L assessment.

The Energy Statement provides an overview of the energy strategy to meet Council’s Local plan Guidance note on Sustainable Construction and Low and Zero Carbon Energy generation, in consideration of the site context, anticipated energy requirements and local priorities and initiatives.

The Proposed Development will follow an energy strategy based upon the energy hierarchy and proposes the following:

• Improved thermal transmittance U-values as depicted.
• MVHR ventilation
• Low energy lighting to achieve efficacies of 80+lm/w for each fitting type.
• Low flow aerated showerheads and basin tap inserts to reduce water consumption.
• Reducing mains/potable water via water efficient devices and equipment.

The implementation of the above will result in an approximate 44.07% reduction in CO2 emissions for the Site, it has been realized through enhancements to the building fabric, including improved U-values and high-performance glazing; a local communal boiler system distributing heating and hot water via heat interface units; and the implementation of Mechanical Ventilation with Heat Recovery (MVHR) where feasible. Energy-efficient lighting will be employed throughout the development, and low-flow fixtures and fittings will minimize water consumption. Therefore, this report concludes that the development complies with the requirements stipulated in Part L Volume 1: 2021 of the Building Regulations and adheres to policies EN3 and EN4 of the Manchester Core Strategy.

9.2 Drainage Strategy

The Proposed Development will comprise of:

- Reuse existing combined sewer connections from 8 Minshull Street and 42 Bloom Street.

- Combine surface and foul water on site before discharging into the public sewer network.

- Surface water flows remain unaffected due to no changes in roof area or impermeable areas.

- Foul water flowrate will increase from 6.25 l/s to 7.71 l/s (an increase of 1.46 l/s).

- The increase in foul water flowrate will have a minor impact on the public sewer network.

- Impact is mitigated by surrounding buildings' commercial and office functions with different peak discharge regimes.

- The proposed change of use will have a very minor impact on the public sewer network.

- No further mitigation measures are practical.

Further information is provided in the Drainage Strategy submitted in support of the approved hybrid application.

9.3 Biodiversity

The site is located in Manchester City Centre and is immediately surrounded by commercial properties, car parks, and ongoing development. Occasional scattered trees are present adjacent to the northeast and south. Rochdale Canal is present within 70m of the site. The site and its surroundings will be subject to high levels of artificial light. The immediate surroundings of the site offer limited foraging habitat for bats.

Bats

The site is surrounded by poor-quality bat foraging habitat alongside being present in an area of Manchester City Centre that will be consistently exposed to high levels of artificial light, meaning it is very unlikely bats would make use of the site. However, given the nature of the features, there is very low potential that individual or small number of bats such as Common Pipistrelle Pipistrellus pipistrellus could make use of the PRF's

Nesting Birds

Feral Pigeons can nest at any time of year. This species can be controlled under a general licence. It is recommended that a suitably qualified pest control contractor is commissioned if nesting pigeons are encountered.

Further information is provided in the RHE.4461 Daytime Bat Survey at 42 Bloom Street, Manchester 2025 (Name of Ecological Report) submitted in support of the full application and listed building consent.

10.0 Application Drawings

10.1 Submission List

SITE

24029-HFR-AV-00-DR-A	9000	Site Location Plan
24029-HFR-AV-00-DR-A	9001	Existing Site Plan
24029-HFR-AV-00-DR-A	9002	Proposed Site Plan
24029-HFR-AV-00-DR-A	9003	Proposed Ground Floor Block Plan

PLANS

24029-HFR-V1-LG-DR-A	9010	Existing Lower Ground Floor Plan
24029-HFR-V1-UG-DR-A	9011	Existing Upper Ground Floor Plan
24029-HFR-V1-01-DR-A	9012	Existing First Floor Plan
24029-HFR-V1-02-DR-A	9013	Existing Second Floor Plan
24029-HFR-V1-03-DR-A	9014	Existing Third Floor Plan
24029-HFR-V1-04-DR-A	9015	Existing Fourth Floor Plan
24029-HFR-V1-RF-DR-A	9016	Existing Roof Floor Plan
24029-HFR-V1-LG-DR-A	9020	Demolition Lower Ground Floor Plan
24029-HFR-V1-UG-DR-A	9021	Demolition Upper Ground Floor Plan
24029-HFR-V1-01-DR-A	9022	Demolition First Floor Plan
24029-HFR-V1-02-DR-A	9023	Demolition Second Floor Plan
24029-HFR-V1-03-DR-A	9024	Demolition Third Floor Plan
24029-HFR-V1-04-DR-A	9025	Demolition Fourth Floor Plan
24029-HFR-V1-RF-DR-A	9026	Demolition Roof Floor Plan
24029-HFR-V1-LG-DR-A	9030	Proposed Lower Ground Floor Plan
24029-HFR-V1-UG-DR-A	9031	Proposed Upper Ground Floor Plan
24029-HFR-V1-01-DR-A	9032	Proposed First Floor Plan
24029-HFR-V1-02-DR-A	9033	Proposed Second Floor Plan
24029-HFR-V1-03-DR-A	9034	Proposed Third Floor Plan
24029-HFR-V1-04-DR-A	9035	Proposed Fourth Floor Plan
24029-HFR-V1-RF-DR-A	9036	Proposed Roof Floor Plan

ELEVATIONS

24029-HFR-V1-ZZ-DR-A	9050	Existing Elevation North and East
24029-HFR-V1-ZZ-DR-A	9051	Existing Elevation South and West
24029-HFR-V1-ZZ-DR-A	9055	Restoration Elevation North and East
24029-HFR-V1-ZZ-DR-A	9056	Restoration Elevation South and West
24029-HFR-V1-ZZ-DR-A	9060	Proposed Elevation North and East
24029-HFR-V1-ZZ-DR-A	9061	Proposed Elevation South and West

SECTIONS

24029-HFR-V1-ZZ-DR-A	9070	Existing Section A & B
24029-HFR-V1-ZZ-DR-A	9071	Existing Section C
24029-HFR-V1-ZZ-DR-A	9075	Proposed Section A & B
24029-HFR-V1-ZZ-DR-A	9076	Proposed Section C

DETAILS

24029-HFR-AV-XX-DR-A	9080	Roof and floor typical details
24029-HFR-AV-XX-DR-A	9081	Typical wall details
24029-HFR-AV-XX-DR-A	9082	Typical tanking details