
Heritage Statement

MINTIERNA HOUSE

Manchester

Introduction

1.0

Introduction

Preface

This report has been prepared to accompany the planning application and for the minor works to the existing fabric of Mintiera House, Chorlton Street, Manchester. This Heritage Statement is prepared by Field.Work on behalf of NATIVE The application proposes upgrades to the access of Mintiera House, including a single element within the arched door on Chorlton St.-

This document should be read in conjunction with the scale drawings that accompany it:

Please note that drawings which appear in this document may not be to scale, please reference the drawings appended to this submission for to scale drawings.

The Site

2.0

Site

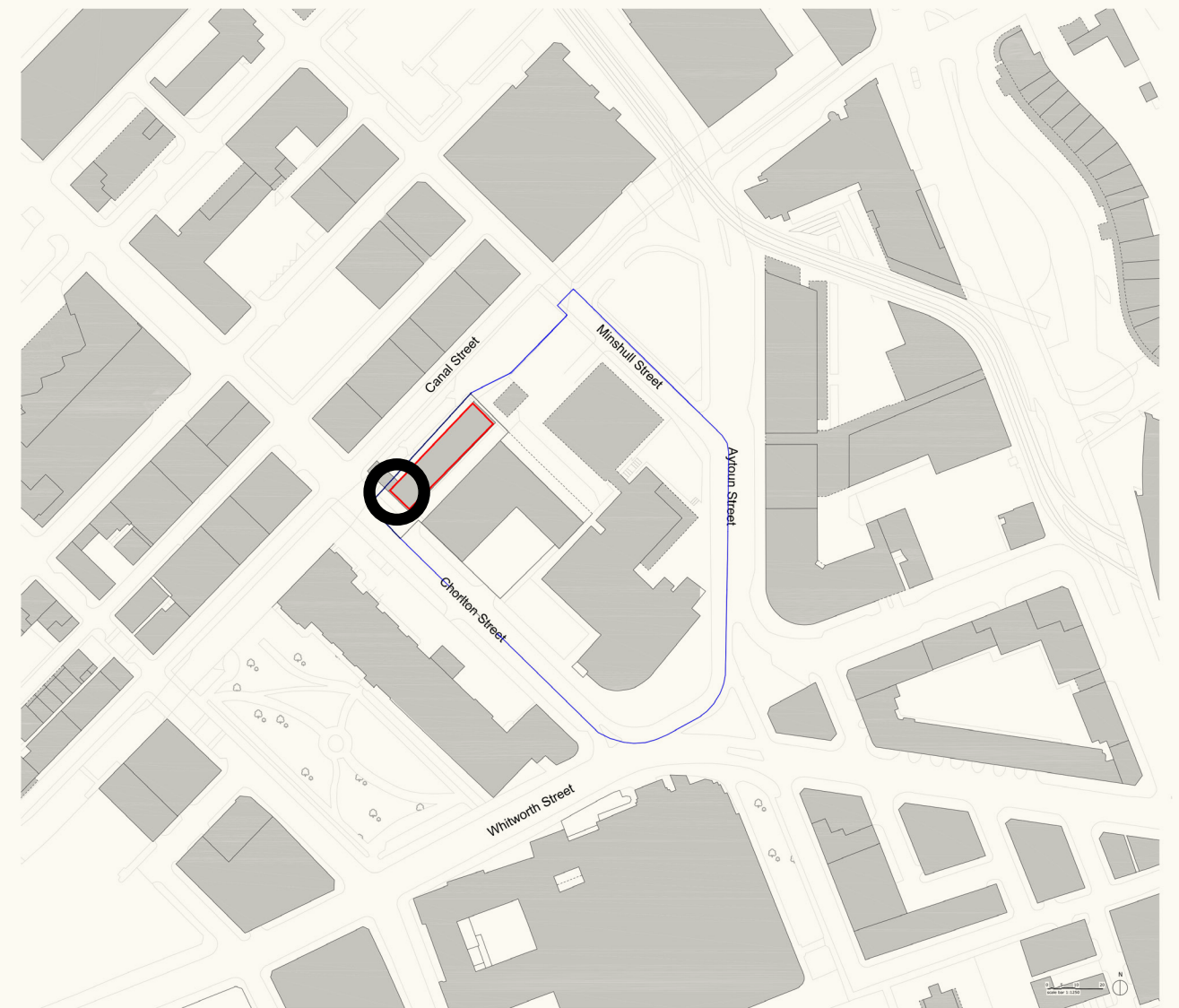
LOCATION

Mintiera House is located in the heart of Manchester. This Building was converted into residential units in 2020 within the Kampus development, home to a mixture of ground floor / basement commercial units and upper floor apartments. The building is very popular and well known within the area and the buildings have a special architectural quality.

Mintiere House is a Grade II listed building

Site Location

The application site is shown below and on the area of proposal highlighted within black circle.



MINTIERNA HOUSE - Listing

MANCHESTER

SJ8497NW CHORLTON STREET 698-1/32/65 (North East side) No.45 Mintierna House

GV II

Shipping warehouse. Probably mid to later C19; altered. Red brick with facade of coursed sandstone rubble (roof concealed). Long rectangular plan at right-angles to street and parallel to Rochdale Canal at Lock No.86. Basement and 4 storeys, a 4-window facade, with rusticated quoins, sill-bands to the upper floors, moulded cornice and low parapet; round-headed doorway to left with rusticated surround and internal steps; small basement door next to this, and 2 basement windows with honeycomb grills; otherwise, all windows are 2-light casements with moulded architraves except those at top floor which have altered glazing. Left return side (overlooking canal) has windows with flat-arched heads. Interior not inspected. Forms group with canal lock No.86 (q.v.), and No.47 (Minshull House) to right (q.v.).

Listing NGR: SJ8446897900

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1197759

Date first listed:

06-Jun-1994

List Entry Name:

MINTIERNA HOUSE

Statutory Address 1:

MINTIERNA HOUSE, CHORLTON STREET



The Proposal

3.0

Proposal Justification

1. Compliance with Legal and Regulatory Requirements:

The Equality Act 2010 mandates that public buildings must be accessible to all individuals, regardless of their physical abilities. Furthermore, the Building Regulations (Part M) set out requirements for access and use of buildings. The addition of an accessibility handrail is essential to ensure the building complies with these legal requirements, thereby safeguarding both the users and the owners from potential legal repercussions.

2. Enhancing Safety:

Listed buildings can often feature uneven surfaces, steep stairs, and narrow passageways that may pose hazards to individuals with mobility impairments or those who are elderly. The installation of an accessibility handrail will provide necessary support and stability, significantly reducing the risk of falls or accidents. It is vital to prioritize user safety while visiting a historically significant site.

3. Promoting Inclusivity:

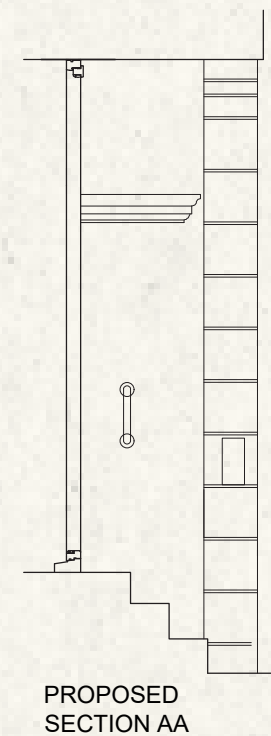
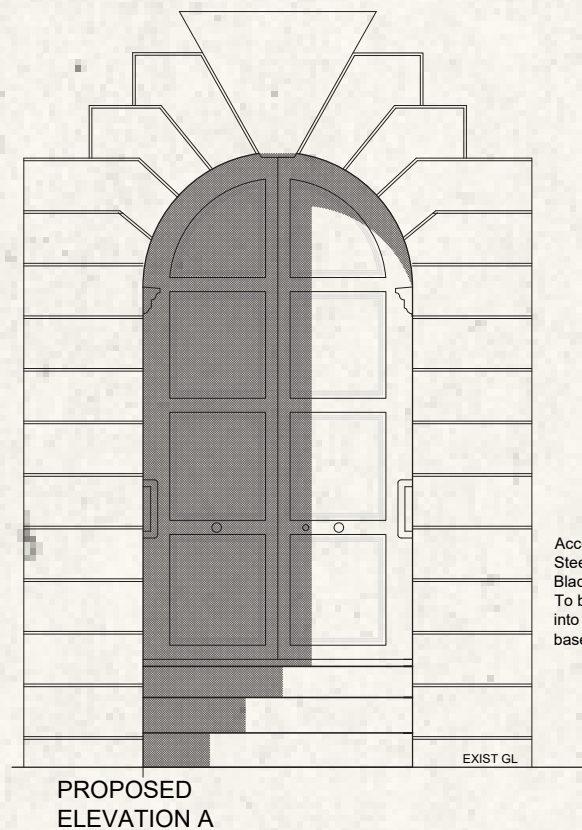
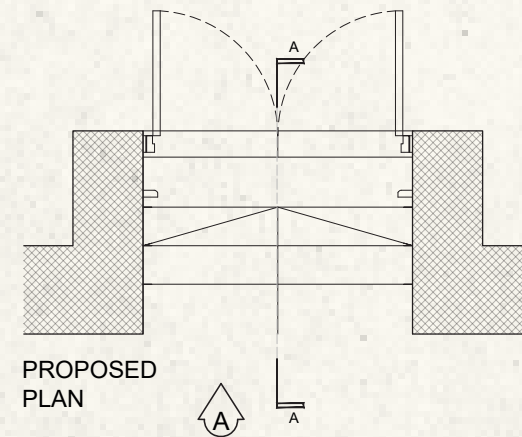
By integrating an accessibility handrail, we are reinforcing our commitment to inclusivity and ensuring that all individuals, regardless of their level of mobility, can enjoy and engage with the building's historical and cultural offerings. An inclusive environment promotes social interaction and community engagement, aligning with contemporary values of inclusiveness and equality.

4. Design Sensitivity:

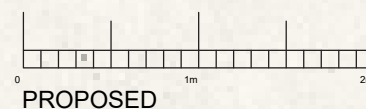
The proposed handrail will be designed with careful consideration of the building's historical context and aesthetic character. The proposed material palette and design harmoniously integrates with the existing architecture, and its newer features. This will minimize any visual impact while maintaining functionality. This includes selecting a color and finish that complements the building's features and aligns with heritage preservation guidelines.

5. Preservation of Historical Integrity:

We are committed to ensuring that the installation does not compromise the historical integrity of the building. Any modifications will be reversible wherever possible, allowing for the handrail to be removed in the future if needed. Detailed attention will be given to placement, avoiding damage to any integral elements of the structure.



Accessibility Handrail
Steel circular section
Black Powder Coated finish
To be fixed with base plate
into stair tread at top and
base of stair



Matt Black Satin Stainless Steel 19mm
D Shape Pull Handle



Colour and styling of D handle to reflect the host building's minimal / industrial aesthetic.

Conclusion

4.0

Conclusion

The proposed installation of an accessibility handrail within the listed building at KAMPUS, Chorlton street is aimed at enhancing the safety, accessibility, and inclusivity of the site for all visitors while preserving the building's historical and architectural significance. This justification outlines the rationale for the installation, emphasizing compliance with legal standards, the enhancement of user experience, and sensitivity to the building's character.