



Paul Butler Associates

Planning, Development & Heritage Consultants

Beech Holdings

Piccadilly Warehouse (Mindel House and
11 Bloom Street), Manchester

Heritage Assessment Addendum

June 2024

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1. Introduction

- 1.1 This Heritage Assessment Addendum has been prepared by Paul Butler Associates on behalf of Beech Holdings to accompany applications for minor amendments to the previously approved redevelopment of Mindel House (10 Minshull Street) and 11 Bloom Street, Manchester, M1 3EF. The development is known as Piccadilly Warehouse.
- 1.2 Mindel House and 11 Bloom Street are two Grade II listed buildings constructed as warehouses during the mid-late 19th Century. Approval was granted on 17 November 2020 to convert the buildings to provide 80 apartments (approved under planning permission 119374/FO/2018 and listed building consents 119373/LO/2018 and 119375/LO/2018).
- 1.3 The original permissions were then subsequently amended by planning permission 133975/JO/2022, Listed Building Consent 133905/JO/2022 and Listed Building Consent 133906/JO/2022 (Submissions under Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The amendment altered the 'trigger' of the materials conditions so that these were not prior to commencement of development conditions, but instead required discharge prior to any external alterations. Necessary updates to other conditions were also undertaken to reflect the discharge status at the point of determination.
- 1.4 The previous contractor, Manchester Design & Build, entered into administration in November 2023 during works to implement the existing planning permission and listed building consents. As a result, works on the development stopped on site. Beech Holdings remain committed to the development and are now working with Russell WBHO as contractor, and Horizon Fletcher Rae as architects to deliver the development.
- 1.5 As part of the design review process, and following the appointment of Russell WBHO and Horizon Fletcher Rae, a series of design amendments have been identified. These minor amendments are the subject of the current application proposal which seeks to amend conditions attached to planning permission 133975/JO/2022, Listed Building Consent

133905/JO/2022 and Listed Building Consent 133906/JO/2022. As part of these applications the following conditions are proposed to be amended:

Planning Permission 133975/JO/2022

- Condition 2: Approved documents and drawings
- Condition 10: Construction Management Plan
- Condition 11: Details
- Condition 13: Environmental Standards Statement

Listed Building Consent 133905/JO/2022

- Condition 2: Approved documents and drawings
- Condition 4: Details
- Condition 5: Scaffolding

Listed Building Consent 133906/JO/2022

- Condition 2: Approved documents and drawings
- Condition 4: Details
- Condition 5: Scaffolding

1.6 This Heritage Assessment Addendum is provided in support of the application for the proposed amendments. It follows detailed design work and further investigation of the buildings by the project team, which has identified a number of alterations required to the scheme. These alterations have been developed through a conservation-led approach and with careful regard to impact on the heritage significance of the buildings. The Assessment includes:

- A description of the application site's location and identification of the heritage significance of heritage assets;

- A description of amendments to the approved scheme and explanation for the works;
- A summary of the heritage planning policy guidance context; and,
- An assessment of the impact of the proposed amendments to the scheme upon the heritage significance of the application buildings and nearby heritage assets.

1.7 This Heritage Assessment Addendum should be read alongside a suite of updated / revised information which is referenced in the Application Covering Letter. In considering the heritage impact of the proposals, regard should also be had to the previous individual Heritage Statements prepared for each building which establish the heritage significance of each building and the overall context.

2. The Application Site and Overview of Heritage Significance

- 2.1 This section provides a description of the application site and an overview of the heritage significance of Mindel House and 11 Bloom Street. Reference should be made to the previous Heritage Statement for each building for further details.

Application Site

- 2.2 The application site includes two separate buildings: Mindel House, 10 Minshull Street and 11 Bloom Street, Manchester City Centre. The application site is bounded by Minshull Street to the north, Richmond Street to the east, a public car park to the south and Bloom Street to the west. A service yard exists between the buildings and is accessed from Bloom Street and Richmond Street.

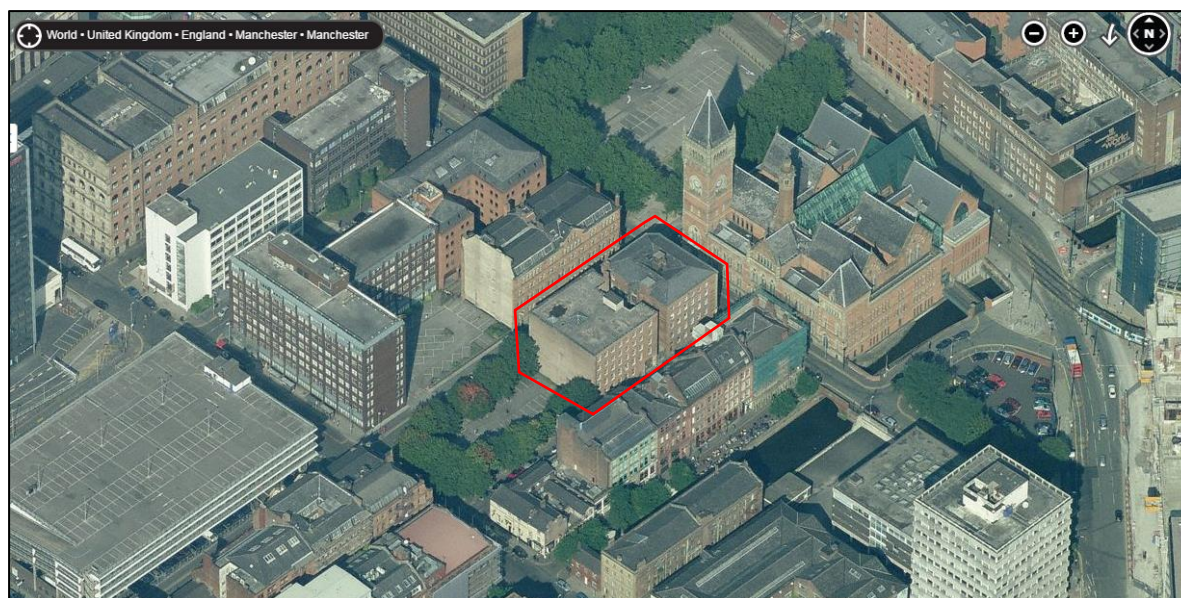


Figure 1: Aerial view of the application site.

- 2.3 The application site is approximately 0.13 hectares in size and largely occupied by Mindel House and 11 Bloom Street, both of which are Grade II listed. Both buildings are substantial former warehouses comprising 5 storeys set above a basement, and are constructed from redbrick and sandstone dressing. The buildings are set at back of pavement and are of a

square plan form. Together with 8 Minshull Street/42 Bloom Street, they form a group of buildings that reflects the character of this part of the City Centre.



Figure 2: 11 Bloom Street (prior to works starting and installation of scaffolding).



Figure 3: Mindel House (prior to works starting and installation of scaffolding).

- 2.4 The application site is not located within a conservation area, and there are no trees or public rights of way located within the site. The site isn't located in a flood risk area.
- 2.5 The application site falls within 'The Village' sub area of the City Centre and is located in close proximity to a number of other listed buildings, including the City Police Courts (Grade II* listed) on the opposite side of Minshull Street, which were designed by Thomas Worthington in an Italian Gothic style and built between 1868 – 1871; and, 8 Minshull Street/42 Bloom Street (Grade II listed) located on the opposite corner of Bloom Street and Minshull Street, which dates between mid to later 19th century and is built in the Palazzo style.



Figure 4: City Police Courts.

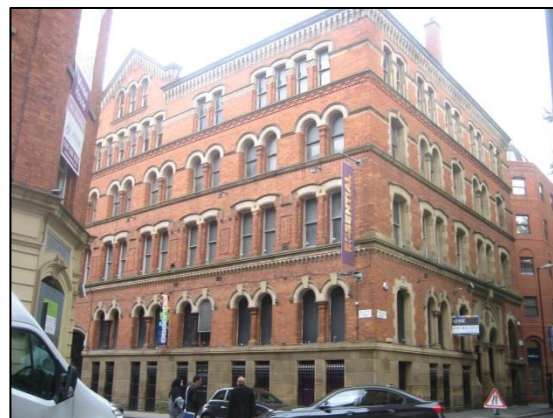


Figure 5: 8 Minshull Street/42 Bloom Street.

- 2.6 The area is home to a diverse mix of uses including hotels, office accommodation, educational institutes and evening time uses. The Village – which is centred on Canal Street – provides a significant contribution to the City Centre’s night-time economy, through the provision of numerous bars and restaurants, and the resultant attraction for people wanting to live in the area.
- 2.7 Works to implement the approved development are understood to have started in February 2021. This has included the installation of hoarding and a scaffolding structure around the site / buildings. The previous contractor Beech Design & Build entered into administration in November 2023 and works on site have been on hold since.

Mindel House: Heritage Significance

- 2.8 As a whole the building holds a great deal of communal, historic and evidential value, forming a part of a group of warehouses built of the same style and in the same location. Also, as it retains much of the external façade from its original construction, it also has a high

degree of aesthetic value, mainly relating to the Bloom Street and Minshull Street frontages. The interior has survived less well, but still retains several original features.

- 2.9 Internally the main features of interest are the original first floor offices. The rest of the building also has features of interest, including the windows and surrounds, staircases, cast iron columns, timber beams/floorboards, original hoist shaft and cast iron heating system. The construction of the building, with timber beams, cast iron columns and its central hoist and taking in doors to each floor are symbolic of the warehouse's previous use.
- 2.10 No. 10 Minshull Street was developed when the cotton trade gave central Manchester a distinctive physical appearance. The building is within the grouping of the City Police Courts, no. 8 Minshull Street and No. 11 Bloom Street which make up a group of similar buildings in the commercial area. The architectural style was that of the Palazzo of Renaissance Italy but exploiting the latest construction methods and materials. Manchester warehouses are one of the glories of its architectural heritage and are major contributors to the experience of the wider cityscape.
- 2.11 The overall heritage significance of the building is high.

Current Position

- 2.12 Following the appointment of Russell WHBO and Horizon Fletcher Rae further surveys of the building has been undertaken to establish a 'baseline' or 'current' position. These surveys identified that a series of works had been undertaken by Manchester Design & Build. Works undertaken included, but are not limited to:
- Erection of external scaffold including provision of HAKI roof
 - Removal and reduced excavation of the lower ground floor
 - Removal of roof slates and battens
 - Opening up works to the fabric for surveys etc.
 - Internal demolition and soft strip
 - Removal of lath and plaster ceilings and walls

- Removal of FW and RW disposal systems
- Removal of floor finishes
- Removal of wall finishes
- Cleaning of masonry internally
- Repairs to masonry internally and externally
- Cleaning of metal columns and timber beams internally
- Intumescent coatings to columns and timber beams
- Removal of damaged / rotten timber floors
- Repairs to timber floors
- Repairs / refurbishment of timber windows
- Lime plaster to walls

11 Bloom Street: Heritage Significance

- 2.13 As a whole the building holds a great deal of communal, historic and evidential value, forming a part of a group of warehouses built of the same style and in the same location. Also, as it retains much of the external façade from its original construction, it also has a high degree of aesthetic value, mainly relating to the Bloom Street frontage. The interior has survived less well, but still retains several original features, and so does not detract from the overall heritage value.
- 2.14 Internally, the main feature of interest is the ornate entrance to Bloom Street including the porch, lobby and staircase. The rest of the building also has features of interest, including the windows, cast iron columns, timber beams, blocked openings/fireplaces, plaster ceilings, moulded cornices and timber skirting. The loading bay area is also of interest, as it appears to have undergone changes throughout the late 19th century, as is the vaulted subbasement. The staircase found in the southwest corner was likely the staff staircase and has been removed below first floor level.
- 2.15 The overall heritage significance of the building is high.

Current Position

2.16 Following the appointment of Russell WHBO and Horizon Fletcher Rae further surveys of the building have been undertaken to establish a 'baseline' or 'current' position. These surveys identified that a series of works had been undertaken by Manchester Design & Build. Works undertaken included, but are not limited to:

- Erection of external scaffold including provision of HAKI roof
- Removal and reduced excavation of the lower ground floor
- Removal of bituminous roof finishes
- Removal of concrete roof structure (circa 50%)
- Removal of alleyway lean-to roof and support masonry wall
- Opening up works to the fabric for surveys etc.
- Internal demolition and soft strip
- Removal of lath and plaster ceilings and walls
- Removal of FW and RW disposal systems
- Removal of floor finishes
- Removal of wall finishes
- Cleaning of masonry internally
- Repairs to masonry internally and externally
- Cleaning of metal columns and timber beams internally
- Intumescent coatings to columns and timber beams
- Removal of damaged / rotten timber floors
- Repairs to timber floors
- Repairs / refurbishment of timber windows
- Lime plaster to walls and ceilings

2.17 An overview of the works is also provided within the 'Design and Access Statement Addendum' document and drawings prepared by Horizon Fletcher Rae. Web-based Matterport images of the buildings are also available via the links below (click link below to access):

[Bloom Street Basement](#)

[Bloom Street Ground, 1st & 2nd Floor](#)

[Bloom Street 3rd & 4th Floor](#)

[Mindel Basement, Ground & 1st Floor](#)

[Mindel House 2nd, 3rd & 4th Floor](#)

- 2.18 Within both buildings the review of the 'current' position identifies that works to some features / fabric have been undertaken which were not identified within the current planning permission / LBCs. The current amendment application therefore seeks retrospective approval and identifies an approach for the reinstatement / treatment of such elements.

3. Proposed Amendments

- 3.1 Following the undertaking of building surveys, the input of specialists and detailed design work led by Russell WHBO and Horizon Fletcher Rae, a series of minor amendments to the approved development have been identified. The changes are required for numerous reasons and achieve a range of benefits including:
- Compliancy with latest building regulations relating to accessibility.
 - Improved internal layout and space optimisation, thereby creating better quality apartments.
 - Reduced heritage impact / securing further heritage benefits.
 - Improved accessibility into the buildings and within the alleyway area.
 - Improved waste management arrangements.
 - Achievement of 1:1 cycle parking provision.
 - Improved buildability and future maintenance.
- 3.2 The proposed amendments have been the subject of pre-application consultation with Manchester City Council's planning and conservation officers, including meetings and written correspondence.
- 3.3 The proposed amendments are identified below and are assessed subsequently under headings. This assessment should be read alongside the application drawings and 'Design and Access Statement Addendum' prepared by Horizon Fletcher Rae and other relevant supporting information.

Mindel House Proposed Amendments

1. Internal layout changes to apartments
2. Changes to ventilation strategy
3. Revisions to previously approved Environmental Standards Statement
4. Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof
5. Removal and replacement of dilapidated fourth floor lath and plaster ceiling

6. Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing
7. Removal of Sprinkler System Pipework within Mindel House
8. Retention of blind windows to Richmond Street elevation
9. Revised design to treatment of loading slot to alleyway elevation
10. Relocation of proposed AOV to above staircase to ensure functionality
11. Alteration to design of alleyway entrance
12. Provision of additional plant space
13. Stair lobby ramp extended to address level change
14. Approach to identified heritage features / fabric

11 Bloom Street Proposed Amendments

1. Internal layout changes to apartments
2. Design change to roof extension elevations and removal of 3no. balconies to alleyway elevation
3. Alterations to alleyway elevation and design of Bloom Street hovel area associated with changes to bin and cycle storage
4. Changes to alleyway to improve accessibility
5. Reduced structural intervention
6. Revisions to previously approved Environmental Standards Statement
7. Changes to ventilation strategy
8. Removal of area of brick wall from apartment B104
9. Proposed lead to encapsulate the existing perimeter parapet stone copings and dress into new formed boxed gutters
10. Proposed demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level
11. Removal of dryer inlet from façade
12. Reduction in amount of external plant on roof and removal of screen
13. Provision of additional plant space
14. Removal of rooflight above staircase, relocation of AOV above staircase and removal of one AOV from roof

15. Rear staircase landing retained for access and maintenance
16. Provision of sprinkler tanks at lower ground floor level in place of relocated bin store
17. Addition of switch board and fire service area adjacent to alleyway entrance
18. Rehang main entrance lobby door it opens outwards to comply with fire strategy
19. Fire rated plasterboard installed to achieve compartmentation against existing features
20. Approach to identified heritage features / fabric

Mindel House Proposed Works

1. Internal Layout Changes to Apartments

- 3.4 The existing approvals have established the principle of subdivision of the building to provide apartments. The current project team have reviewed the internal layout of the apartments to ensure accommodation is compliant with Part (M)1, all clear widths now comply with Part (M)1, and all bathrooms comply with Part (M1) minimum requirements. The internal layout review has also identified improved efficiencies within apartment layouts which has been achieved through the provision of a sprinkler system and service riser optimisation.
- 3.5 The above changes significantly improve the quality of the residential accommodation and will enhance the amenity of future residents of the development. In heritage terms the changes enable more columns and capitals to remain on display through the repositioning of partition walls. The water tanks for the sprinkler system will be located at the lower ground floor level of 11 Bloom Street. The new pipe work for the sprinkler system will be coordinated as part of the wider M+E proposals and reflect the industrial aesthetic of the building.

2. Changes to Ventilation Strategy

- 3.6 A revised ventilation strategy for the building is proposed with an individual supply and extract system for each apartment now favoured as opposed to the previous centralised system. This strategy means individual mechanical ventilation and heat recovery units are provided within each apartment and significantly reduces requirements for ductwork within the wider building particularly in corridor spaces, and ensures feasibility. To facilitate this

change it is necessary to install two external vents per apartment. These have been kept to the minimum size possible and positioned on the building's elevations to minimise visual impact. Heritage style grilles will be provided to the intake / extract positions. Further details are provided by the Ventilation Statement and associated drawings prepared by Hulley & Kirkwood. This change allows for the external plant previously to be located on the roof of Mindel House to be omitted.

- 3.7 The principle of this change has been previously discussed and agreed with MCC Officers. Condition discharge application CDN/23/0051 which relates to the planning permission has also formally approved the change in strategy for both buildings subject to review of a sample grille being made available for inspection.

3. Revisions to previously approved Environmental Standards Statement

- 3.8 Planning permission condition 13 approved an Environmental Standards Statement prepared by Element Sustainability. The approved report identified a range of measures to meet relevant energy performance criteria. However, due to the listed status of the building it is not appropriate or feasible to undertake some measures as they would conflict with the heritage significance of the building. Due to this, a revised Environmental Standards Statement has been prepared by Hulley & Kirkwood and identifies the energy performance that can be achieved as part of the revised scheme whilst safeguarding the heritage value of the building.

4. Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof

- 3.9 Mindel House features a centrally positioned redundant lift hoist shaft. The central shaft serves the building from the lower ground to the fourth floor. The shaft structure extends through a concealed flat roof (located centrally within the valley of the main pitched slate roof) and rises to a height of approximately 4m from the flat roof (higher than the ridge line of the main pitched roof). The central flat roof was covered with bituminous waterproofing membrane.

- 3.10 Access to the central flat roof is obtained by ladder via a small timber framed hatch. A drainage outlet is provided at the south east end of the central flat roof (draining via pipework through the ceiling voids). Externally, the shaft measures approximately 2250mm x 2250mm. The structure is built from solid brick walls and incorporates a reinforced concrete slab approximately 150mm thick incorporating a projecting step landing. The top of the shaft is capped with an exposed concrete slab (no waterproofing membrane is provided). Redundant aerials, satellite dishes, an air conditioning condenser unit, associated bracketry, cabling etc, are fixed to the outer walls of the shaft. The exterior walls of the shaft are built tight up against the lowest row of slates to the surrounding inner valley roof pitches leaving a gap of 100mm-120mm for drainage. It is presumed that the exposed roof level shaft housed lift hoist winding gear machinery. All elements of the shaft are obsolete with only some cabling and a few broken fragments remaining.



Figure 6: Photograph of brick shaft housing showing concrete slabs, spalling brick and vegetation growth.

- 3.11 The existing brick shaft housing is a later addition to the building and does not appear on the 1888 historic map. The first electric lift was constructed in Germany in 1880 and by 1900 completely automated lifts were available, although people were reluctant to use them. Inspection of the lift shaft at basement level has taken place. The lift has been removed at

this level, although it was possible to look up into the shaft above. The lift used a counterweight system, and there was no pit, suggesting it was electric rather than hydraulic.

3.12 Looking at the trade directories, Rose Hewitt and Co. were the only company operating in the building until 1924. The trade directory for this year lists three companies present. This would make sense as an installation date, as it would allow people (visitors/buyers) access to the companies on the upper floors without having to go through the other businesses. The location also suggests that it was placed to allow people coming in off the street to go up, rather than for people already working in the building. Based on the above it is confirmed that the lift is not original but is a later insertion from the 20th Century.

3.13 The element is in poor physical and visual condition, with delaminated concrete slabs; signs of structural movement; eroded pointing; loose, spalling and delaminating brick; and vegetation growth. Its exposed position means it will be prone to further weathering and deterioration, whilst access difficulties would make continued maintenance and upkeep difficult. The interface with the inner roof valley pitches also presents issues and is an inherent defect vulnerable to failure and extensive build-up of debris and vegetation. The housing structure/overrun is of no visual merit and does not make a positive contribution to the building. Whilst there was likely to have originally been a central lift shaft feature in the building its appearance is not known. It does indicate the later adaption of the building to allow better access and is therefore of some historical value, which is judged to be low.



Figure 7: Photograph showing delaminated concrete and spalling brick of the hoist overrun.



Figure 8: Photograph showing detail of brick shaft with roof valley. The design of which presents an inherent defect vulnerable to failure and build-up of vegetation.

5. Removal and replacement of fourth floor lath and plaster ceiling

- 3.14 The existing approvals were granted on the basis of retention and localised repair of the ceiling. The removal of the existing fourth floor lath and plaster ceiling was undertaken by the previous contractor. This item is therefore part retrospective. Prior to removal however an extensive investigation of the condition of the ceiling and roof structure had taken place and this can inform the assessment made.
- 3.15 The fourth floor ceiling structure of Mindel House consists of 75mm deep x 50mm wide ceiling joists at 415mm centres, with a clear span of 4.2m between the supporting truss tie beams. The ceiling joists, which run parallel to the trusses, are supported on the tie beams and typically lap the ceiling joist of the adjacent bay. The ceiling joists are supported mid-span by timber hangers nailed to the common rafters and purlins. The hangers vary in dimension but are typically 80 x 25mm. The ceiling joists support a timber lath and horse hair lime plaster (keyed into the timber laths) ceiling nailed to the underside of the joists. The lath and plaster ceiling was largely concealed beneath a substantial build-up of dust and loose lime mortar debris (old original lime mortar 'torching' debris in the roof void which has been knocked off the underside of the original roofing slates).
- 3.16 Following approval further investigation and timber specimen analysis revealed the ceiling joists (and structural roof timbers) to be Eastern White Pine (*Pinus Strobus*). This timber species originates in North-Eastern America and was exported during the 18th and 19th centuries. Its use in Manchester's 19th century industrial buildings is understood to be common but elsewhere in the UK its use appears less common. This species is no longer commercially imported for structural use in the UK and is not included in BS EN 338 Structural timber - Strength Classes. Eastern White Pine is approximately 30% weaker in bending than Scots Pine.
- 3.17 Investigation of the roof void confirmed that the condition of the plaster 'keys' varies but, invariably, they are damaged and or non-existent. Deflection of the joists combined with the deposited 'torching' are the most significant contributing factors to the damage observed. The extent of broken plaster keys is causing increased loading on the adjacent plaster keys, increasing the risk of unstable plaster detaching.



Figure 9: Photograph of roof structure showing extensive deposited 'torching' (June 2021).



Figure 10: Photograph of roof structure showing extensive deposited 'torching' and failed areas of lath and plaster ceiling (June 2021).

- 3.18 A history of water penetration to the perimeter and centre of the ceiling had resulted in partial decay of the timber laths. Lath and plaster and ceiling joists had also been removed

in part to provide access to repair decayed roof timbers. New softwood joists with plasterboard and skim had been reinstated in such areas.



Figure 11: Photograph of roof structure showing water damage (June 2021).



Figure 12: Photograph of roof structure showing water damage (June 2021).

3.19 As confirmed by the above, prior to its removal the 4th floor ceiling of Mindel House was in very poor condition with inherent flaws in its nature of construction including use of Eastern White Pine, a weaker type of timber, which is badly deflected; whilst deterioration including deposited 'torching' meant that the ceiling was unsafe and prone to the collapse of plaster. Visually the ceiling was also in poor condition and had already collapsed in places, whilst the ceiling did not include any decorative elements or embellishment. The previous deflection of the ceiling should not be regarded as a positive feature contributing to the value of the building, and is merely a symptom of use of an inferior building material which should be rectified.

3.20 As noted, the fourth floor lath and plaster ceiling was removed by the previous contractor. Whilst the circumstances around this are not known it is noted that there was previously extensive correspondence with Manchester City Council regarding this element, and in principle it was agreed that the lath and plaster ceiling could be removed on the basis of the installation of an appropriate lath and plaster replacement ceiling.

6. Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing

3.21 The main pitched roofs to Mindel House drain to a perimeter box gutter concealed behind a brick parapet wall which is capped with stone copings. From a limited inspection, the parapet upstand height averages circa 200-250mm and the gutter width is circa 250-270mm. The box gutter is stepped and lined with lead. The top of the parapet stone copings has been dressed in mineral felt. In localised areas the parapet upstand reduces to a height of approximately 20mm at which point the surface of the lead gutter is almost level with the top of the parapet stone coping.

3.22 Close inspection of the gutter around the perimeter of the building is restricted without full scaffold access. Nonetheless, the existing gutters have been leaking extensively over a prolonged period, causing major damage and decay internally to the original historic structure, fabric and finishes. Water has cascaded down the outside faces of the stone copings penetrating the solid masonry walls.

- 3.23 In-conjunction with wholesale stripping and re-roofing of the main pitched slate roofs, and also in-conjunction with the proposed rainwater drainage system, the proposed amendment involves complete removal and renewal of the lead lined gutters (including the underlying gutter boards). Allowance will be made for new structural plywood gutter boards (insulated and at lower levels where feasible) and new Code 6 stepped lead flashing. New Code 6 lead flashing will be installed onto external Grade plywood and taken up and over the top of the existing parapet copings in order to encapsulate and provide full weathertightness (in lieu of the existing felt capping). All leadwork installation and detailing will be undertaken in strict accordance with Lead Sheet Association technical recommendations.
- 3.24 The installation of lead waterproof lining to the box gutter and encapsulating the stone copings will ensure the integrity of the building and address water ingress and deterioration of fabric. The works will be undertaken using Code 6 lead which is an appropriate heritage material. The works will have an acceptable visual impact and it is noted that similar approaches have been proposed and supported on other listed buildings in Manchester City Centre.

7. Removal of Sprinkler System Pipework within Mindel House

- 3.25 Mindel House featured an existing former sprinkler system and pipework which is of age and makes a contribution to the heritage value of the building, as an historic installation (but not one of aesthetic value). Further detailed design work/investigation has taken place post-approval to investigate the appropriateness of retaining the sprinkler system pipework from a Building Regulations and HSE guidance perspective. A range of concerns with retention of the pipework were identified including:
- Corroded pipework presents a potential route for the passage of smoke between apartments in the event of a fire (breaching the requirements of Building Regulations Approved Document B).
 - Corroded pipework could, in future, provide a route for the passage of sound between apartments, compromising acoustic separation (breaching the requirements of Building Regulations Approved Document E).

- The pipework will be internally corroded and will continue to deteriorate. Rust and biofilm are likely to form, increasing the risk of the growth of moulds, legionella and other potentially harmful organisms. We would be leaving such organisms with a pipe network through which to spread between apartments (something which Beech would be legally bound to identify and manage as part of HSE requirements as the building operator).

3.26 It is highlighted that under CDM regulations there is a duty to identify and, where possible, design out risks to building users during construction and in use. The conclusion is that a design retaining redundant pipework which has been left unmanaged for a number of years leaves an unnecessary residual risk to future residents as well as maintenance concerns.

3.27 It is noted that the pipework has previously been removed by the previous contractor. The circumstances associated with this are unknown. As part of the revised scheme a new sprinkler system will be installed. Not only does this reflect a historic feature but the installation of a new sprinkler system also allows for improved apartment layouts via an alternative fire protection strategy for the building.

8. Retention of identified blind windows to Richmond Street elevation

3.28 As part of the existing approvals it was proposed to install windows to the blind windows on the Richmond Street elevation (the first set of windows from the junction of Minshull Street). The existing blind windows were an historic feature. As part of this application it is now proposed to retain these existing blind windows which is a heritage benefit.

9. Revised design to treatment of loading slot to alleyway elevation

3.29 Following further site investigation, an example of the original timber and glazed doors to the loading slot area has been found. The design of the doors is therefore revised to closer reflect the original design. The new doors will be timber with slim double glazing and will reflect the proportions of the openings / floor-to-ceiling heights.

10. Relocation of proposed AOV to above staircase to ensure functionality

- 3.30 The approved location of the AOV on the internal roof valley was not functional as it must be located above the staircase. This change is made to ensure the functional operation of the AOV which is essential for safety.

11. Alteration to design of alleyway entrance

- 3.31 Following surveys / investigations of this area minor design changes are proposed. The alterations will also coordinate with the alleyway entrance to 11 Bloom Street to ensure a cohesive development.

12. Provision of additional plant space

- 3.32 Additional plant space is required on all floors of the building and comprises a mechanical riser. This change involves the loss of some floor / ceiling fabric however it is kept to the minimum size possible. The enclosure could be removed at a future point and this element is reversible.

13. Stair lobby ramp extended to address level change

- 3.33 This change is necessary to address the internal level change within the building which is a result of new structure and floor build-up.

14. Approach to identified heritage features / fabric

- 3.34 As part of the design review process the current project team has reassessed the approach to historic features / fabric within the building. The overall approach seeks to retain heritage features where this is feasible and they remain on site. Unfortunately some historic features have not been located and appear to have been removed by the previous contractor. The table within the 'Impact Assessment' section of this Statement identifies the specific feature and the proposed treatment / approach.

11 Bloom Street and Alleyway Proposed Works

- 3.35 A number of the changes proposed to 11 Bloom Street replicate those proposed to Mindel House. The explanation is however replicated below for completeness. Works are also proposed relating to the alleyway / yard space that runs between the buildings and these works are also covered below.

1. Internal layout changes to apartments

- 3.36 The existing approvals have established the principle of subdivision of the building to provide apartments. The current project team have reviewed the internal layout of the apartments to ensure accommodation is compliant with Part (M)1, all clear widths now comply with Part (M)1, and all bathrooms comply with Part (M1) minimum requirements. The internal layout review has also identified improved efficiencies within apartment layout which has been achieved through the provision of a sprinkler system and service riser optimisation.
- 3.37 The above changes significantly improve the quality of the residential accommodation and will enhance the amenity of future residents of the development. In heritage terms the changes enable more columns and capitals to remain on display through the repositioning of partition walls. The water tank for the sprinkler system will be located at the lower ground floor of 11 Bloom Street. The new pipe work for the sprinkler system will be coordinated as part of the wider M+E proposals and reflect the industrial aesthetic of the building.
- 3.38 One of the main internal layout changes to 11 Bloom Street is to the hovel / annex area at upper ground floor level. The hovel space is now proposed for bin storage and the apartment which previously partly occupied this space is reworked. A new cleaners' room is also accommodated to ensure for the efficient cleaning / maintenance of the development.

2. Design change to roof extension elevations and removal of 3no. balconies to alleyway elevation

3.39 The design of the roof extension to 11 Bloom Street is to be revised. The previously approved elevation design included vertical 'fins'. Post-approval, detailed design work has identified that these 'fins' would require visible fixing details which could affect the design quality and simplicity of the roof extension. The revised design approach seeks to remove the 'fins' in order that the roof extension will be a sleek and simple contemporary addition to the roof of the building. The change to the roof extension will also include a cold poured roof system instead of a single ply system due to improved longevity.

3.40 A further change to the design of the roof extension is the omission of three small balconies to the alleyway elevations. These are of limited function and it is considered to be more beneficial to incorporate the space as internal accommodation which allows for more functional accommodation and more space that can be used year round by residents.

3. Alterations to alleyway elevation and design of Bloom Street hovel area associated with changes to bin and cycle storage

3.41 The approved scheme involved bin storage for the development at lower ground floor level of 11 Bloom Street. This arrangement presented a number of issues including:

- Operational issues meaning that taking bins for collection requires the use of the platform lift which is also the main access to the building for wheelchair users.
- The bin store is not easily accessible by residents that need to take a lift and platform lift to get there.
- Bringing out bins for collection is a very long task.
- There is not enough manoeuvring space.

3.42 A revised waste management approach is therefore necessary. The revised proposal seeks to utilise the hovel and loading area of 11 Bloom Street. This arrangement provides a number of benefits including:

- Correct volume / capacity of bins.

- Bin store at street level meaning less management for collection.
- Easier access for residents.
- Platform lift no longer used for waste management.

3.43 In relation to cycle parking, the previously approved scheme includes 24 cycle spaces at the entrance level, and 24 spaces on the lower ground in a double-stacking arrangement. The total approved provision is therefore 48 cycle spaces. This falls short of the 100% cycle parking requirement (80 spaces). A revised proposal is to provide storage for 76 bikes at the lower ground floor and basement levels, with 4 spaces in the form of two Sheffield Stands located in the alleyway for visitors or temporary parking.

3.44 In addition to the changes to improve the waste management and cycle parking arrangements, alterations are proposed to the hovel area and the annex area (under the approval the hovel area incorporated accommodation for one of the apartments). The roof and alleyway elevation of the annex area has been taken down by the previous contractor although some bricks have been retained. A revised design proposal is presented for this area with the space being rebuilt utilising reclaimed bricks, with a slate roof and large glass rooflight.

3.45 Due to the original use of the area, the remaining brickwork is highly damaged. After the necessary repairs, the lobby brick walls are proposed to be lined with PPC aluminium panels. The selected colours will align with a heritage palette, the intervention distinctly differentiates the new elements from the old. The paving for both the lobby and the stairway will be in stone, matching the colours of the existing cobbles and York Stone paving. The lobby will be entirely covered by a rooflight, allowing ample natural light penetration. Aligned with a heritage approach, the bin store's pitched roof is proposed to be finished with natural slates.

4. Changes to alleyway to improve accessibility

3.46 The main ground floor level of both buildings is above the street level. The main entrances have steps up with the approach for providing level access into the building being via the central alleyway area and a platform lift to each building. The alleyway surface comprises stone cobbles which is not practical for wheelchair users or other people with mobility issues. To improve the access it is proposed to create a smooth central pathway by removing an

area of cobbles and laying new stone paving to match the colour of the existing cobbles and stone in the alleyway area. The drainage and damp proofing will be enhanced as part of the works to the alleyway.

5. Reduced structural intervention

- 3.47 The approved scheme involved the provision of internal columns rising up through the building from foundation level to support the new roof extension. The structural proposal has been revisited and the requirement for 6 new columns has been removed. This avoids additional penetrations and associated loss of fabric through the building, and also improves apartment layouts that were previously affected by columns.

6. Revisions to previously approved Environmental Standards Statement

- 3.48 As per Mindel House. Planning permission condition 13 approved an Environmental Standards Statement prepared by Element Sustainability. The approved report identified a range of measures to meet relevant energy performance criteria. However, due to the listed status of the building it is not appropriate or feasible to undertake some measures as they would conflict with the heritage significance of the building. Due to this, a revised Environmental Standards Statement has been prepared by Hulley & Kirkwood and identifies the energy performance that can be achieved as part of the revised scheme whilst safeguarding the heritage value of the building.

7. Changes to ventilation strategy

- 3.49 As per Mindel House, a revised ventilation strategy for the building is proposed with an individual supply and extract system for each apartment now favoured as opposed to the previous centralised system. This strategy means individual mechanical ventilation and heat recovery units are provided within each apartment and significantly reduces requirements for ductwork within the wider building particularly in corridor spaces, and ensures feasibility. To facilitate this change it is necessary to install two external vents per apartment. These have been kept to the minimum size possible and positioned on the building's elevations to

minimise visual impact. Heritage style grilles will be provided to the intake / extract positions. Further details are provided by the Ventilation Statement and associated drawings prepared by Hulley & Kirkwood.

- 3.50 The principle of this change has been previously discussed and agreed with MCC Officers. Condition discharge application CDN/23/0051 which relates to the planning permission has also formally approved the change in strategy for both buildings subject to review of a sample grille being made available for inspection.

8. Removal of area of brick wall from apartment B104

- 3.51 Removal of part of the brick wall within this apartment to the safe area is required to facilitate a functional apartment layout. The previously approved layout would not have been functional due to the limited head height of the safe door opening and the dark and cramped conditions that would have resulted.

9. Proposed lead to encapsulate the existing perimeter parapet stone copings and dress into new formed boxed gutters

- 3.52 The proposed amendment involves encapsulation of the perimeter parapet with new code 6 lead flashing to provide full weathertightness. All leadwork installation and detailing will be undertaken in strict accordance with Lead Sheet Association technical recommendations.

10. Proposed demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level

- 3.53 It is understood that this work item has already been completed by the previous contractor. 11 Bloom Street incorporated a redundant lift hoist shaft housing which also provided access to the flat roof. The alleyway facing elevation of the housing was clearly different to that of the main building, confirming it to be later fabric. The remainder of the structure incorporated solid brick walls finished with cement render and a flat concrete roof slab waterproofed with mineral surfaced bituminous felt. The redundant lift hoist shaft was a non-

original alteration to the original warehouse building which is of low heritage significance. All elements of the lift shaft are obsolete.

3.54 Planning permission and listed building consent has already been granted for demolition of the redundant lift hoist shaft housing at roof level but with retention of the alleyway facing exposed brick elevation to the housing only at roof level / proposed fifth floor extension level.

3.55 The proposed amendment seeks regularisation of the demolition of the existing/retained alleyway facing brick elevation to the redundant lift hoist shaft housing at roof level down to the level of the existing parapet wall. Reclaimed stone copings will be used to reinstate the parapet wall to match existing where the redundant lift hoist shaft housing walls are demolished. The roof perimeter will be treated the same as the rest of the roof in-conjunction with the fifth floor extension at this location. The proposed demolition of the existing north west alleyway facing brick elevation at roof level needs to be undertaken for the following reasons:

- The proposed amendment will prevent loss of daylight to and views from proposed apartment number 503.
- To be undertaken in-conjunction with approved demolition of the redundant lift hoist shaft housing structure at roof level.
- Eliminate unnecessary structural restraint works and additional maintenance liabilities.

3.56 For the above reasons this element is considered beneficial in terms of amenity and design.

11. Removal of dryriser inlet from façade

3.57 The dryriser inlet was previously on the Bloom Street elevation to one of the lower ground floor windows. A revised strategy allows the dry riser to be located through the main entrance which avoids the requirement for this feature on the external elevation.

12. Reduction in amount of external plant on roof and removal of screen

- 3.58 Associated with the changes to the ventilation strategy previously identified, the change in approach allows for a reduction in the external roof plant and means the plant screen can also be omitted. This change is positive in design and heritage terms.

13. Provision of additional plant space

- 3.59 Additional plant space is required on all floors of the building and comprises a mechanical riser. This change involves the loss of some floor / ceiling fabric however it is kept to the minimum size possible. The enclosure could be removed at a future point and this element is reversible.

14. Removal of rooflight above staircase, relocation of AOV above staircase and removal of one AOV from roof.

- 3.60 These changes ensure that the necessary AOVs are provided in the correct location. The proposed rooflight over the main staircase is removed with sufficient natural light provided from the 5th floor level. The current lightwell over the staircase is not a heritage feature which should be replicated atop the new extension.

15. Rear staircase landing retained for access and maintenance

- 3.61 This change is for functional purposes to ensure access and maintenance to the rear stair area. There are no heritage implications.

16. Provision of sprinkler tanks at lower ground floor level in place of relocated bin store

- 3.62 The relocation of the bin store to the ground floor allows the space at lower ground floor to be used for sprinkler water tanks. This allow for a revised fire strategy to be undertaken using a sprinkler system which in turns allows for improved apartment layouts. The removal of masonry piers in this location is necessary to enable the functionality of this space.

17. Addition of switch board and fire service area adjacent to alleyway entrance

- 3.63 The switch board and fire service area will be created adjacent to the lobby on ground floor level. This space was previously to be cycle storage but this is now relocated. The enclosure for the installations will be a reversible change with no loss of historic fabric.

18. Rehang main entrance lobby door it opens outwards to comply with fire strategy

- 3.64 The lobby door is an original feature of high significance. This change is necessary for fire safety reasons and to aid egress in the event of an emergency and is therefore considered justified on this basis.

19. Fire rated plasterboard installed to achieve compartmentation against existing features

- 3.65 On the upper ground floor level fire rated plasterboard is proposed to existing lath and plaster to achieve necessary fire compartmentation. The change conceals historic fabric although is necessary and reversible at future point if required.

20. Approach to identified heritage features / fabric

- 3.66 As per the works to Mindel House, as part of the design review process the current project team has reassessed the approach to historic features / fabric within the building. The overall approach seeks to retain heritage features where this is feasible and they remain on site. Unfortunately some historic features have not been located and appear to have been removed by the previous contractor. The table within the 'Impact Assessment' section of this Statement identifies the specific feature and the proposed treatment / approach.

4. Heritage Policy Context

- 4.1 The heritage planning policy of relevance to the proposed amendment works, and which provides the context for their assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the Places for Everyone joint plan, Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.4 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its character.

- 4.5 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.
- 4.6 In considering development affecting Mindel House and 11 Bloom Street, special regard will be given to the desirability of preserving the buildings, their setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework (NPPF)

- 4.7 The Revised NPPF which was published in July 2018 and most recently updated in December 2023, sets out the Government's planning policies regarding the conservation of the historic environment.
- 4.8 Section 16, *Conserving and Enhancing the Historic Environment*, and policies 195-214 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 4.9 Paragraphs 200 and 201 require applicants to 'describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.10 Paragraph 203 sets out three considerations which local planning authorities should consider when determining applications -

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.11 Paragraph 205 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.12 Paragraph 207 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

4.13 Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

4.14 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government

Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

- 4.15 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.'* (Paragraph: 002 Reference ID: 18a-002-20190723)
- 4.16 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'*.
- 4.17 In relation to setting of a heritage asset NPPG states *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'*

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20190723).

- 4.18 NPPG states that *'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset'* (Paragraph: 014 Reference ID: 18a-014-20190723).

Historic England Guidance

- 4.19 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

- 4.20 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.21 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. The guidance of this document has been considered within the appraisal at section 9 of this statement.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 4.22 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'

- 4.23 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Local Planning Policy Guidance: The Development Plan for Manchester

- 4.24 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development. The proposed development is therefore supported in principle by these strategic development plan policies.

Places for Everyone (March 2024)

- 4.25 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

- 4.26 *Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy... Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.*

Manchester Core Strategy Development Plan Document (July 2012)

- 4.27 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which

seek to encourage development. The proposed development is therefore supported in principle by these strategic development plan policies.

4.28 Specific heritage policies of the core strategy of relevance to the proposed scheme include:

- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.
- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.29 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such

buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

- 4.30 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

5. Impact Assessment

- 5.1 This section provides an overview of the proposed amendment works and assesses these against the relevant policy context set out in the previous section of this Statement.
- 5.2 The proposed amendments for which approval is sought have been assessed against the impact on the heritage significance of the buildings below. An overview of this assessment is provided in the tables below:

Mindel House

	Proposed Amendment	Summary of Reason for Amendment	Impact on Heritage Significance and Mitigation
1.	Internal layout changes to apartments	To improve layout for functionality and amenity reasons and ensure compliance with relevant building regulations. Revised arrangements also allow for more columns to be retained on display.	Moderate Positive Heritage impact by retaining more heritage features on display, whilst more open layouts allow for the open character of the warehouse to be better appreciated.
2.	Changes to ventilation strategy	The change to individual MVHR per dwelling allows for reduced extent of ventilation pipework laterally and through the building and removes the requirement for roof-mounted external ventilation plant. The change requires external grilles to be installed to the external elevations of the building.	Overall, the more efficient pipework routes which has a positive impact are considered to balance against the negative impact associated with the installation of external grilles to the elevations of the building. This impact can be mitigated through the specification of an

			appropriate grille design which reflects the character of the building. This will be agreed at condition discharge stage which will also allow for the workmanship to be agreed. Subject to this mitigation the overall heritage impact is judged to be neutral .
3.	Revisions to previously approved Environmental Standards Statement	The previously approved Environmental Standards Statement cannot be complied with whilst being sensitive to the heritage significance of the building. The report is therefore updated to ensure consistency.	Positive impact by ensuring environmental improvements can be undertaken to the building whilst maintaining the heritage significance.
4.	Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof	Removal of non-original element due to dilapidated condition and ongoing maintenance issue.	Neutral – Minor negative heritage impact.
5.	Replacement of existing dilapidated fourth floor lath and plaster ceiling	Previous lath and plaster ceiling was in a dilapidated state and had a negative visual impact.	Minor positive heritage impact associated with restoration using appropriate heritage specification. Methodology to be agreed.

6.	Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing	Works to ensure the gutters are in sound condition, fit for purpose and to prevent stone parapet from degradation.	Minor positive heritage impact
7.	Removal of Sprinkler System Pipework and installation of new sprinkler system to meet fire strategy	Removal required due to safety concerns associated with fire/smoke transmission, noise transmission and potential growth or harmful organisms affecting human health. New sprinkler system to be installed to meet fire compliance.	Moderate negative impact although valves and gongs are to be retained and incorporated into development (discussed later in this table).
8.	Retention of blind windows to Richmond Street elevation	Inserting windows in blind windows is not required.	Moderate positive heritage impact by retaining original blind windows.
9.	Revised design to treatment of loading slot to alleyway elevation	An original door was found on site allowing the design of the loading slot doors to be updated to reference the original.	Moderate positive heritage impact by providing a design which is more reflective of the original.
10.	Relocation of proposed AOV to above staircase to ensure functionality	The AOV must be located above the staircase and this change allows this.	The relocation of the AOV to the external roof pitch rather than the internal does mean the AOV will have some visibility however the roof pitch

			and tight urban grain means that the roof of the building is not prominent within the streetscene. Minor negative impact associated with the visual impact.
11.	Alteration to design of alleyway entrance	Following surveys / investigations of this area minor design changes are made. The alterations will also coordinate with the alleyway entrance to 11 Bloom Street to ensure a cohesive development.	No heritage impact associated with minor design changes.
12.	Provision of additional plant space	The review of the M+E strategy for the building requires additional plant space.	Minor negative impact associated with the additional loss of ceiling / floor fabric to allow for a vertical riser. The plant space enclosure could be removed at a future point without lasting impact.
13.	Stair lobby ramp extended to address level change	This change is necessary to account for the additional structure and floor build up and to allow for the transition from the main staircase.	No heritage impact associated with this reversible intervention.
14.	Approach to Identified Heritage Features	To ensure buildability and deliverability of the development.	See below
A	Metal doors within central shaft	Double metal doors, situated within a wall separating different plant rooms, will remain in place but will require fire-rated lining	Minor negative impact associated with concealing of heritage feature. The feature is

		to both sides to meet resistance requirements between plant rooms.	however retained and the impact is reversible.
B	Vertical shutters to central shaft	The current location of the vertical shutters compromises the use of the plant room. Therefore, they will be refurbished, redecorated, and relocated along the corridor, fixed to the masonry wall. Due to the weight of these elements, support fixtures will be provided for both the masonry wall and the floor.	Minor negative impact associated with relocation of the feature however this is mitigated by relocation which allows the feature to remain on display.
C	Radiators	There are 11 historic radiators in total, all originally found in Mindel House. It is proposed to relocate all of them within this building, typically in the stair lobby or along the corridor, depending on the available space. All radiators are proposed to be refurbished and repainted, with the colour to be determined in line with the internal colour scheme. For practical reasons, they are not proposed to be connected to the heating system, but will be retained as features for their heritage value. Fixing methods vary depending on the	Minor negative impact associated with relocation of the radiators however this is mitigated by relocation which allows the feature to remain on display.

		model, but they are usually fixed to both the back wall and the floor.	
D	Rear staircase	The rear concrete stair is intended solely for access between the ground and lower ground floors, as well as for emergency egress at the external level. The upper levels are designated for maintenance purposes only. The concrete stairs will be cleaned and stair nosing will be created by colouring the area with textured light grey paint. The masonry wall will be cleaned and redecorated as needed. Existing handrails will be retained, and missing ones will be replaced with matching designs.	Minor positive impact as the change involves a reversible alteration and reinstatement of missing handrails.
E	Sprinkler valves and pipes at lower ground floor	Currently located within apartment No. LG01 and in front of two windows, this item is proposed to be relocated in the corridor near the entrance to the floor, within a specially created recess to house it. It will need to be carefully dismantled with a cut to the ceiling level required. It is proposed to be cleaned, repaired and repainted, and then	Minor negative impact associated with relocation of the feature however this is mitigated by relocation which allows the feature to remain on display.

		relocated within the recess with exactly the same configuration. Wall pattressing and fixing brackets will be required. A heritage plaque, explaining the history, use, original location and relocation process will be fixed next to the item.	
F	Safe door at lower ground floor level	The element is currently on the floor after the wall that hosted it was demolished. It is proposed to be cleaned, treated for rust, and redecorated. To facilitate its retention and relocation along the corridor, its thickness will be reduced to a maximum of 350mm. With health and safety in mind, it will be placed in a corridor that is used solely for access to one apartment. The element will be securely fixed to the lift block wall shaft with brackets, and additional pedestals will be installed on the floor to help distribute the weight.	Minor negative impact associated with the adaptation and relocation of the feature however this is mitigated by the restoration undertaken and the relocation which allows the feature to remain on display.
G	Concertina doors and scissor gates at lower ground floor	Both elements are proposed to be removed from their original location to make space for a platform lift. They will be sanded, cleaned, and hung fixed open on the corridor walls near their	Minor negative impact associated with relocation of the features however this is mitigated by relocation which allows

		original location. Patrestressing will be required for both elements.	the features to remain on display.
F	Main entrance lobby at upper ground floor	The entrance requires a comprehensive refurbishment. The main door needs to be repaired, sanded, and redecorated in the same colour as existing. The ironmongery should be upgraded, and security features integrated. A new secondary internal door will be installed, fully glazed with the top following an arched architrave, and the frame will be coloured RAL 7022. Decorative timber panels will be retained, repaired, and redecorated. Lath and plaster walls will be repaired where damaged, and the half-height tile decoration will be refurbished with missing tiles replaced where possible. The wall colour will be determined as part of the overall colour scheme concept. Plaster decorations and mouldings will be repaired where cracked and repainted in white.	Major positive heritage impact. The redecoration scheme should be informed by historic paint analysis and detailed methodologies agreed.
G	Sprinkler valves and pipes at upper ground floor	Currently located within apartment No. UG01, this item is	Minor negative impact associated with relocation of the feature however this

		proposed to be relocated to the entrance lobby. It will need to be carefully dismantled, including a cut to floor level. The item will be cleaned, repaired, and repainted. While the preference is to avoid enclosing it in a glazed box, this may be necessary if, after refurbishment, the metal parts remain too sharp. Wall pattressing and fixing brackets will be required. Additionally, a heritage plaque explaining the item's history, use, original location, and relocation process will be installed next to it.	is mitigated by relocation which allows the feature to remain on display.
H	Window timber surrounds at upper ground floor	Present only on Richmond Street, these elements are proposed to be dismantled, refurbished, repainted, and then reinstalled in their original location. Secondary glazing will be fixed and sealed against the timber panels, with timber pattresses added behind the panels for support.	Neutral heritage impact subject to methodology of works ensuring no damage is caused.
I	Concertina door and scissor gate at upper ground floor	The concertina door is to be removed, refurbished, and relocated within the lobby in a fixed open position. The paint will be stripped.	Minor negative impact associated with relocation of the feature however this is mitigated by relocation

		The door will be supported by hanging brackets, with pattressing required behind for additional support.	which allows the feature to remain on display.
J	Rotary alarm gong at upper ground floor	To be cut from floor, refurbished, repainted and relocated within circulation area near Hoist shutter. To be securely fixed back to wall with pattressing required. The preference would be for it to be not enclosed in a glazed box, however it might be required if after the refurbishment, the metal parts will be retained too sharp. A heritage plaque explaining the history, use, original location and relocation process to be fixed next to the item.	Minor negative impact associated with relocation of the feature however this is mitigated by relocation which allows the feature to remain on display.
K	Concertina doors and scissor gate at upper ground floor	Concertina door to be left in place and fixed to top and floor to open position. Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. Old paint to be removed.	Minor negative impact associated with alteration to lintel and adaption of feature.
L	Timber and glass screen at upper ground floor	The partition is to be refurbished and repainted, with glass	Minor negative impact associated with alteration of feature however historic

		replaced where necessary, and a new door fitted. To allow sufficient headroom for the door after the new floor is raised, the door over panel will need to be removed. It is proposed that the over panel be fixed above the door as a heritage item. The base of the partition will need to be cut to accommodate the installation of the floor fire compartment system.	fabric is retained as far as possible.
M	Fireplace at upper ground floor	Rust treatment required. To be repaired, redecorated and put back in place as a heritage item. To be lifted above new floor level.	Neutral impact with the relocation of the feature balanced against the restoration.
N	Window reveal at upper ground floor level	To be refurbished, repainted white and located back in place. Secondary glazing to be fixed and sealed against timber panels with timber pattress added behind panels to support those elements.	Neutral heritage impact subject to methodology of works ensuring no damage is caused.
O	Timber panel at second floor level	Glazed timber panel to be repaired and relocated within corridor as heritage feature. Glass to be replaced with same type where damaged, timber to be repainted. To be hung to the wall through brackets. Pattressing required.	Minor positive heritage impact associated with the restoration of this feature and retention on display.

P	Concertina doors and scissor gates to second floor level.	Concertina door to be left in place and fixed to top and floor to open position. Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. Old paint to be removed.	Minor negative impact associated with alteration to lintel and adaption of feature.
Q	Concertina doors and scissor gates to third and fourth floor level.	Concertina door to be left in place and fixed to top and floor to open position. Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. Old paint to be removed.	Minor negative impact associated with alteration to lintel and adaption of feature.
R	Timber panels (removed)	Previously, it was noted that there were missing timber panels in Mindel House, identified in the approved proposal to be preserved as heritage features within corridors. Upon reviewing heritage records, it has become evident that the timber elements indicated in the drawings were originally part of timber partitions. Unfortunately, these elements are now lost. However, due to their combustibility, it would not have	The timber panels were not considered to be original but were of some age. The loss of these features is regrettable and has a minor negative impact .

		been feasible to place them along escape corridors as previously proposed.	
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11 Bloom Street

	Proposed Amendment	Summary of Reason for Amendment	Impact on Heritage Significance and Mitigation
1.	Internal layout changes to apartments	To improve layout for functionality and amenity reasons and ensure compliance with relevant building regulations. Revised arrangement also allows for more columns to be retained on display.	Moderate Positive Heritage impact by retaining more heritage features on display, whilst more open layouts allow for the open character of the warehouse to be better appreciated.
2.	Design change to roof extension elevations and removal of 3no. balconies to alleyway elevation.	To allow for a simplified roof extension design and more functional accommodation within the roof extension.	Neutral Impact due to the minor nature of the external changes. The roof extension will still be viewed as a simple and modern contemporary addition to the listed building.
3.	Alterations to alleyway elevation and design of Bloom Street hovel area associated with changes to bin and cycle storage	To address the capacity and operational issues associated with bin storage, and to ensure bin storage is easily accessible by residents that need to take a lift and platform lift to get there. Design and heritage improvements to the area.	Minor positive impact repairing and restoring this part of the building with a design solution that reflects the character of the building, whilst providing a high quality entrance. Compliance with refuse

			and cycle storage measures is a further benefit.
4.	Changes to alleyway to improve accessibility	The alleyway surface comprises stone cobbles which is not practical for wheelchair users or other people with mobility issues. To improve the access it is proposed to create a smooth central pathway by removing an area of cobbles and laying new stone paving to match the colour of the existing cobbles and stone in the alleyway area. The drainage and damp proofing will be enhanced as part of the works to the alleyway.	Minor negative impact associated with changes to the alleyway however this needs to be balanced against the improved access arrangements.
5.	Reduced structural intervention	This change allows for 6 previously proposed vertical columns through the building to be omitted. This means loss of floorboards is avoided and the negative visual impact of columns is also avoided.	Major Positive Impact
6.	Revisions to previously approved Environmental Standards Statement	The previously approved Environmental Standards Statement cannot be complied with whilst being sensitive to the heritage significance of the	Positive impact by ensuring environmental improvements can be undertaken to the building

		building. The report is therefore updated to ensure consistency.	whilst maintaining the heritage significance.
7.	Changes to ventilation strategy	The change to individual MVHR per dwelling allows for reduced extent of ventilation pipework laterally and through the building and removes the requirement for roof-mounted external ventilation plant. The change requires external grilles to be installed to the external elevations of the building.	Overall, the more efficient pipework routes which has a positive impact are considered to balance against the negative impact associated with the installation of external grilles to the elevations of the building. This impact can be mitigated through the specification of an appropriate grille design which reflects the character of the building. This will be agreed at condition discharge stage which will also allow for the workmanship to be agreed. Subject to this mitigation the overall heritage impact is judged to be neutral .
8.	Removal of area of brick wall from apartment B104	Removal required to facilitate functional apartment layout as previously approved layout would not have been functional due to height of safe door opening and the dark and cramped conditions that would have resulted.	Minor negative heritage impact

9.	Proposed lead to encapsulate the existing perimeter parapet stone copings and dress into new formed boxed gutters	Works to ensure weathertightness and prevent stone parapet from degradation.	Minor negative heritage impact
10.	Proposed demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level, 11 Bloom Street	Removal of non-original retained element brickwork to improve accommodation within apartment 503 and improve buildability.	No heritage impact
11.	Removal of dryriser inlet from façade	The dryriser inlet was previously on the Bloom Street elevation to one of the lower ground floor windows. A revised strategy allows the dry riser to be located through the main entrance which avoids the requirement for this feature on the external elevation.	Moderate positive heritage impact.
12.	Reduction in amount of external plant on roof and removal of screen	The changes to the ventilation strategy previously identified, the change in approach allow for a reduction in the external roof	Moderate positive heritage impact associated with a cleaner roofscape and removal of the plant screen.

		plant and means the plant screen can also be omitted.	
13.	Provision of additional plant space	The review of the M+E strategy for the building requires additional plant space.	Minor negative impact associated with the additional loss of ceiling / floor fabric to allow for a vertical riser. The plant space enclosure could be removed at a future point without lasting impact.
14.	Removal of rooflight above staircase, relocation of AOV above staircase and removal of one AOV from roof.	These changes ensure that the necessary AOVs are provided in the correct location. The proposed rooflight over the main staircase is removed with sufficient natural light provided from the 5 th floor level. The current lightwell over the staircase is not a heritage feature which should be replicated atop the new extension.	Neutral heritage impact with these works relating to the roof of the new roof extension.
15.	Rear staircase landing retained for access and maintenance	This change is for functional purposes to ensure access and maintenance to the rear stair area.	No heritage impact
16.	Provision of sprinkler tanks at lower ground floor level in place of relocated bin store	The relocation of the bin store to the ground floor allows the space at lower ground floor to be used for sprinkler water tanks. This allows for a revised fire strategy to be proposed using a sprinkler	Minor negative heritage impact associated with removal of fabric however this needs to be balanced against the more open

		system which in turn allows for improved apartment layouts. The removal of masonry piers in this location is necessary to enable the functionality of this space.	apartment layouts achieved.
17.	Addition of switch board and fire service area adjacent to alleyway entrance	The switch board and fire service area will be created adjacent to the lobby on ground floor level. This space was previously to be cycle storage but this is now relocated. The enclosure for the installations will be a reversible change with no loss of historic fabric.	Neutral – minor negative heritage impact associated with this reversible intervention.
18.	Rehang main entrance lobby door so doors open outwards to comply with fire strategy	The lobby door is an original feature of high significance. This change is necessary for fire safety reasons and to aid egress in the event of an emergency.	Minor negative heritage impact associated with the change to this original feature, however this is necessary for fire safety.
19	Fire rated plasterboard installed to achieve compartmentation against existing features	On the upper ground floor level fire rated plasterboard is proposed to existing lath and plaster to achieve necessary fire compartmentation.	Minor negative heritage impact. The change conceals historic fabric although is necessary and reversible at future point if required.
20.	Approach to Identified Heritage Features	To ensure buildability and deliverability of the development.	See below

A	Main staircase up to level 3	The feature timber stair extending from the ground to level 3 is the only escape stair. It is proposed to be repaired and redecorated, with the lath and plaster ceiling reinstated where removed to conceal reinforcement works.	Minor positive impact. Redecoration to be informed by historic paint analysis. Reinforcement works to be confirmed.
B	Rear staircase – level 1 to 4	Timber stair extending from level 1 to 4 proposed to be retained as heritage item only. Not usable by residents but accessible via a service ladder for cleaning and maintenance only. Other than cleaning, no additional intervention is proposed for this item.	Neutral impact
C	Fireplace at lower ground floor	Fireplace to be retained as feature with exposed brickwork. To allow exposure it is required to be partially reconstructed after required tanking system is installed behind.	Minor negative impact associated with the adaption of this feature
D	Overhanging window to lower ground floor	The metal frame is proposed to be retained or reproduced identically if found to be excessively damaged. Currently, there are four existing windows whose condition will be assessed by a specialist. Additionally, two extra windows need to be reinstated at openings currently	Moderate positive impact associated with the restoration of this feature. Final details and methodology to be confirmed.

		used as doors. Reconstruction of the window surrounds may be necessary in those locations.	
E	Main entrance lobby at upper ground floor level	The entrance requires a comprehensive refurbishment. The main door will be repaired, sanded, and redecorated to match the existing colour. Ironmongery will be upgraded, and security features integrated. The glazed internal timber door will be repaired, sanded, and repainted. The opening swing and hinges will be reversed to allow outward opening for escape purposes. Ironmongery will also be upgraded. Lath and plaster walls will be locally repaired and replastered where necessary. Plaster roses and decorations will be repaired where cracks are present and redecorated. The decorative arch above the door will be retained and repaired. A new glazed door with an over panel will be constructed following the shape of the arch. All colours will be selected from the heritage palette as part of the interior design colour scheme.	Major positive heritage impact. The redecoration scheme should be informed by historic paint analysis and detailed methodologies agreed.

F	Safe door to first floor level	Safe door to be refurbished as follows: Treated for rust and then repainted in anthracite grey. To be left in place but lifted in line with the new raised floor level. Heavy-duty support required underneath to spread the load. It will be located within a wet room; therefore, the paint is required to be moisture-resistant.	Minor negative impact associated with the adaption of this feature.
G	Concertina door and scissors gate	Concertina door and scissors gate to be left in place and fixed to top and floor to open position. Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. If still present, old paint to be removed.	Minor negative impact associated with alteration to lintel and adaption of feature.
H	Cornicing (various locations but mainly 1 st floor level)	They are proposed to be boxed in when clashing with partitions, and for aesthetic reasons, when inside a room, to be reconstructed for continuity up to the next partition.	Minor positive impact associated with repair and reinstatement of cornicing.
I	Stair lobby	Lath and plaster wall to be locally repaired and replastered where required. Plaster pillar and decorations to be repaired where cracks are present and redecorated.	Major positive heritage impact. The redecoration scheme should be informed by historic paint analysis and detailed methodologies agreed.

		All colours to be selected as part of the interior design colour scheme within the heritage palette.	
J	Fireplace	Fireplace opening to be refurbished and retained as a feature. Top to be blocked off. Work has been carried on site, however further investigations on the new plaster is required to confirm that works have been carried to a satisfactory standard.	Neutral impact
K	Concertina doors and scissors gates at second, third and fourth floor	Concertina door and scissors gate to be left in place and fixed to top and floor to open position. Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. If still present, old paint to be removed.	Minor negative impact associated with alteration to lintel and adaption of feature.

5.3 Having regard to the above assessments it is concluded that most of the amendments will either have no heritage impact or will have minor positive impacts. Whilst a number of works will have some negative impact these are either at the low level of harm, or mitigation can be identified to minimise harm as far as possible.

5.4 The amendment works have been established based on further detailed investigation and specialist input, which has considered a range of alternative options. Ultimately, consideration of the alternative options through a conservation-led approach has been adopted which has determined the proposed solutions which are proposed through the

amendment applications. This approach aligns with Paragraph 201 of the NPPF which requires that the potential impact on the conservation of a heritage asset should be minimised through a proposal.

5.5 The amendment works which are associated with some adverse impact are limited and are clearly justified within the application submission. Such works can only be considered to amount to less than substantial harm having regard to the tests of the NPPF. This level of harm can be weighed against the public benefits associated with the scheme. These were set out within the previous Heritage Statements for each building and included:

- The sympathetic restoration of two Grade II listed buildings with residential use, which will secure their long-term future, ensure the retention of historic/architectural features and minimise impact on the buildings' fabric.
- The development of a scheme that will have a positive impact on the Bloom Street, Richmond Street and Minshull Street streetscenes.
- The provision of a use that will have a positive impact on the regeneration of this part of the City Centre. The mix of housing will meet an identified need for accommodation in Manchester City Centre and contribute to the creation of a sustainable community.
- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents.
- The encouragement of further investment into the City Centre and the provision of a use that will encourage natural surveillance to help reduce crime and the fear of crime.

5.6 These benefits continue to apply to the amended scheme and outweigh the cumulative limited minor adverse heritage impacts which have been identified.

5.7 With specific reference to the proposed amendments, whilst some harm has been identified to the significance of the listed buildings resulting from the amendments to the approved scheme, this harm is regarded to be 'less than substantial'. in accordance with NPPF Paragraph 202, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. In addition to the proposals being for a scheme which will secure the long-term use of the buildings, the amendments to the scheme are necessary to ensure it can be completed. The amendments will deliver the following specific planning / public benefits:

- Enhanced residential amenity by providing improved apartment layouts to provide more functional layouts.
- Improved accessibility into and through the buildings. The revised scheme now complies with Part (M)1, all clear widths now comply with Part (M)1, and all bathrooms comply with Part (M1) minimum requirements. Access via the alleyway is enhanced with a level surface provided and residents of 11 Bloom Street will not have to share the same platform lift used for accessing the bin store.
- Improved waste management arrangements are provided with the correct level of bin provision made and bins provided at ground level to allow for efficient servicing to take place.
- 100% cycle parking provision (80 spaces) is now achieved (compared to 48 spaces previously) thereby helping to promote cycling as a sustainable means of travel.

5.8 Based on the above, the provisions of paragraph 202 of the NPPF are met. On the basis of this assessment it is concluded that the proposed scheme complies with relevant heritage policies of the NPPF, PfE policy JP-P2; Core Strategy Policies CC 1, EN 1 and EN3; and Saved UDP Policy DC19.

Impact on the Setting of Heritage Assets

- 5.9 With regards to setting, paragraph 200 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 201 requires local planning authorities to consider the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), when considering the impact of any proposals, in order to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.10 Both Mindel House and 11 Bloom Street are individually Grade II Listed. Careful consideration has therefore been given throughout the project to the potential impact of the proposals on the setting of these designated heritage assets. This has remained the approach during the detailed design of the scheme which has resulted in the requirement for the amendments set out above. The proximity of the site to other designated heritage assets, including City Police Courts (Grade II* listed) on the opposite side of Minshull Street from Mindel House, which were designed by Thomas Worthington in an Italian Gothic style and built between 1868 – 1871; and, 8 Minshull Street/42 Bloom Street (Grade II listed) located on the opposite side of Bloom Street. A description of the setting and significance of these nearby designated heritage assets was provided within the original Heritage Statements for each building.
- 5.11 The external works to the building are considered to be the key works which have the potential to influence the setting of the heritage assets. As identified previously the external works are limited to:

Mindel House

1. Changes to ventilation strategy
2. Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof
3. Proposed lead waterproof lining from the existing box gutter to encapsulate the existing perimeter parapet stone copings and replace the existing felt waterproofing

4. Retention of blind windows to Richmond Street elevation
5. Revised design to treatment of loading slot to alleyway elevation
6. Relocation of proposed AOV to above staircase to ensure functionality
7. Alteration to design of alleyway entrance

11 Bloom Street and Alleyway Area Proposed External Amendments

1. Design change to roof extension elevations and removal of 3no. balconies to alleyway elevation
2. Alterations to alleyway elevation and design of Bloom Street hovel area associated with changes to bin and cycle storage
3. Encapsulate the existing perimeter parapet stone copings
4. Changes to alleyway to improve accessibility
5. Changes to ventilation strategy
6. Demolition of existing alleyway facing section of brickwork to the former lift hoist shaft housing at roof level
7. Removal of dryriser inlet from façade
8. Reduction in amount of external plant on roof and removal of screen.

5.12 The above external changes do not fundamentally affect the appearance of the application buildings with only minor changes to the elevations and roofs. The main changes relate to the yard area between the building however this has limited intervisibility and influence on the setting of the City Police Courts and 8 Minshull Street / 42 Bloom Street. Overall, the external changes are considered to have a neutral impact.

5.13 Crucially however the proposed amendments will facilitate the delivery of the overall development proposal which will bring two long-term vacant buildings back into active use, together with the associated refurbishment works that are proposed. The scheme will dramatically improve the external appearance of the application buildings and will involve cleaning, repair and restoration of brickwork and stone; reopening blocked windows and doorways; refurbishment of existing timber windows; refurbishment and reinstatement of iron railings. For these reasons the scheme accords with National and Local planning policy and

will have a positive impact on the setting of the City Police Courts and 8 Minshull Street / 42 Bloom Street.

6. Overall Summary of Impact and Conclusion

- 6.1 This Heritage Assessment Addendum is submitted in support of revisions to the previously approved residential development at Mindel House and 11 Bloom Street to convert these two Grade II listed buildings to 80 apartments.
- 6.2 Following building surveys, and the input of specialists and detailed design work led by Russell WHBO and Horizon Fletcher Rae, a series of minor amendments to the approved development have been identified. There are no fundamental changes to the scheme, and all amendments are regarded to be minor in nature.
- 6.3 Whilst some harm has been identified to the significance of the listed buildings resulting from the amendments to the approved scheme, this harm is regarded to be 'less than substantial'. in accordance with NPPF Paragraph 202, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The proposals will achieve the following benefits by facilitating the delivery of the overall development:
- The sympathetic restoration of two Grade II listed buildings with residential use, which will secure their long-term future, ensure the retention of historic/architectural features and minimise impact on the buildings' fabric.
 - The development of a scheme that will have a positive impact on the Bloom Street, Richmond Street and Minshull Street streetscenes.
 - The provision of a use that will have a positive impact on the regeneration of this part of the City Centre. The mix of housing will meet an identified need for accommodation in Manchester City Centre and contribute to the creation of a sustainable community.

- Securing direct investment into the local community through the provision of jobs during the construction stage and spending in nearby facilities by future residents.
- The encouragement of further investment into the City Centre and the provision of a use that will encourage natural surveillance to help reduce crime and the fear of crime.

6.4 More specifically the amendments also offer benefits compared to the previous approval which include:

- Compliancy with latest building regulations relating to accessibility. The revised scheme now complies with Part (M)1, all clear widths now comply with Part (M)1, and all bathrooms comply with Part (M1) minimum requirements. Access via the alleyway is enhanced with a level surface provided and residents of 11 Bloom Street will not have to share the same platform lift used for accessing the bin store.
- Improved internal layout and space optimisation.
- Reduced heritage impact / securing further heritage benefits.
- Improved accessibility into the buildings and within the alleyway area.
- Improved waste management arrangements are provided with the correct level of bin provision made and bins provided at ground level to allow for efficient servicing to take place.
- Achievement of 1:1 cycle parking provision.
- Improved buildability and future maintenance.

6.5 Any identified harm to the significance of the listed buildings will be significantly outweighed by the above public benefits, including the multiple heritage benefits of the scheme. No material harm to the setting of any other designated heritage asset was identified.

- 6.6 This Heritage Assessment Addendum has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the variation of condition applications through to determination.