8 Minshull Street

Architectural Features Report

Revision P04 - 09.04.2025

HORIZON

fletcher | rae

VIEWS

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1.0 Introduction

1.1 Scope of Work

This architectural heritage assets report has been prepared by Horizon fletcher-Rae in support of the planning application and listed building consent for for the alteration and conversion of 8 Minshull Street and 42 Bloom Street, Manchester.

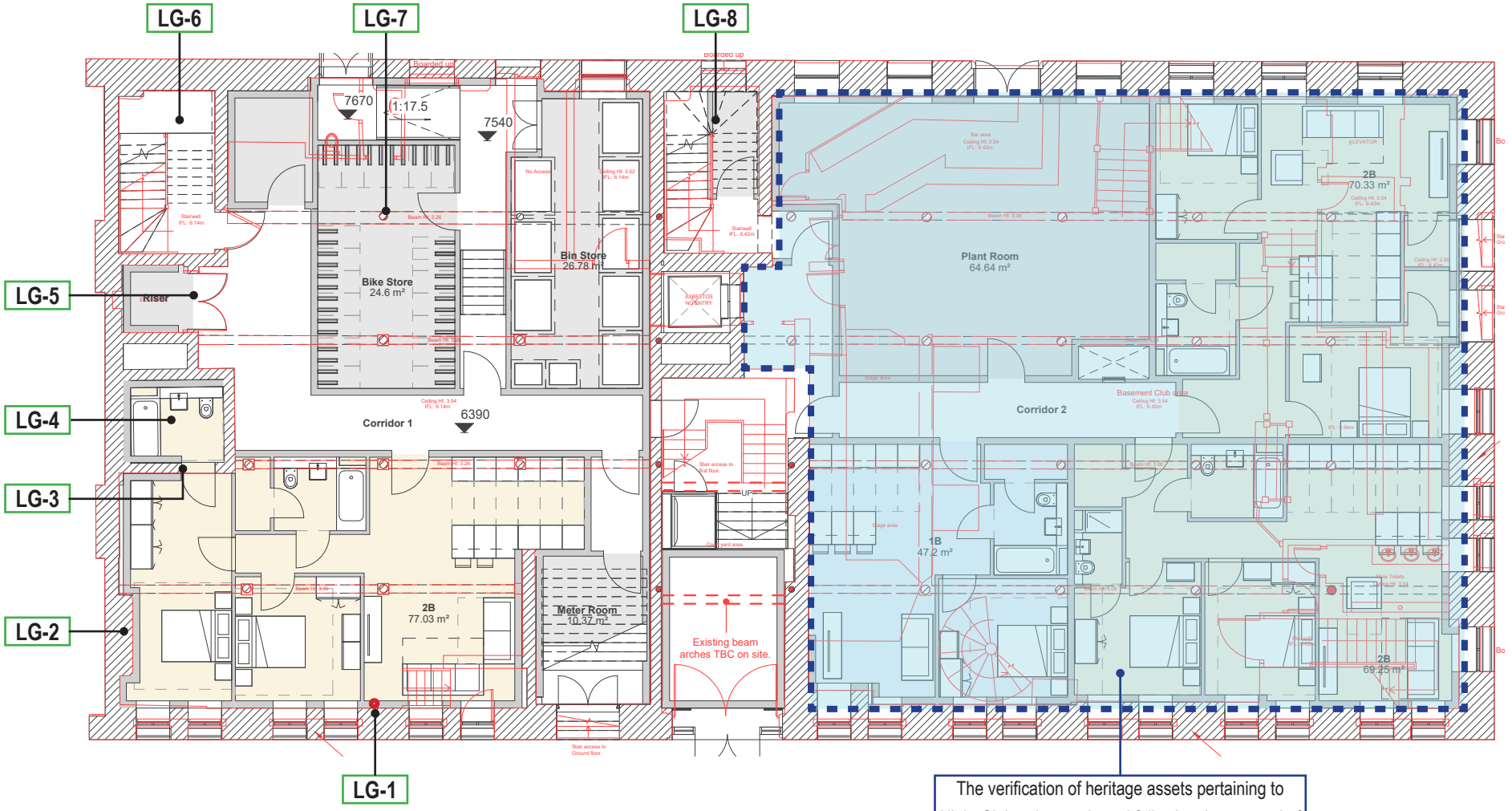
The document seeks to catalogue the heritage assets present on the property, and demonstrate that the proposal respects the historical and cultural importance of these assets. It aims to preserve as many elements as possible without compromising the project's feasibility and the proposed use.

The presence of staircases, lifts, cast-iron columns, fireplaces, cornicing, panelling, safes, machinery, inspection benches, and roof trusses are detailed on this document, each contributing to the building's significance to varying extents. The categorization and importance of these items must be considered in conjunction with the heritage report accompanying the planning application and listed building consent.



2.0 Lower Ground

2.1 Reference Plan



LOWER GROUND FLOOR (LG)

The verification of heritage assets pertaining to Night Club to be conducted following the removal of existing interior elements.

To be Retained XX-No

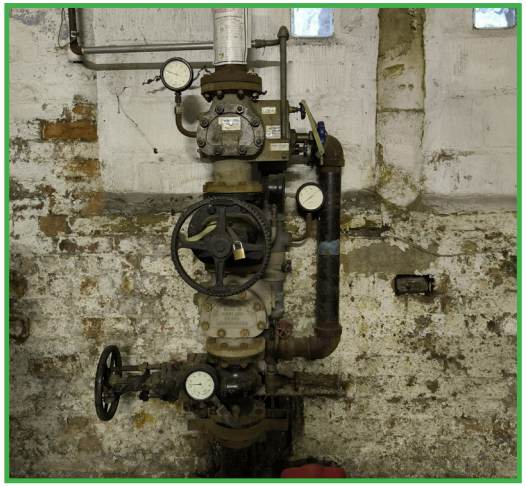
To be Partially Retained XX-No

To be Removed XX-No

2.2 - Assets

LG - 1 Water presasure valve

To be retained and relocated to common area.



LG - 2 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.



LG - 3 Vault Door

To be retained and open to 90 degrees to display.



LG - 4 Vault (Internals)

Original fabric to be exposed if possible, any other elements such as lighting and floors subject to safe internal survey.



LG - 5 Existing Double Door and Lift Scissor Gate behind

Existing lift opening and door to be retained. Existing door to be left fixed opened, access gate to be retained, new door to serve the proposed riser.



LG - 6 Corner Staircase

Asset to be retained to ALL levels. Additional repair works may required, structural stability to be confirmed by structural engineer.



2.2 Assets

LG - 7 Iron cast columns

To be retained and leave exposed.



LG - 8 Central Staircase

Asset to be retained to ALL levels. Additional repair works may required, structural stability to be confirmed by structural engineer. New handrail and rail to be added to comply with Part K.



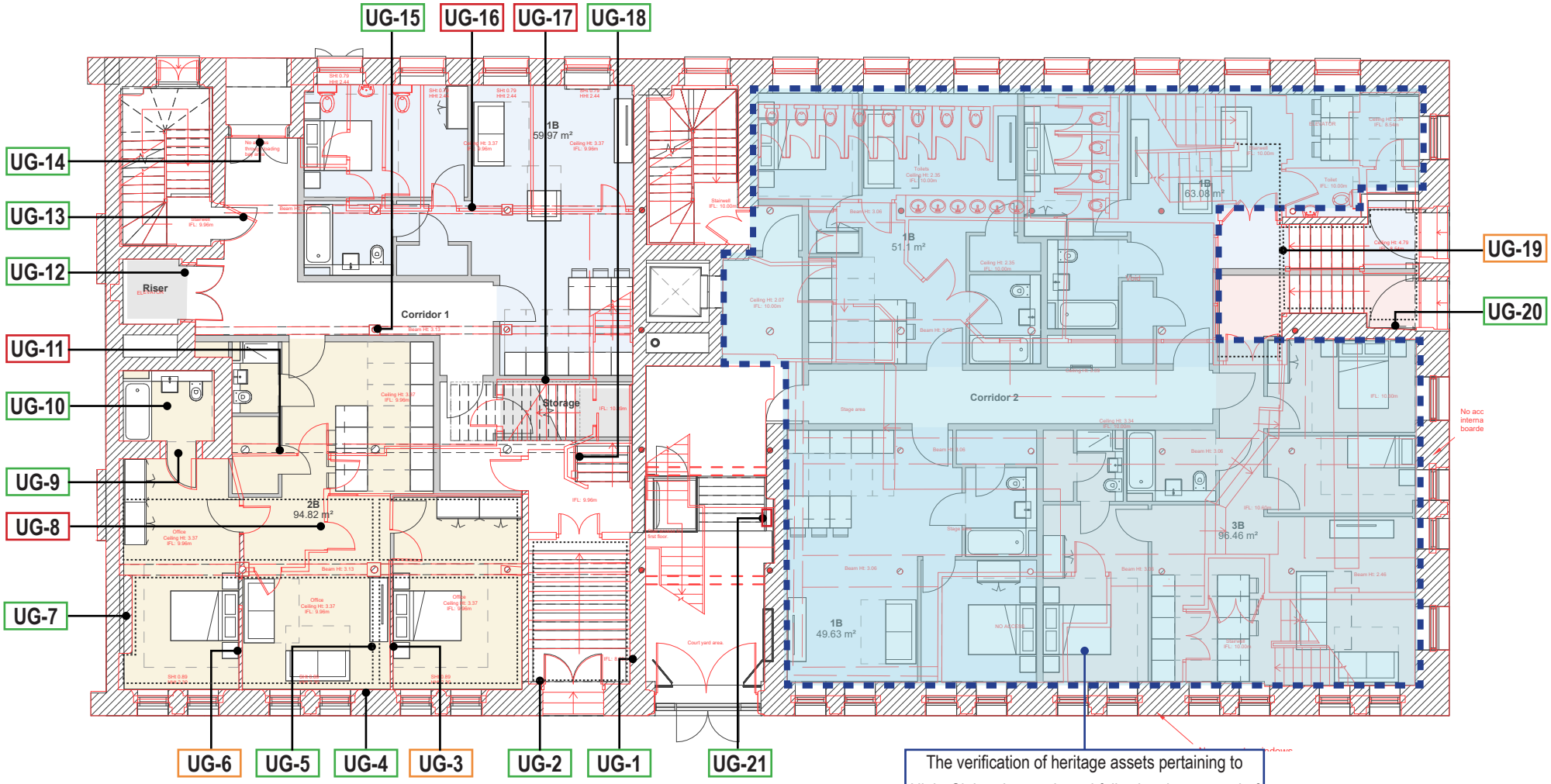
Sprinkler system

Existing sprinkler system to be removed with selected pieces displayed within common area as part of the building heritage exhibit.



3.0 Upper Ground

3.1 Reference Plan



UPPER GROUND FLOOR (UG)

To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

3.2 - Assets

UG - 1 Entrance Stair

Elements to main entrance to be retained where possible.

Tiles - Original tiles behind internal timber panelling, strip out required to determine retention feasibility.



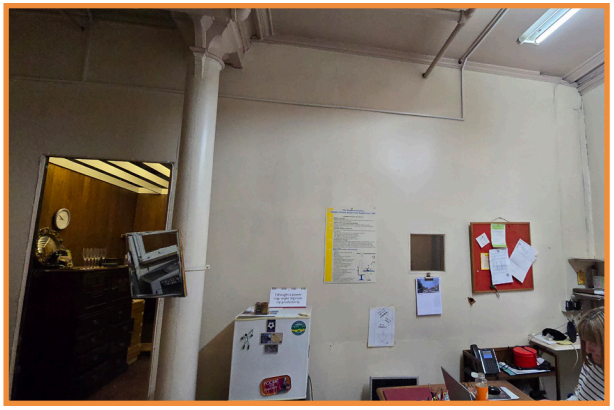
UG - 2 Cornice

The existing cornice is to be retained and repaired where required.



UG - 3 Screen / Internal partition

To be partially retained to match apartment internal partition location. **(Historic value to be confirmed by Heritage)**



UG - 4 Fire Alarm

To be retained and integrated to apartment layout.



UG - 5 Cornices to current office space

To be retained subject to acoustic and fire floor performance requirements and build up options.



UG - 6 Screen / Internal partition

To be partially retained to match apartment internal partition location, remediations may required to comply with privacy and regulations.



3.2 Assets

UG - 7 Unblocked Fireplace

To be retained, made good, and integrated into the apartment layout. Not funtional fireplace, decorative purpose only.



UG - 9 Vault Door

To be retained and open to 90 degrees to display. Period appropriate screws to be added to the badge and internal decal to be protected.



UG - 11 Screen / Internal partition

To be removed to open space in the apartment.



UG - 8 Screen / Internal partition

Timber screens to be removed to open space in the apartment. The wood-colored screens are missing several panels and are in poor condition.



UG - 10 Vault Internal glass tiles

Tile to be retained and integrated to apartment layout and use. Full retaining area subject to services requirements.



UG - 12 Existing Double Door and Lift Scissor Gate behind

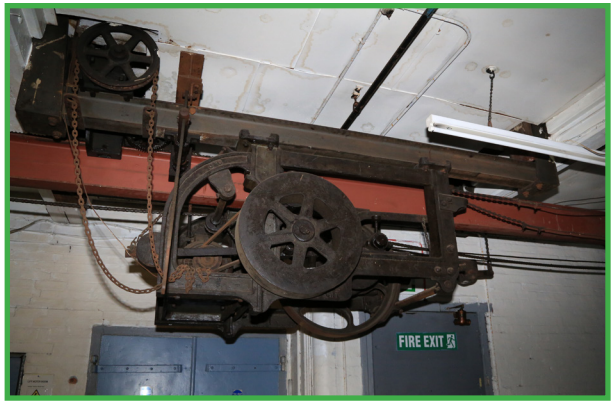
Existing lift opening and door to be retained. Existing door to be left fixed opened, new door to serve the proposed riser.



3.2 Assets

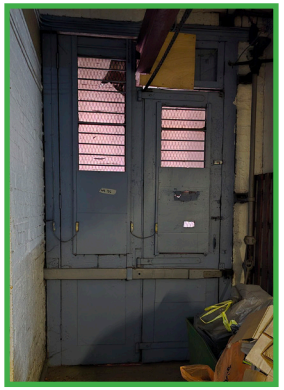
UG - 13 Hoist

To be retained, attached mechanism to be made good and moved towards external to provide a clear path for a fire escape.



UG - 14 Goods Exit Door

The existing double door is to be repaired and fixed closed. Hoist going through to be retained. (UG-13)



UG - 15 Iron cast columns

To be retained and leave exposed.



UG - 16 Screen / Internal partition

To be removed to open space in the apartment.



UG - 17 Screen / Internal partition

To be removed and replace with new internal partition.



UG - 18 Timber stair and balustrade

Enclosement to be removed, stair to be retained and ballustrade to be repaired.



3.2 Assets

UG - 19 Cornices to Minshull St entrance

To be retained and refurbished. Modern ceiling rose also to be retained subject to heritage consultant's comments.



UG - 20 Entrance Stair

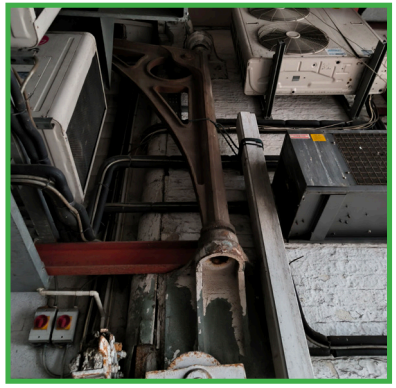
Elements to main entrance to be retained where possible.

Tiles - Original tiles behind internal timber panelling, strip out required to determine retention feasibility.



UG - 21 Iron cast gallow bracket

To be retained and exposed to entrance courtyard.

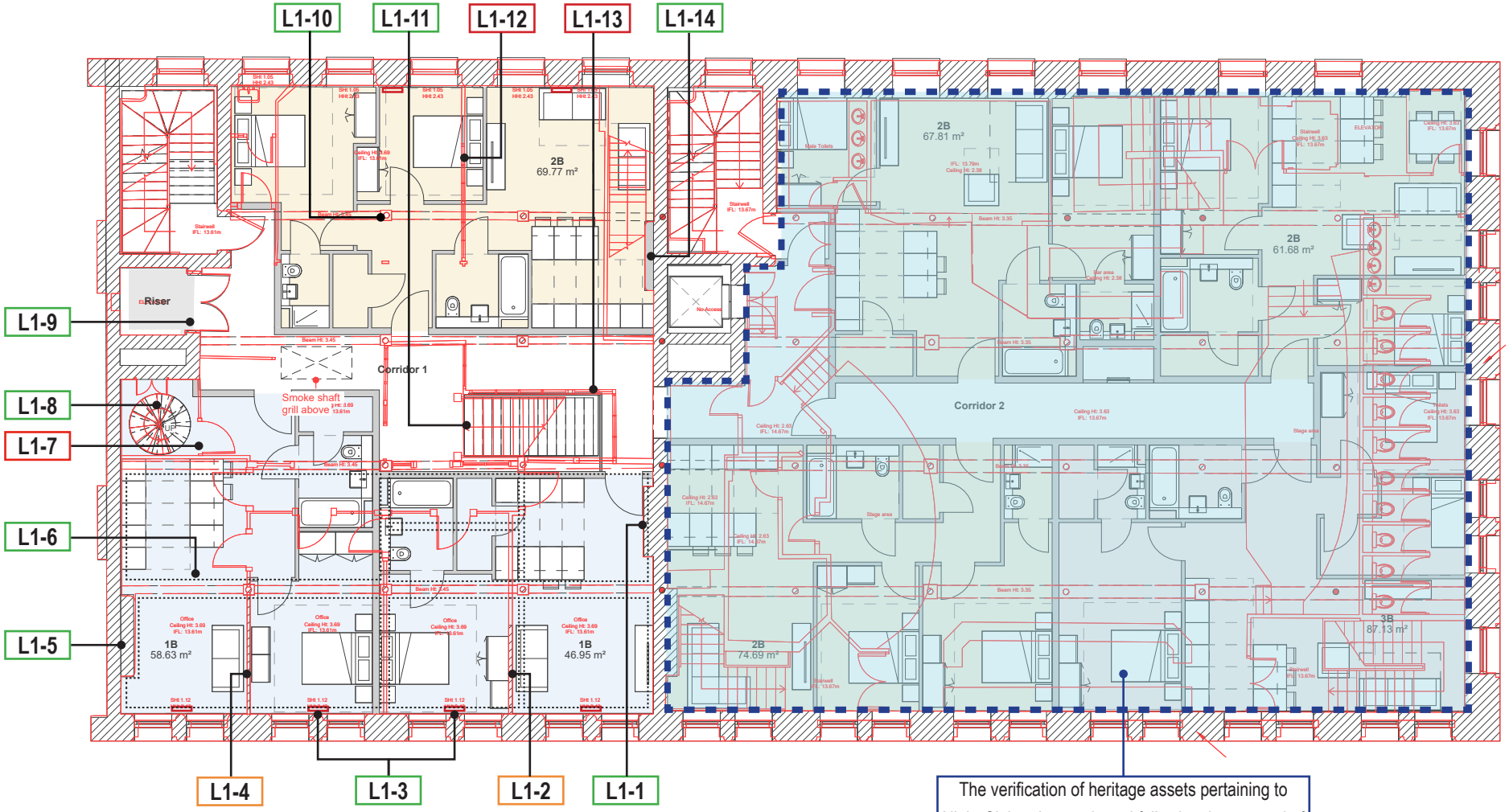


Sprinkler system

Existing sprinkler system to be removed with selected pieces displayed within common area as part of the building heritage exhibit.

4.0 First Floor

4.1 Reference Plan



To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

4.2 - Assets

L1 - 1 Unblocked Fireplace

To be retained, made good, and integrated into the apartment layout. Not funtional fireplace, decorative purpose only.



L1 - 2 Screen / Internal partition

To be partially retained to match apartment internal partition location. (Historic value to be confirmed by Heritage)



L1 - 3 Radiators

Heritage consultant to confirm importance of asset. Condition to be confirmed on site, may dismantle and reinstated to fit apartment layout.



L1 - 4 Screen / Internal partition

To be partially retained to match apartment internal partition location. (Historic value to be confirmed by Heritage)



L1 - 5 Unblocked Fireplace

To be retained, made good, and integrated into the apartment layout. Not funtional fireplace, decorative purpose only.



L1 - 6 Cornices

To be retained subject to acoustic and fire floor performance requirements and build up options.



4.2 Assets

L1 - 7 Intenal partition / door

To be removed to open space in the apartment.



L1 - 8 Spiral iron cast stair

To be retained as a visual element in existing condition. Stair to be displayed and to comply with health and safety.



L1 - 9 Existing Double Door and Lift Scissor Gate behind

Existing lift opening and door to be retained. Existing door to be left fixed opened, new door to serve the proposed riser.



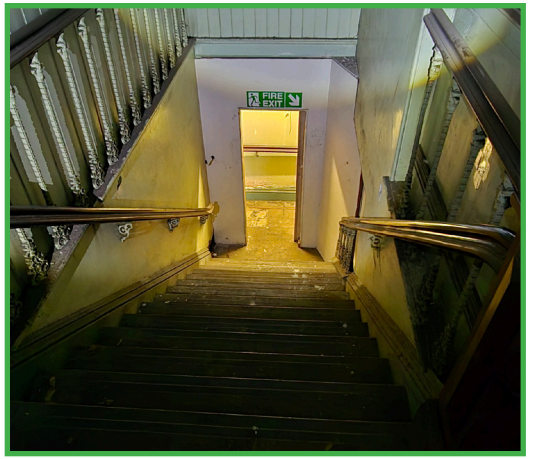
UG - 10 Iron cast columns

To be retained and leave exposed.



UG - 11 Timber stair and balustrade

Stair to be retained and ballustrade to be repaired.



UG - 12 Screen / Internal partition

To be removed to open space in the apartment.



4.2 Assets

L1 - 13 Screen stair enclosement

To be removed to exposed and display stair ballustrade, and create a open view arrival. TBC



L1 - 8 Blocked Fireplace

To be retained, left blocked and exposed to be integrated as a visual feature.



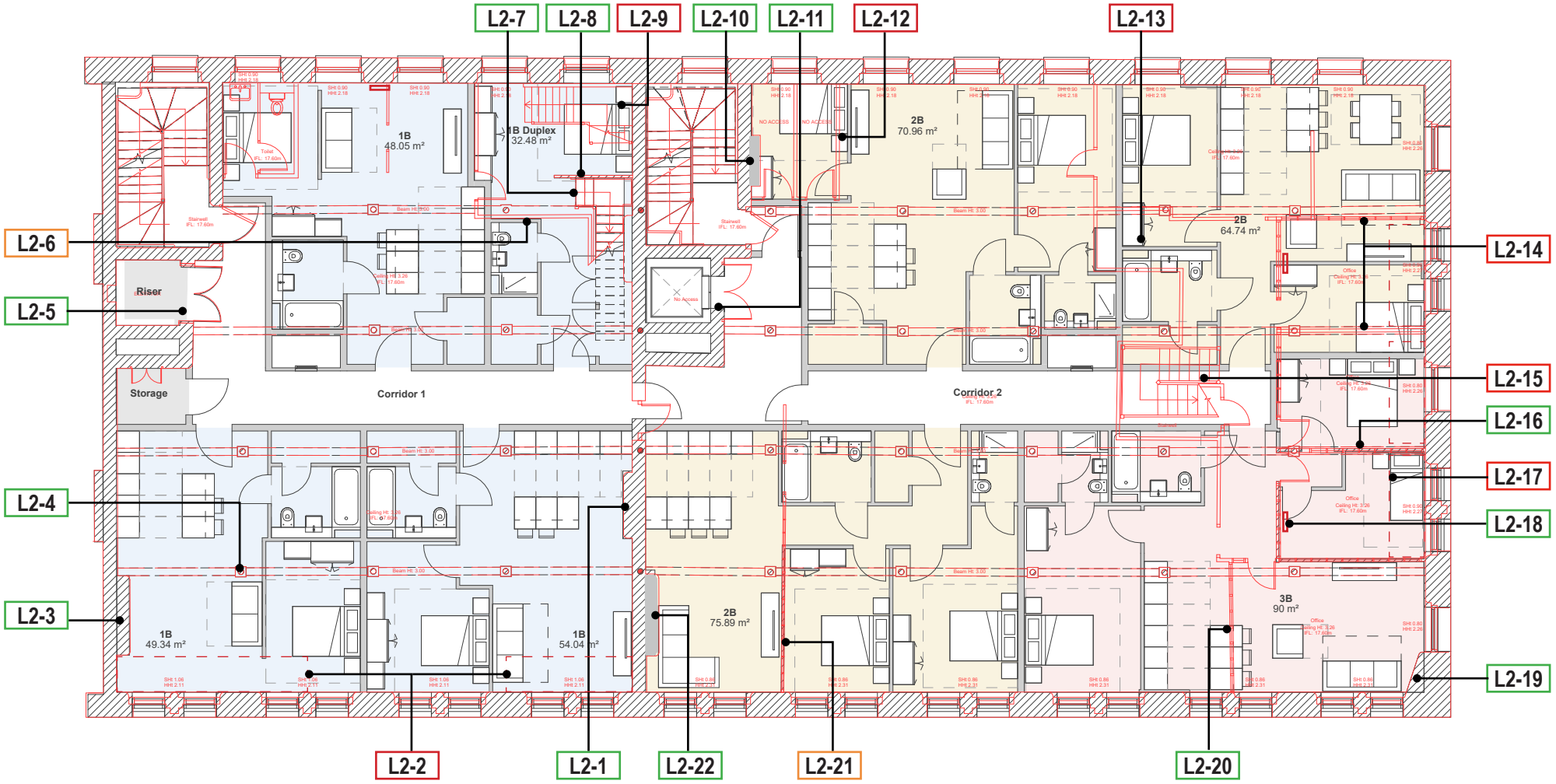
Sprinkler system

Existing sprinkler system to be removed with selected pieces displayed within common area as part of the building heritage exhibit.



5.0 Second Floor

5.1 Reference Plan



To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

5.2 - Assets

L2 - 1 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.

NO ACCESS

The area needs to be clear of goods

L2 - 3 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.



L2 - 5 Existing Double Door and Lift Scissor Gate behind

Existing lift opening and door to be retained. Existing door to be left fixed opened, new door to serve the proposed riser.



L2 - 2 Timber table / benches

Existing loose furniture to be removed from site. Action (re-use/ dismantle/remove) to be confirmed by client.



L2 - 4 Iron cast columns

To be retained and leave exposed.



L2 - 6 Screen / Internal partition

To be partially retained to match apartment internal partition location. (Historic value to be confirmed by Heritage)



5.2 Assets

L2 - 7 Timber stair

Stair to be retined to provide access to 1 bed duplex. Ballustrade and structural integrity to be confirmed.



L2 - 8 Timber screen

To be retained. Repairs may be required subject to workshop.



L2 - 9 Later additional timber stair

Stair to be dismantled and slab to be infilled to form new floor space to level.



L2 - 10 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.

NO ACCESS

The area needs to be clear of goods

L2 - 11 Existing Double Door and Lift Scissor Gate behind

New lift to be reinstated to opening, existing lift gate and door to be retained and fixed open. TBC



L2 - 12 Screen / Internal partition

To be removed to open space in the apartment.



5.2 Assets

L2 - 13 Lift shaft

Shaft to be infilled to form new floor space to level, area to be surveyed and any shaft partition removed.



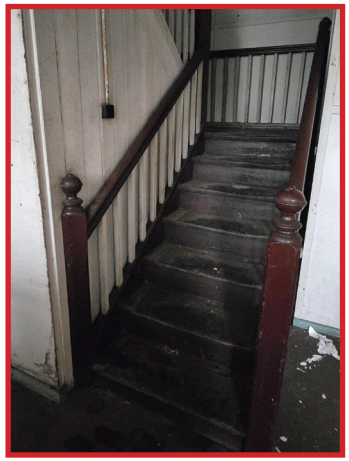
L2 - 14 Screen / Internal partition

To be removed to open space in the apartment.



L2 - 15 Stair running from level 2 to 4

Stair previously demolished on lower levels, remaining treads to be dismantled and slab to be infilled to form new floor space to level.



L2 - 16 Timber screen

To be retained to match apartment internal partition location, remediations may required to comply with privacy and regulations



L2 - 17 Timber table / benches

To be removed from site, action (re-use/dismantle/remove) to be confirmed by client.



L2 - 18 Radiators

Heritage consultant to confirm importance of asset. Condition to be confirmed on site, may reinstated to fit apartment layout.



5.2 Assets

L2 - 19 Unblocked Fireplace

To be retained, made good, and integrated into the apartment layout as a decorative element with no functional purpose. subject to an inspection and removal of modern additions.



L2 - 20 Timber screen

To be retained to match apartment internal partition location, remediations may required to comply with privacy and regulations.



L2 - 21 Screen / Internal partition

To be partially retained to match apartment internal partition location, remediations may required to comply with privacy and regulations.



L2 - 22 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.

NO ACCESS

The area needs to be clear of goods

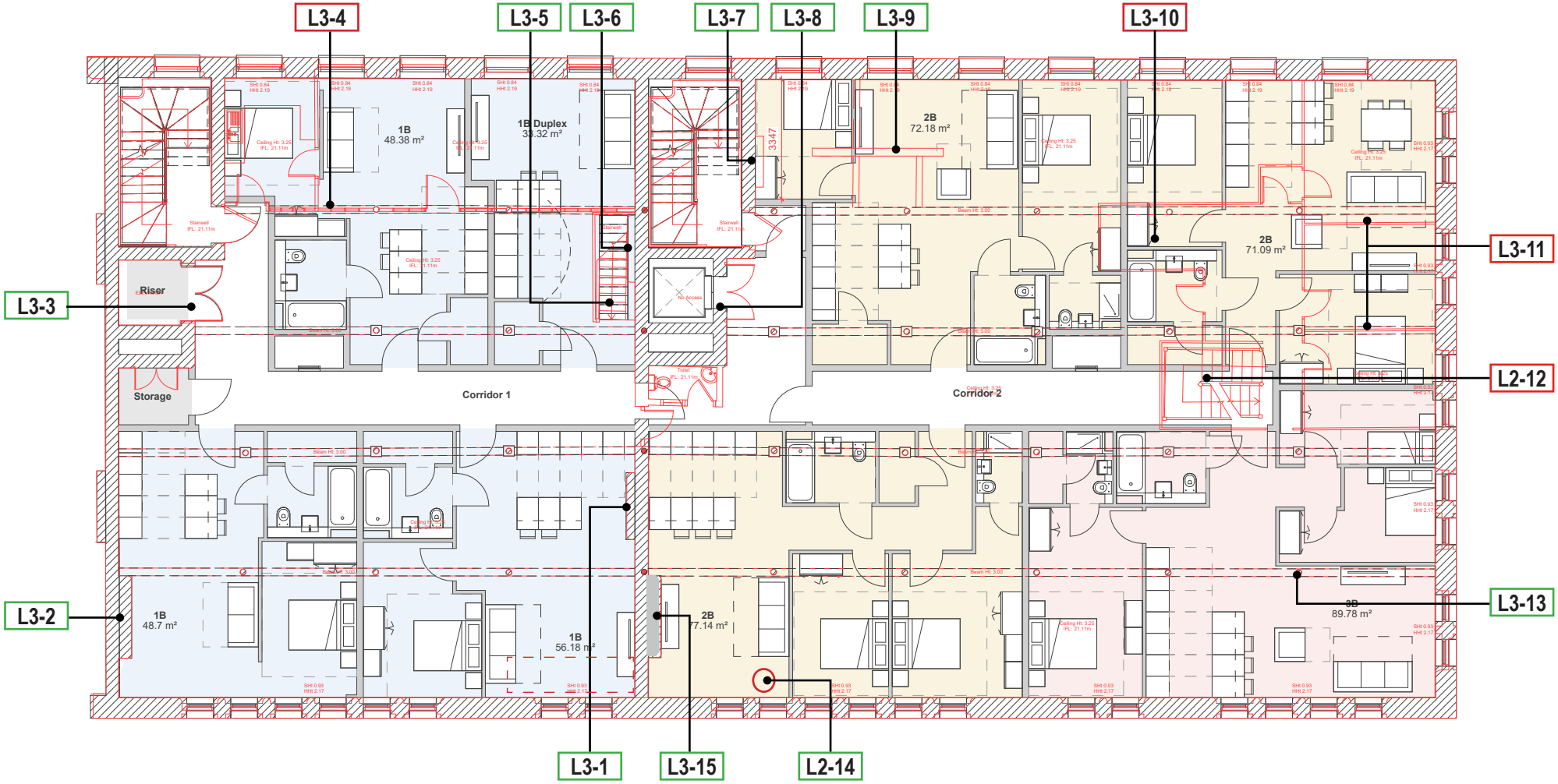
Sprinkler system

Existing sprinkler system to be removed with selected pieces displayed within common area as part of the building heritage exhibit.



6.0 Third Floor

6.1 Reference Plan



To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

6.2 - Assets

L3 - 1 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.



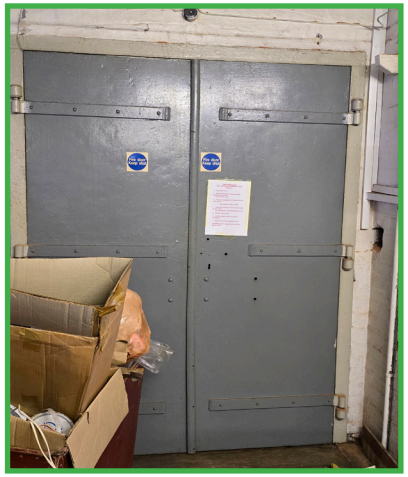
L3 - 2 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.



L3 - 3 Existing Double Door and Lift Scissor Gate behind

Existing lift opening and door to be retained. Existing door to be left fixed opened, new door to serve the proposed riser.



L3 - 4 Screen / Internal partition

To be removed to open space in the apartment.



L3 - 5 Timber stair

See asset L2- 7 - Stair to be retined to provide access to 1 bed duplex.



L3 - 6 Blocked Fireplace

To be retained, left blocked and exposed to internal duplex stair wall.



6.2 Assets

L3 - 7 Blocked Fireplace

To be retained, left blocked and exposed to be integrated to apartment layout.



L3 - 8 Existing Double Door and Lift Scissor Gate behind

New lift to be reinstated to opening, existing lift gate and door to be retained and fixed open. **TBC**

NO ACCESS

The area needs to be clear of goods

L3 - 9 Timber and steel braced framing

To be retained and exposed to apartment living area.



L3 - 10 Lift shaft

Shaft to be infilled to form new floor space to level, area to be surveyed and any shaft partition removed. Shaft hardware such as gates and ironmongery to be displayed in common areas as visual elements.



L3 - 11 Screen / Internal partition

To be partially retained to match apartment internal partition location. (Historic value to be confirmed by Heritage)



L3 - 12 Stair running from level 2 to 4

Stair previously demolished on lower levels, remaining treads to be dismantled and slab to be infilled to form new floor space to level. Some components from stair to be used to repair other existing stairs that are to be retained.



6.2 Assets

L3 - 13 Iron cast columns

To be retained and leave exposed.



L3 - 14 Scale

Base to be removed, scale to be retained and moved to the building's common area to be displayed as part of the building heritage exhibit.



L3 - 15 Unblocked Fireplace

To be retained, made good, and integrated into the apartment layout. Not funtional fireplace, decorative purpose only.



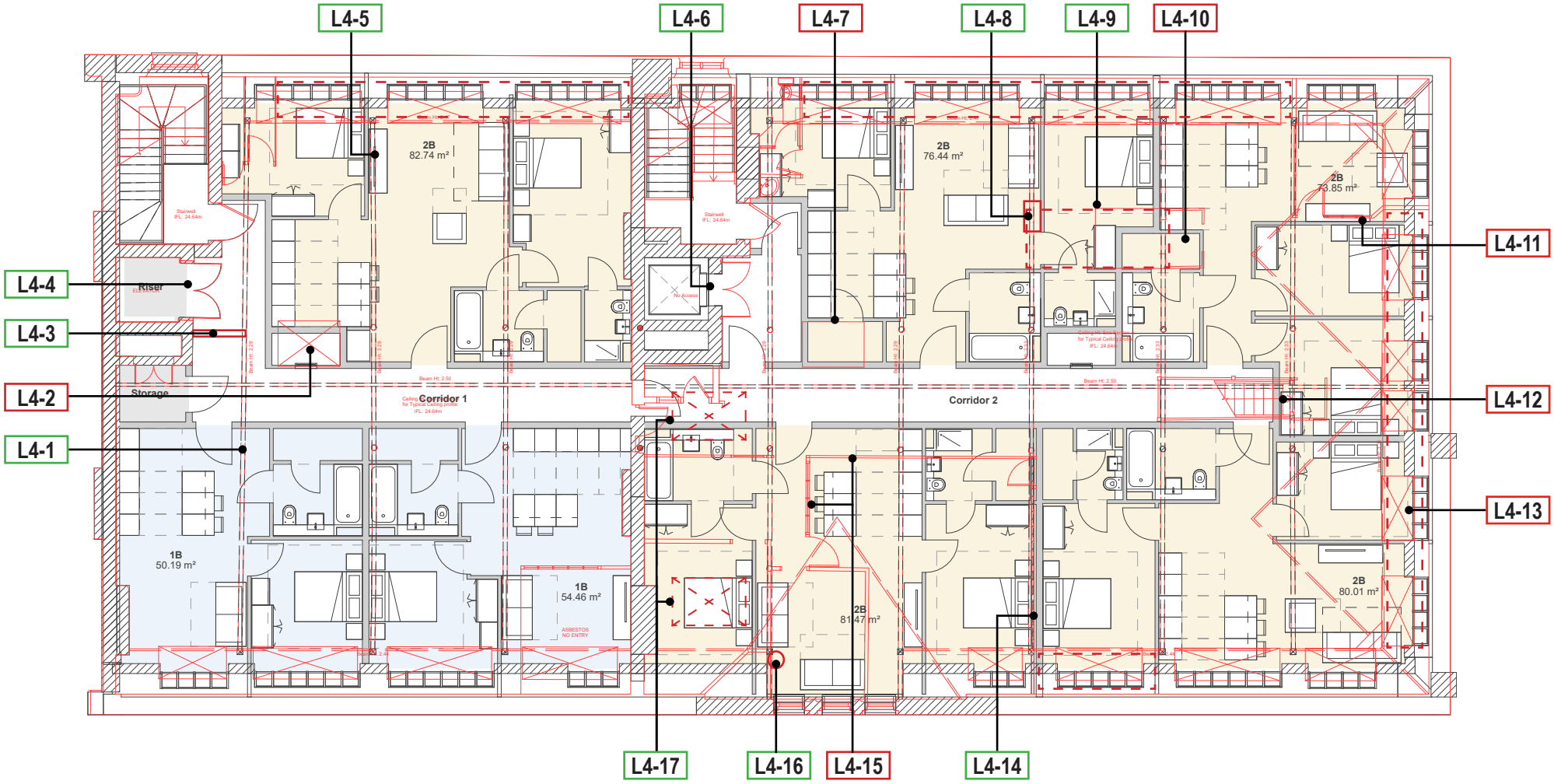
Sprinkler system

Existing sprinkler system to be removed with selected pieces displayed within common area as part of the building heritage exhibit.



7.0 Fourth Floor

7.1 Reference Plan



To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

7.2 - Assets

L4 - 1 Iron cast columns

To be retained and leave exposed.



L4 - 2 Roof light

Rooflight to be removed, proposed smoke shaft vent to be allocated.



L4 - 3 Iron cast gallow bracket

To be retained and exposed.



L4 - 4 Existing Double Door and Lift Scissor Gate behind

Existing door to be left fixed opened, new door to serve the proposed riser. Lift cabin to be dismantled from existing lift shaft. To be relocated within an apartment on Level 4.



L4 - 5 Timber Trusts

All trusts to be made good and leave exposed and integrated to apartment layout.



L4 - 6 Existing Double Door and Lift Scissor Gate behind

New lift to be reinstated to opening, existing lift gate and door to be retained and fixed open. TBC



7.2 Assets

L4 - 7 Roof light

Rooflight to be removed, opening to be infilled.



L4 - 8 Vent

Vent to be retained in current location.



L4 - 9 Lift hoist

Hoist to be dismantled and reinstated one bay away to match linving area position.



L4 - 10 Lift shaft

Shaft to be infilled to form new floor space to level, area to be surveyed and any shaft partition removed.



L4 - 11 creen / Internal partition

To be removed to open space in the apartment.



L4 - 12 Stair running from level 2 to 4

Stair previously demolished on lower levels, remaining treads to be dismantled and slab to be infilled to form new floor space to level.



L4 - 13 Inspection benches

All inspection benches along the internal face of the external wall are to be removed from the site.



L4 - 14 Timber screen

To be retained to match apartment internal partition location, remediations may required to comply with privacy and regulations.



L4 - 15 Screen / Internal partition

To be removed to open space in the apartment.



L4 - 16 Vent

To be retained and exposed.



L4 - 17 Roof Light

Rooflight to be replaced. Proposed replacement heritage roof light to match existing opening position and be made up of an aluminium/ timber composite.



Sprinkler system

Existing sprinkler system to be removed with selected pieces displayed within common area as part of the building heritage exhibit.



8.0 Externals

8.1 Reference Elevations



Exisiting South-East Elevation

(*) All windows need to be restored or replaced, for further information please refer to the window survey and restoration elevations submitted within the planning application and listed building consent.

To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

8.1 Reference Elevations



Exisiting North-West Elevation

(*) All windows need to be restored or replaced, for further information please refer to the window survey and restoration elevations submitted within the planning application and listed building consent.

To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

8.1 Reference Elevations



Exisiting North-East Elevation

(*) All windows need to be restored or replaced, for further information please refer to the window survey and restoration elevations submitted within the planning application and listed building consent.

To be Retained XX-No

To be Partially Retained XX-No

To be Removed XX-No

SE - 1 Door to basement

To be removed and replace with matching exisiting window.



SE - 2 Bloom St. Entrance Doors

Door to be retained, condition to be confirmed, repairs may required.



SE - 3 Cast Iron Gate to Court Yard

Gate to be repaired, reinstated and fixed open for display.



SE - 4 Roof (To all Elevations)

Structure to be retained, build up to be dismantled and replaced to comply regulations, existing slates to be reinstated where possible.



SE - 5 Hunging Glass Screen

Screen to be retained / Fixing condition to be confirmed.



SE - 6 Cast Iron bars

To be repaired and reistated.



NW - 1 External Wall Fabric / Opening

Existing opening designated for plant room access may require widening to comply with regulations and facilitate machinery movement.



NW - 2 Fire Exit Door

Fire door to be reintated as per original design / Strip out required to determine current condition.



NW - 3 Cast Iron bars

To be repaired and reistated.



NW - 4 External Rain Water Pipes

To be repaired and retained.



NW - 5 Hoist and Goods Double Door

Hoist and door to be retained (see asset UG - 13 / UG -14)



NW - 6 External Rain Water Pipes

Fire door to be reintated as per original design. Replacement may required to comply with regulations.



NE - 1 Chemneys Overruns

Chimneys to be retained as per original, inspection required to confirmed condition.



NE - 2 Minshull St. Entrance Doors

Door to be retained, condition to be confirmed, repairs may required.



NE - 3 Cast Iron Bars

To be repaired and reistated.



NE - 4 Replica Cast Iron Bars

Door to be retained, condition to be confirmed, repairs may required.

