



117-119 Portland Street, Manchester
Heritage Statement

April 2024

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1. Introduction and Context

- 1.1. This Heritage Statement has been prepared by Deloitte to support an application for the refurbishment of the Grade II Listed 117-119 Portland Street, Manchester ('the Site'). The Site forms part of a Grade II Listed Building (113 – 119 Portland Street). The Applicant is Bruntwood AV Limited.
- 1.2. 113-119 Portland Street was acquired by the Applicant in 2002.
- 1.3. The Site is in office use and it is intended to remain so, with the addition of ancillary uses to the basement. The previous tenant has recently vacated the Site and this presents an opportunity to conduct sensitive refurbishment works, in order to ensure that it meets current market requirements, including sustainability; and therefore continues in optimum viable use as an office building.

Site Context

- 1.4. The Site is located in Manchester City Centre.
- 1.5. The Site is bound by Portland Street to the north, 113-115 Portland Street to the east, access road and Linley House to the south, and Dickinson Street to the west.
- 1.6. The Site fronts onto Portland Street, one of the major thoroughfares in Manchester City Centre which runs from Oxford Road to the west to Piccadilly to the east.
- 1.7. The surrounding land comprises a large range of uses, including but not limited to commercial and leisure uses given its location in Manchester City Centre.
- 1.8. The Site is within a highly accessible location within Manchester City Centre, with close proximity to a wide range of public transportation whilst easily accessible from all part of the City Centre on foot.
- 1.9. The Site is located within the Whitworth Street Conservation Area and is emblematic of the Area's special interest. The Whitworth Street Conservation Area was designated in 1974 and is described as:

"Uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city¹."

¹ [Introduction | Whitworth Street Conservation Area | Manchester City Council](#)



Figure 1- Whitworth Street Conservation Area (marked in green) and Site boundary marked in red (Base map from Google My Maps accessed 29 February 2024)

Listing

- 1.10. The Site is part a a cluster of former warehouses on Portland Street; and is specifically part of 113-119 Portland Street which was Grade II Listed in February 1989 (list entry number: 1246957). The full listing description is as follows:

“Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled (b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.”

Scope of this Report

- 1.11. This report is prepared in order to provide the design team with an assessment of the significance of the Site to allow the refurbishment to be designed in a way which conserves and enhances the special interest of the Site.

Report Structure

- 1.12. The National Planning Policy Framework (NPPF, December 2023) provides the Government’s national planning policy on the conservation of the historic environment. In respect of the information required for applications, Paragraph 200 states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”².

1.13. In light of these requirements this Statement is structured as follows:

- Section 2: Site History
- Section 3: Planning Policy and Guidance
- Section 4: Assessment of Significance

Research Methodology

1.14. The assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF).

1.15. The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

- National Heritage List for England (Historic England (HE));
- Manchester City Council planning portal;
- Old Maps online and Ordnance Survey Maps from National Library of Scotland;
- Detailed visual site inspection carried out 8 January 2024 and 21 February 2024; and,
- Other published sources of information which are referenced where relevant, and set out in Appendix A – Bibliography.

Authorship

1.16. The report has been prepared by Deloitte as part of Deloitte LLP.

1.17. Authors: Katie Wray (BA (Hons), MPLAN, MSc, MRTPI); Rachel Hopkins (BA (Hons), MA, MRTPI), and Ragini Dutta (BArch MPLAN MSc PGDip).

² Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework (NPPF), Paragraph 200.

2. Site History

- 2.1. 113-119 Portland Street was originally built as a shipping warehouse in Manchester. Though initially built as a single block around a courtyard, the building seems to have been built for multiple occupation. 113-115 Portland Street was originally occupied by merchant partnership James & Co. agents, who specialised in carpet and felt manufacturing and were agents for Firth, Williams & Co. who were also carpet manufacturers. 117-119 Portland Street was originally occupied by a different merchant partnership – Schwann, Modera, and Co who specialised in velvets, velveteens, cords, and moleskins³. There were also other merchant occupiers specialising in a variety of products, which has been set out later in this Section. The building sits adjacent to many other home trade and shipping warehouses on Portland Street and Princess Street built around the same time, slowly replacing heavy industrial developments which previously occupied the area. The grandeur of these Victorian warehouses reflects an important period in Manchester's industrial history when the city was at its pinnacle of cotton trade and was attracting wealthy merchants and traders from as far as America. The following section will explain this evolution further in detail.
- 2.2. Although this Statement is concerned with 117-119 ('the Site'), this site history will discuss the development of the full site – 113-119 to provide a complete understanding of the history and significance.

History of Manchester⁴

- 2.3. The first major settlement of what is now Manchester City Centre was established by the Romans in AD 79, who built a fort at Castlefield. By the 13th century the Grelley family had established a manor house north of the Roman fort, recorded in 1184. The medieval town then grew around the manor house, although nothing predates the fifteenth century survived.
- 2.4. The parish church (made a cathedral in 1847) was made collegiate in 1421 and was almost completely rebuilt thereafter. The priest's college with its great hall (now Chetham's School and Library) was erected on the site of the Grelley manor house and is the best and most intact example of its type in the country.
- 2.5. Manchester was described by the Royal Antiquary John Leland as "the fairest, best builded town" he had ever seen, following a visit to the north in 1538. By the end of the 16th century Manchester's population had more than quadrupled and was being seen as a centre for the cloth trade. Manchester's specialism for cotton containing cloth was firmly established by the end of the 17th century as the centre of a network of south Lancashire towns that specialised in the production of cotton containing cloth.
- 2.6. Manchester came under siege during the Civil War in 1642, along with a serious outbreak of the bubonic plague in 1645, caused trade to come to a halt. However, recovery came quickly as merchants resumed their activities and inward migration renewed the population.
- 2.7. The establishment of the church of St Ann in 1709 and the laying out of St Ann's Square in 1720 to the south of the old town centre was the first major planned development outside the medieval town. The church, along with two greatly altered houses on King Street, are thought to be all that remains of this period of development.

³ The list of occupiers was found in Slater's Directory of Manchester & Salford, 1876 (Part 1 and Part 2)

⁴ The principal sources for this section are:

Hartwell, Clare, Manchester Pevsner Architectural Guides, Yale University Press, London

Kidd, Alan, Manchester: A History, Carnegie Publishing Ltd, Lancaster

Makepeace, Chris, A Century of Manchester, Sutton Publishing Ltd, Stroud

Mason, Amanda, The Manchester Blitz, Imperial War Museum, <https://www.iwm.org.uk/history/the-manchester-blitz>. Accessed 6 February 2024.

Schofield, Jonathan, My Guide to Manchester, Manchester Books Ltd, Manchester

- 2.8. Increase in trade was facilitated by better infrastructure. The roads to Stockport, Oldham and Ashton-under-Lyne were all turnpikes by the early 1730s, and links to Liverpool and the west improved when the Irwell and Mersey navigation opened in 1736.
- 2.9. By the second half of the 18th century, Manchester had become a first rank provincial town. Trade was burgeoning, centred on the cotton industry, although production was mainly in domestic workshops.
- 2.10. Towards the end of the 18th century the town experienced rapid expansion facilitated by sales of large parcels of land in and around the centre in response to increasing demand and soaring land values.
- 2.11. As urban and industrial expansion gathered pace, Manchester gained international reputation in the 18th and 19th century as a textile industry town, with cotton spinning and weaving mills representing the cotton factory system.
- 2.12. Industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transport for bulky loads of goods. The country's first canal (1759-65), built by the Third Duke of Bridgewater with its terminus at Castlefield, and significantly assisted the growth of trade. This was followed by the Bury-Bolton, Manchester- Ashton- Oldham and Manchester- Rochdale canals between 1790 and 1806, while the Rochdale Canal was completed in 1804 with a short section accross Manchester which is linked to the Bridgewater Canal at Castlefield. These canals turned Manchester into an inland port.
- 2.13. The construction of railways soon followed with the world's first passenger railway terminus, the Liverpool and Manchester built in 1830 and now preserved as part of the Manchester Museum of Science and Industry. Store Street Station (later London Road, now Piccadilly) opened in 1842. The construction of new railway lines, stations, goods warehouses and depots led to further redevelopment in central Manchester as acres of land were cleared to accommodate the infrastructure required by the railways.
- 2.14. The rapid experimentation and development of technology led to Manchester becoming a world centre of engineering by the end of the 19th century.
- 2.15. By the Victorian era, the City was an urban and industrial colossus, with thriving industries such as iron-founding, engineering, bleaching and dying, as well as cotton spinning. In 1844, Benjamin Disraeli called Manchester "the most wonderful city of modern times".
- 2.16. Commerce and trade, however, were then more important than manufacturing; the Exchange, which was extended in 1847, had to be rebuilt in 1869-74. Nevertheless, the system of local government lagged behind and it wasn't until 1838 that a municipal corporation was secured, which provided for the creation of new boroughs with elected councils. The manorial rights were bought by the Corporation in 1848, and a decade later Manchester became administratively a city.
- 2.17. Increasing specialisation in trade and distribution led to warehouses being built in Manchester after 1825. They were used to store agricultural products brought in for the growing Manchester population; and imported raw material which would usually be cotton and finished products such as clothing and dress accessories, ready to be exported. Initially the warehouses were clustered in the Shudehill and Smithfield districts close to the cotton mills in Ancoats but soon started being built in other parts of the city centre as Manchester became the largest textile centre in the world⁵.
- 2.18. The Manchester Ship Canal opened in 1894 and made Manchester a post of international stature, helping to diversify the economic base of the region. Importantly, it cushioned the interwar recession impact brought to City.
- 2.19. The suburbs greatly expanded during the inter-war years, with more than 27,000 council houses erected between 1924 and 1938, but council rents were still out of reach for the have-nots. Housing conditions were

⁵ (English Heritage, 2002)

still appalling in the older inner suburbs of Ancoats, Angel Meadow, Chorlton-on-Medlock, and in the Hulme area.

- 2.20. Throughout the 1920s and 1930s a limited programme of slum clearance was undertaken; however, progress was slow because of national government limits on Local Corporation spending.
- 2.21. On 1 September 1939, Germany invaded Poland, and World War II began. Like other big industrial cities in Britain, Manchester suffered aerial bombardment during the conflict. Manchester was hit by two nights of air raids in December 1940. These are often referred to as the 'Christmas Blitz'.
- 2.22. The end of World War II bought a period of decline in manufacturing and the city's economic status. The cotton industry collapsed by the 1950s and drastic industrial decline began in the 1960s.
- 2.23. Housing remained a problem and the City responded with high rise and deck access solutions in the 1960s and 70s, which, along with widespread unemployment, exacerbated social problems.
- 2.24. The later part of the 20th century, Manchester was notable for the beginning of regeneration, with exemplary conservation schemes and effective re-use of historic buildings, including the opening of the G-Mex Exhibition Centre in 1986 – the old Central Station, and renewal of the Castlefield area from the 1980s.

History of Manchester Warehouses

- 2.25. The need for warehouses grew as Manchester had risen to be the largest textile centre in the world by mid-19th century, and they were usually built with considerable architectural interest. The front of the warehouses facing the main streets was often used as offices whilst the rear of the buildings was mostly storage space and for the inspection of the cotton goods in natural light⁶. This has resulted in buildings, often six to seven storeys in height, with opulent front facades in brick and/or terracotta and the rears almost entirely glazed, of which the Site is no exception.
- 2.26. The thriving cotton trade gave central Manchester a distinctive physical appearance, so much so its architecture was regarded as the most advanced and innovative in the United Kingdom by the mid-18th century. An increasing rise in new warehouses in the latter half of the 19th century, bolstered by the 1870 Education Act and introduction of cheap parcel post in 1882, led to warehouses being built with significant architectural characteristics. In particular, warehouses that were built in mid-Victorian and Edwardian era in Manchester were one of the glories of Manchester's architectural heritage⁷. They were concentrated in the Dale Street and Portland Street area, because there was a need for larger and grander warehouses which would reflect the wealth of the merchants and provide ample natural light for inspection of goods. Much of central Manchester is still defined by ornate warehouse architecture from Northern Quarter down Portland Street, and Whitworth Street to Great Bridgewater Street. The architecture of textile marketing is still intact in the area around Princess Street and Whitworth Street, and this is the primary reason for the designation of this area as the Whitworth Street Conservation Area.
- 2.27. Different types of warehouses were built at that era servicing different purposes. Home trade warehouses served the home market and retailers to inspect the goods and make orders, these warehouses often came with impressive hall or foyer and showrooms made of mahogany counters beneath the windows where goods could be inspected. Shipping warehouses proliferated with the opening-up of foreign trade in early 19th century, where goods were still received and inspected, there were less emphasis on impressive interiors⁸.
- 2.28. Following the decline of the textile industry in the 1920s, many of these warehouses became vacant. In more recent years, some of them were converted into residential flats and offices, breathing a new life into these buildings which signify Manchester's past as the textile centre in the world.

⁶ History | Whitworth Street Conservation Area | Manchester City Council

⁷ Kidd, A. (2011). Manchester A History by Alan Kidd. Carnegie Publishing. P. 104-105

⁸ Hartwell, C. (2002). Pevsner Architectural Guide Manchester. Yale University Press

History of the Site

- 2.29. Portland Street was known to be one of the biggest concentrations of Manchester warehouses in the region, which became monuments to the importance of the trade, boasting a mixture of bold architectural significance and functionality⁹.
- 2.30. The area where the site is now located remained vacant in the early 19th century amidst speculatively laid out streets largely in grid pattern in Manchester City Centre. West-bound Portland Street stopped at the David Street (now known as Princess Street) junction and the area running west was vacant, albeit Oxford Road was opened in 1790. It is indicative of the trend of westward development from the City Centre to Oxford Road area.
- 2.31. It has been suggested that the building could have been designed by Cleggs and Knowles architects but that is not verified¹⁰.
- 2.32. The following maps show how the full site (113-119 Portland Street) and the surrounding areas developed. The full site has been marked with a red line boundary.



Figure 2 - Excerpt from Roper map 1807 with approximate area of the site indicated by a red line (Manchester Historical Maps accessed 6 February 2024¹¹)

- 2.33. Figure 2 shows that the site was vacant in 1807 and development is concentrated towards the north and east of the site. Development around the site is limited to a few industrial buildings such as Union Corn Mill. The industrial building closest to the site can be seen having a canal arm connection from Rochdale Canal. St. Peter's Church which initially occupied St. Peter's Square is in close proximity. Portland Street and Faulkner Street which then ended at David Street have some development on either side. Oxford Road though defined as a major roadway has very little development surrounding it.

⁹ English Heritage. (2002). Manchester: The Warehouse Legacy An Introduction and Guide. English Heritage.

¹⁰ Manchester Victorian Architects, n.d. Warehouse Portland Street/ Dickinson Street, available from portland-streetdickinson-street, accessed March 2024

¹¹ Manchester Historical Maps, <https://manchester.publicprofiler.org/beta/index.php>, accessed 6 February 2024

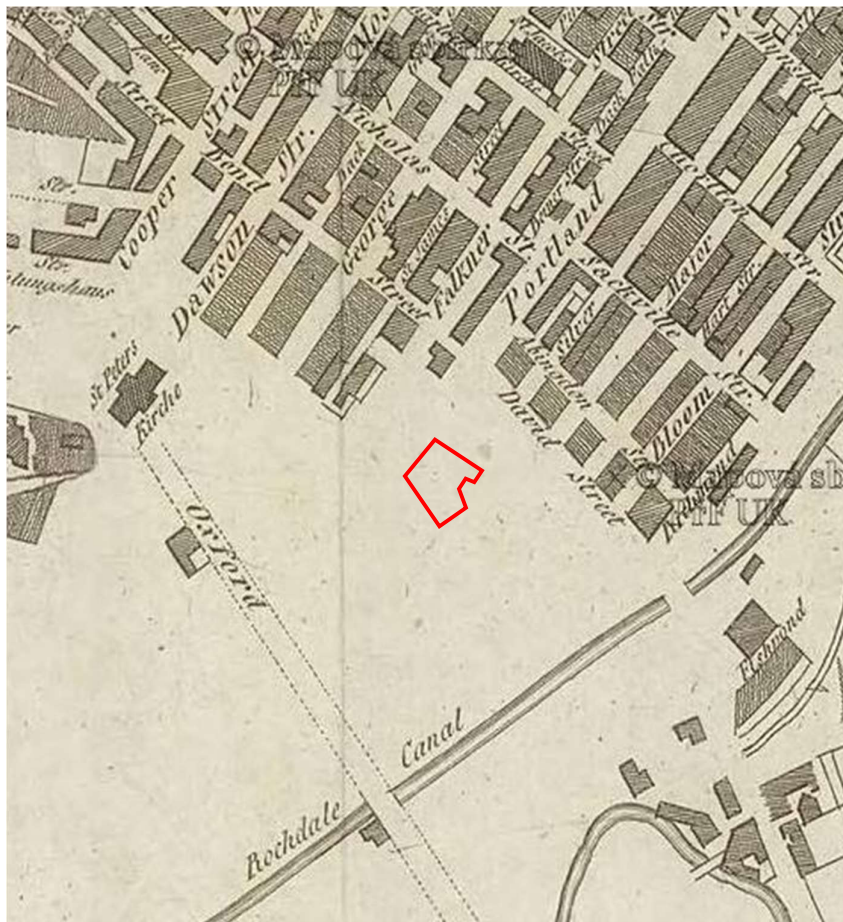


Figure 3 - Excerpt from Manchester Angell map 1811 with approximate area of the site indicated by red line (Old Maps Online¹² accessed 24 January 2024). The Site is vacant at this point, though the areas to the north/east are built up.

- 2.34. As seen in Figure 3, while the site is still vacant in 1811, development has extended towards the site, especially along George Street and Falkner Street.

¹² Old Maps Online, <https://www.oldmapsonline.org>, accessed on 24 January 2024



Figure 4 - Excerpt from A Plan of Manchester and Salford, surveyed 1821 by James Pigot with approximate area of the site indicated by a red line (Maps collection of the University of Manchester online accessed 24 January 2024¹³).

- 2.35. Figure 4 shows an increase in industrial development around the Site in 1821, which is still vacant. There is growing development around David Street and the Rochdale Canal to the south of the site. The site is now located between two canal arms drawn from Rochdale Canal to provide water to the growing industries, which would depend on them to run their steam powered engines.

¹³ Manchester, James Pigot, 1821, available from - [Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024



Figure 5 - Excerpt from Manchester and its Environs, surveyed in 1824 by William Swire with approximate area of the site indicated by a red line (Maps collection of the University of Manchester online accessed 24 January 2024¹⁴).

- 2.36. Figure 5 is the first map which shows industrial development on the site along the canal arm in 1824. The site is partially occupied by a linear building bounded by the new Dickinson Street and the canal arm to the east, which as seen in Figure 6 is part of a larger industrial development, Globe Ironworks. The canal arm to the west of the site can be seen servicing another industrial development on the opposite side of Dickinson Street. There has also been more development around St Peter's Church by this point and between David Street and the site.

¹⁴ Manchester, William Swire, 1824, available from - [Maps Collection \(manchester.ac.uk\)](https://maps.collection.manchester.ac.uk/), accessed 24 January 2024



Figure 6 - Excerpt from Lancashire Sheet CIV Surveyed 1845 with approximate area of the site indicated by red line (National Library of Scotland accessed 24 January 2024¹⁵). The Site is occupied by the vast Globe Ironworks

- 2.37. The Globe Ironworks (shown in Figure 6 and identified in Figure 7), founded by Richard Roberts and various partners circa. 1821-1858, was established on the previously identified vacant area, covering a vast amount of space. Its northern end fronts onto Faulkner Street, eastern end onto canal arm, southern end onto the Dickinson Street Mill, and western front along Dickinson Street.

¹⁵ Manchester and Salford (1:10560), Ordnance Survey, 1851, available from - [Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024



Figure 7 - Excerpt from Ordnance survey five feet to one statute mile. Manchester and Salford Surveyed 1851 with approximate area of the site indicated by red line (Maps collection of the University of Manchester online accessed 24 January 2024¹⁶).

- 2.38. Figure 7 suggests that by 1851 the Site was surrounded by major industrial developments such as David Street Mill, Oxford Street Saw Mills, Atlas Saw Mills, Waterloo Foundry, Portland Saw Mills and timber yards. The canal arms were used as reservoirs for these industries. While the areas north of the site around St James Street have regular grid patterns with worker housing, the area around the site and Rochdale Canal is interspersed with large industrial buildings.

¹⁶ Manchester and Salford (1:10560), Ordnance Survey, 1851, available from - [Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024

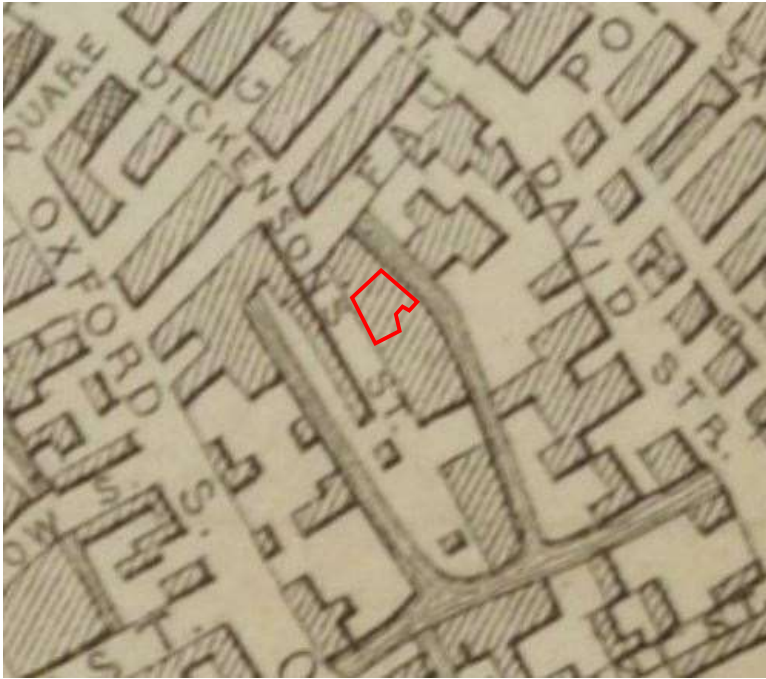


Figure 8 - Excerpt from Manchester and Salford from the Ordnance and other Surveys, surveyed 1865 by Cassell, Petter & Galphin with approximate area of the site indicated by a red line (Maps collection of the University of Manchester online accessed 24 January 2024¹⁷).

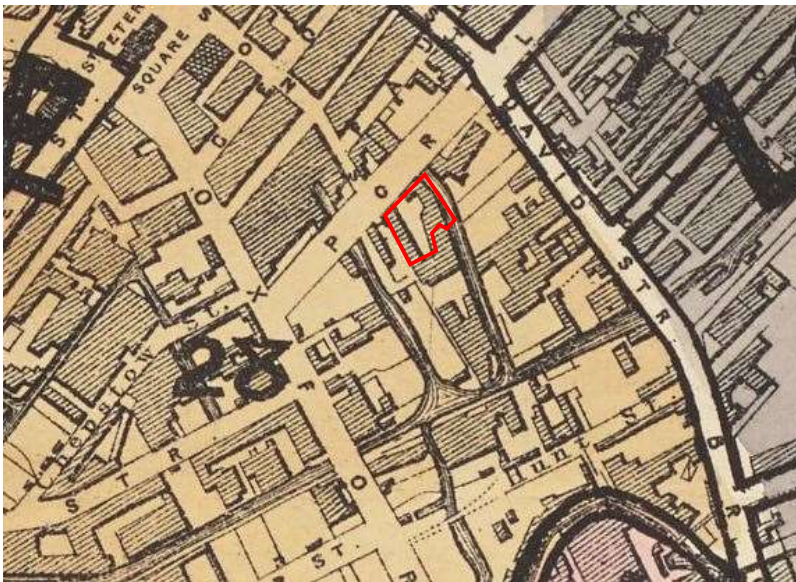


Figure 9 - Excerpt from Map of the Emuneration Districts within the City of Manchester, Census 1871. Approximate area of the site has been marked in red. The site was no longer occupied by the Globe Ironworks and Portland Street has been extended onto Oxford Road (Maps collection of the University of Manchester online accessed 24 January 2024¹⁸).

¹⁷ Manchester and Salford (4 inches to 1 mile), Cassell, Petter & Galpin, 1865, available from [- Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024

¹⁸ Map of the emuneration districts within the city of Manchester, Census 1871, Report on the Health of the city of Manchester 1874, available from [- Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024

- 2.39. Figure 8 and Figure 9 suggest that between 1865 and 1870 the area formerly occupied by Globe Ironworks and David Street Mill was broken up to allow Portland Street's westward extension to Oxford Road.
- 2.40. Figure 9 also shows the emergence of a more regular grid pattern around the Site by 1870. Heavy industrial buildings were being replaced by warehouses along Portland Street due to the increasing need for large and grand warehouses to cater to home trade and shipping merchants.



Figure 10 - Excerpt from Bacon Coloured map, surveyed 1878 with approximate area of the site indicated by red line (Manchester Libraries, Information and Archives, Manchester City Council¹⁹)

- 2.41. Between 1876 and 1878 David Street was renamed to Princess Street as seen in Figure 10. The map is at a block level and not very detailed and therefore it cannot be confirmed if the courtyard space seen within the block in Figure 9 still existed at this point.

¹⁹ Bacon Coloured Map, Manchester City Council, 1878, available from [-Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024

MANCHESTER.		STREET		SLATER'S	
Portland Street—continued.		GROSVENOR TERRACE.		SEATERS	
115 James & Co. manufacturers		23 Beves William, proprietor of the skating rink		17 Taylor Wm. greengrocer	
117 Schwann, Modera & Co. merchants		25 Cleaton Mr William		19 Conner Thos. smallware dealer	
<i>Dickinson st</i>		27 Bibby Joseph W. cashier		21 Chamberlain Matilda, tobacconist	
123 Gladia H. B. & Co. merchants		29 Asher Frederick, cashier		23 Sinclair Jan., baker	
125 Bui-saye A. & Co. merchants		31 Hazlehurst Wm. iron wire manufctr		25 Johnson Ellen, tripe seller	
127 Hough, Balfour & Co. merchants		33 R-dford Richard H. engineer		27 Mcaney W. F. tailor	
129 Hasot James & Co. merchants		35 Evans Mr Herbert		29 Workman Thos. newsagent	
<i>Oxford st</i>		37 Youatt John, accountant		31 Ashforth James T. draper	
(Right hand side.)		39 Turner Wm. potato salesman [maker		33 Meyer Louis, draper	
2 Barlow & Jones limited, manufacturers		41 Westbery Robt. surgical instrument		35 Sheldermine Wm. picture frame maker	
<i>Mosley Arms. Wm. Henshaw</i>		43 Warr Thomas, estate agent		37 O'Flaherty Mary Ann, eating house keeper	
<i>York st</i>		45 Werner Ernest, buyer		39 Matthews Thos. B. draper	
3a Henry A. & S. & Co. merchants		47 Stanley Joseph, oil merchant		41 McGang Patrick, bootmaker	
3a Wells John M. warehouseman		49 Collins Benoni, manager		43 Howard Robert, provision dealer	
40 Cross John & Sons, manufacturers		ALPHA TERRACE.		45 Green Oliver A. glass and china dealer	
40 Crewdson & Worthington, merchants		2 Simpson Alexander, clerk		<i>Warwick st</i>	
42 M'Naughtan & Thom, calico printers		4 Byrne William, cashier		55 Duesberry Wm. builder	
44a Ainsworth Thos. fax spinner		6 Blackhall Arthur, clerk		65 Liddle John, greengrocer	
<i>Charlotte st</i>		10 Butler Edmund, traveller		67 Gresty Wm. dyer	
44 Bayley & Craven, calico printers		12 Lord Mr James		69 Withers Catherine, butcher	
46 & 48 Rayson Simon, linen agent		14 Adin William, salesman		71 Hornblow Wm. shopkeeper	
52 Hopt, Son & Co. accountants		SCHILLER TERRACE.		73 Hammond John, shopkeeper	
52a Pearson Henry & Son, manufacturers		36 Ryder Martha, shoe factor		<i>Dorset st</i>	
54 Child Wm. merchant		38 Kerr James, warehouseman		75 Hand Wm. hairdresser	
61a M'Far & Co. manufacturers		Portsmouth Street,		77 White George, dairyman	
56 Worsnall Mary Ann, dining rooms		<i>Doner street, C on M.</i>		79 Hand Wm. jun. painter	
58 Yates James, hairdresser		Darvies and Normanton contractors		81 Nelson Thos. bootmaker	
60 Booth Charles, fruiterer		<i>Ackers st</i>		<i>Balrick st</i>	
62 Holt Wm. newsagent		13 Tarnock Elizabeth, householder		83 Brash Isaac, milliner	
64 Beck James, greengrocer		15 Fleming Isabella, householder		85 Morton Joseph, tobacconist	
66 Thornton James, shopkeeper		17 Ellis Martha, householder		87 Anson Jonathan, bookseller	
<i>Nicholas st</i>		19 Hopkins Robert W. merchant		89 Williams Hugh, broker	
70 Baker, Tuckers & Co. manufacturers		21 Williams William, clerk		<i>Radnor st</i>	
70 Tucker Henry & Co. silk spinners		<i>Weymouth st</i>		91 Foden Thos, baker	
74 Crompton Frederick, beer retailer		23 Wood Robert, mechanic		93 Leadbeater John, watchmaker	
76 Higginson Robt. beer retailer		25 Musgrave James S. cigar merchant		95 Holmes John, greengrocer	
78 Kennedy Mary, dining rooms		27 Lever Emma, householder		<i>Potter st</i>	
80a Howarth & Co. whitewashers		29 Dreschfield Samuel, householder		97 Linley John, joiner	
80 Royle Wm. beer retailer		<i>Grafton st</i>		99 Sellars Wm. joiner	
81 Kay Wm. H. stampmaker		42 Batty Mary, householder		101 Hayes John, musician	
83 Glennou George, joiner		44 Shaw Stephen, clerk		103 Hampton George, cabinet maker	
86 Thomas Wm. photographer		46 Griffiths Mary, householder		105 Ashton John, maker-up	
86 Willshaw Thos. beer retailer		48 Norcliffe John W. bank clerk		107 Edwards Edwd. labourer	
88 Slater & Co. bleachers		50 M'Whirter William, merchant		109 Watson Alfred, mechanic	
88 Norris Walker, dyer		52 Birch Mary, householder		<i>Bath st</i>	
88 Grosvenor & Co. sharebroker		54 Brown Daniel M. commission agent		111 Shatwell George, broker	
92 Massey James, beer retailer		56 Pawcett William, cashier		113 Boothroyd Joseph, bookseller	
<i>Dord st</i>		60 Corbishley Marian A. householder		115 Neil Mary, shopkeeper	
94 Three Legs of Man, Joseph Bagshaw		<i>Grafton st</i>		117 Williams Edwd. M. tailor	
100 & 102 Dacca Twist Co. merchants		Poynton Street,		121 Monks Ann, tobacconist	
104 Brooke, Simpson & Spiller, drysalers		<i>Greenhill street, Greenheys.</i>		123 Naphtali J. S. broker	
108 Hindle, Hunter & Co. calico printers		1 Hasleham John, schoolmaster		125 Horrocks John J. toy dealer	
108 Earwaker John & Co. agents		3 Northrop William, schoolmaster		<i>Upper Moss lane</i>	
110 Hesse M. and E. manufacturers		5 Denton Hiram, agent		(Right hand side.)	
112 Marsden and Sanning, cabinet makers		7 Tassie Josephine, dressmaker		2 Grand Junction Inn, John S. Grange	
114 Bagshaw and Co. cloth agents		9 Ball Henry, schoolmaster		2a Mingay James, toy dealer & stationer	
116 PORTLAND CEMENERS.		11 Wright Thomas, warehouseman		4 Crawford John W. plumber	
Jafray J. R. and Co. merchants		13 Jackson Thomas, painter		6 Wood Samuel, tailor	
Moore A. B. agent		15 Rutherford Edward, warehouseman		<i>Trafford st</i>	
Rayner Thomas, physician		17 Hassall Maria, householder		8 Steele James, butcher	
Wather and Co. mill furnishers		19 Beresford John E. warehouseman		10 Banks John, beer retailer	
Smart G. and Co. cloth agents		21 Bowker Thomas A. warehouseman		14 Hacking James, pawnbroker	
Cooke George, manufacturer		23 Rogers Mary, householder		<i>Longworth st</i>	
PORTLAND STREET—continued.		2 Reynolds John H. bootmaker		16 Hewitt John, tailor	
118 Heath Frederick A. surgeon		4 Kent Wm. traveller		18 Fowler Wm. poultryer	
120 Drey, Simpson and Co. manufacturers		6 Lees George H. cashier		20 Domesworth Henry, shoemaker	
122 to 128 Harrison Wm. and Co. sewing machine makers		8 Andrews George O. clerk		22 Clark Thos. shopkeeper	
<i>Oxford st</i>		10 Gibbons Samuel, traveller		24 Gossayne M. Margaret, householder	
Portman Street,		12 Holding John, artist		16 Foden Thos. householder	
<i>Gresame street, Whalley Range.</i>		14 Sutton Thos. H. householder		30 Burke John, glass china and earthenware	
(Left hand side.)		16 Bewaher Robt. warehouseman		32 Heathcote Lucy, confectioner	
PORTMAN TERRACE.		18 Walker Richard, designer		34 Chester Thos. bootmaker	
1 Crompton John, secretary		20 Brown Alfred, insurance surveyor		<i>City place</i>	
3 Acton William, surveyor		22 Crofton Frederick H. cashier		36 Swainston Wm. smallware dealer	
5 Rowley Nathaniel, sharebroker		24 Bettsney John W. secretary		38 Simpson John, bootmaker	
7 Sheldan John H. warehouseman		Preston Street.		40 Newall John, shopkeeper	
9 Jones Joseph B. traveller		<i>Top of Upper Jackson st. Hulme.</i>		42 Kinsella James, provision dealer	
11 Baxter John, manufacturer		(Left hand side.)		44 Arton Richd, chemist and druggist	
13 Grainger Henry, traveller		1 Credland James, builder		<i>White st</i>	
WILLIE TERRACE.		3 Harcastle Wm. newsagent		46 Travis Matthew, beer retailer	
15 Ramsden Joseph, buyer		5 Thornton George jun. cabdriver		48 Hicks James, shopkeeper	
17 Wood Mrs Elizabeth		7 Thornton George sen. shopkeeper		50 Clegg Isaac, plumber	
19 Hall Thos. H. cashier		9 Egg John, cooper		52 Williams Thos. shopkeeper	
21 Sandiford Nathan P. spirit merchant		<i>Chapman st</i>		54 Raymond Francis, beer retailer	
260		L E		<i>Carlisle st</i>	

Figure 11 - Excerpt from Slater's Directory of Manchester and Salford, published in 1876 showing Schwann, Modera & Co was registered at 117 Portland Street (University of Leicester²⁰ accessed 25 January 2024).

²⁰ Slater's Directory of Manchester and Salford, Slater, 1876, available from University of Leicester: <https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/260883/rec/2>, accessed 25 January 2024

2.42. The Slater's Directory of Manchester and Salford²¹, published in 1876 (Figure 11), noted that 117 Portland Street was registered by a merchant partnership called Schwann, Modera & Co, with the following personnel registered to the same address:

- James Powell – Member of Exchange
- Hermann Schill – Member of Exchange
- Charles Schwann – Member of Exchange

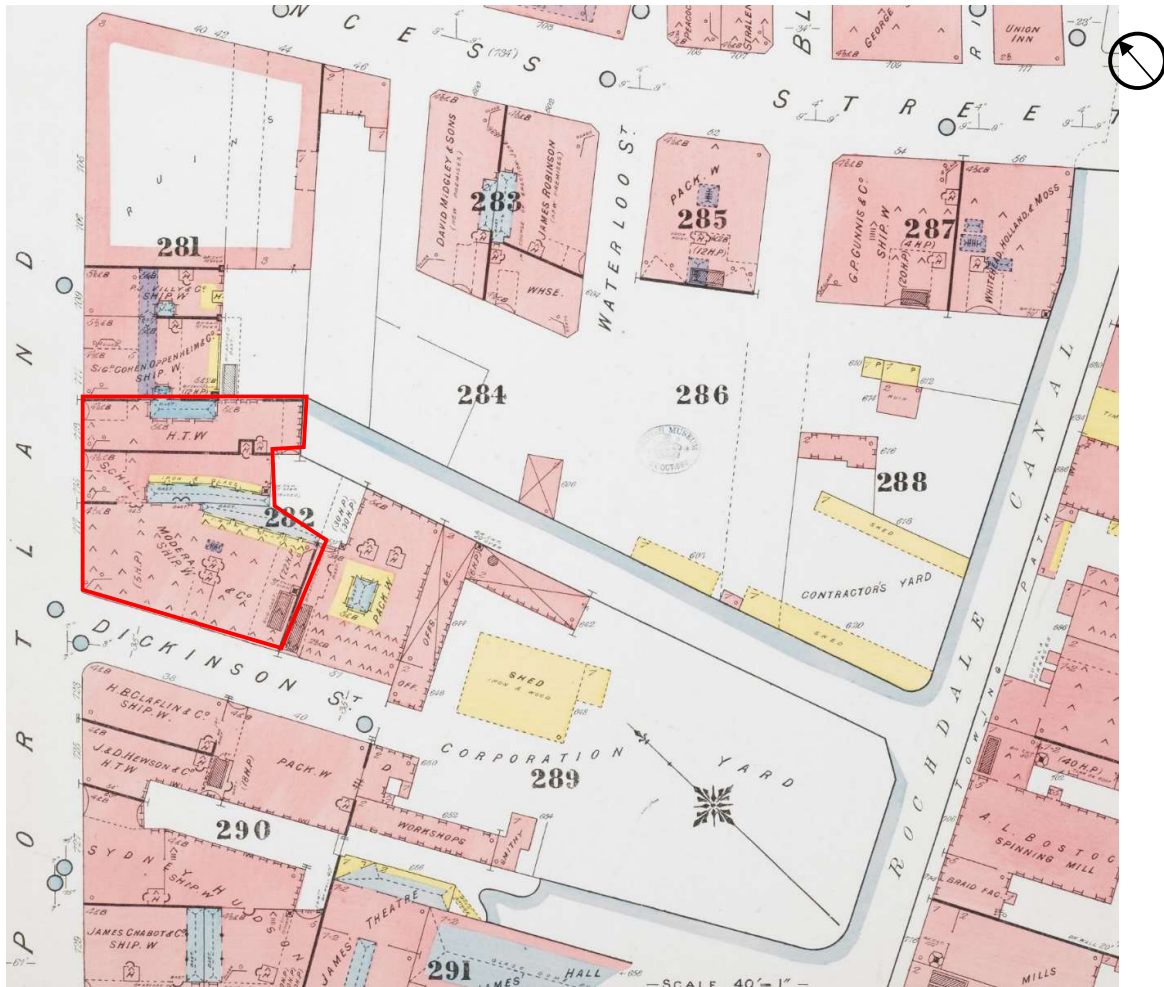


Figure 12 - Excerpt from Goad Fire Insurance Plan of the city of Manchester, dated 1886²² with approximate area of the Site indicated by red line and north indicated in the map in black. This is the first time that the building form on site mirrors that today.

²¹ The Slater's Directory of Manchester and Salford. (1886). Issac Slater, available from <https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/260883/rec/2>, accessed 25 January 2024

²² (Goad fire insurance Plans of the city of Manchester Vol 1, 1886)

NOTICE is hereby given, that the Partnership heretofore subsisting between us the undersigned, Frederick Modera, Hermann Schill, John Frederick Schwann, Charles Ernest Schwann, and James Hall, under the firm of Schwann, Modera, and Co., as Merchants, in the city of Manchester, and at Glasgow, in Scotland, has been dissolved by mutual consent.—Dated this 31st day of March, 1886.

F. Modera. *Charles E. Schwann.*
H. Schill. *James Hall.*
J. Fred. Schwann.

Figure 13 - Excerpt from the London Gazette, published on 2 April 1886. The said partnership was dissolved by mutual consent as of 31 March 1886.

- 2.43. Figure 12 shows the truncated canal arm to the north of 113-115 Portland Street in 1886 Street (then known as 113 Portland Street) in Goad fire insurance plan of Manchester. The canal arm which existed to the west of the site was also truncated by 1886. The 1886 map is the first time that the building form on site mirrors what we see today and suggests that the building was always built for multiple occupation. The light wells seen in the map exist even today. The figure suggests that the block to the rear of 117-119 Portland Street (then known as 115-117 Portland Street, as understood by correlating Slater Trade Directory data with the Goad fire insurance plans, 1886) was probably part of the building and was used as a packing warehouse. It included 2 engines of 30 HP each. There was an access through this building to the rear courtyard. The loading bay on Dickinson Street is also clearly indicated.
- 2.44. By 1886 the rest of the Portland Street warehouses adjacent to the site had been completed as seen in the detailed plot subdivision.
- 2.45. In line with evidence found in 1886 in the London Gazette, published 2nd April (Figure 13) and Slater's directory of Manchester and Salford, 1886 and 1895, it can be seen that 117-119 was used as a shipping merchant warehouse, occupied by Schill, Modera and Co. shipping company in 1886 after the dissolution of Schwann Modera and Co. in 1886 (as seen in Figure 13) Co. till it changed hands between 1895 and 1909²³. 113-115 Portland Street is shown as being owned by H.T.W. on the Insurance plans but Slater's directory, 1886 suggests that it was occupied by Whitehead & Sandbach manufacturers. The changing occupancy of the Site is further explored in the end of this section.

²³ The Slater's Directory of Manchester and Salford. (1886). Issac Slater, available from <https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/112427/rec/3>, accessed 25 January 2024



Figure 14- Dickinson street power station c.1890 with the lower section of 119 Portland Street just visible (Our Town Story, accessed 22 March 2024²⁴).

- 2.46. Figure 14 shows an image of Dickinson Street power station and the now demolished building to the rear of 117-119 Portland Street. This was confirmed by correlating Figure 14 and the 1891 map on Figure 15. It was only two storeys tall and replicated the architectural details found in the rest of the building. This suggests that this building was a part of 117-119 Portland Street and would explain some of the remaining interior features in the rear of the extant building, including suggestion of a chimney breast. The gate to the power station between 117-119 Portland Street and 125 Portland Street as shown in Figure 14 has also now been demolished.

²⁴ Dickinson Street Power Station, Manchester, c. 1890s, Our Town Story, Dickinson Street Power Station, Manchester, available from [Dickinson Street Power Station, Manchester, C. 1890s - Gallery - lamtimbo | Our Town Story](#), accessed 22 March 2024



Figure 15 Excerpt from Ordnance Survey Map Surveyed 1891 with approximate area of the Site indicated by red (Maps collection of the University of Manchester online accessed 24 January 2024²⁵).

- 2.47. Figure 12 and Figure 15 suggest that further beyond the site is the vacant Corporation Yard, while to the west is St James' Theatre. Slater's Directory also suggests that 111 Portland Street housed the Austrian and Hungarian Consulate. This shows the gradual shift in urban landscape around the site, from a heavy industrial character to an important trade, business and cultural area.

²⁵ Manchester and Salford (1:10560), Ordnance Survey, 1891, available from [-Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024

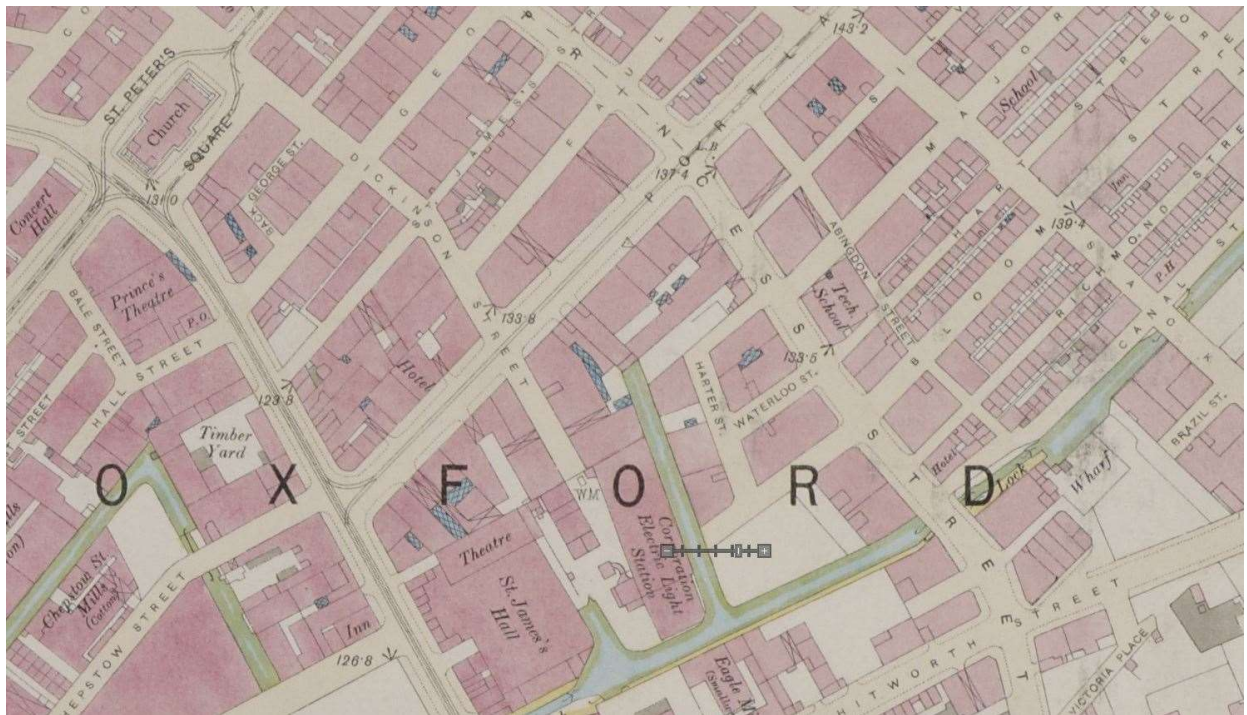


Figure 16- Excerpt from Ordnance Survey, surveyed 1896, with approximate area of the Site indicated by red line (Old Maps online and Ordnance Survey Maps from National Library of Scotland accessed 24 January 2024²⁶)

- 2.48. The building form in 1896 is as per shown in Figure 12 in 1886 and Figure 15 in 1891, albeit the atriums and rooflights are also more clearly visible on this plan on buildings across the area. The Corporation Electric Light Station building was built in 1893 on the site of the current Linley House, to the south of the site. This station served an area of up to half a square mile around it. While the canal arm north the the site has not undergone any change, the canal arm to the west of the site can be seen further truncated, giving way to more commercial and cultural floorspace.

²⁶ Manchester (1:2500), Ordnance Survey, 1896, available from - [Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024



Figure 17 – Excerpt from Lancashire CIV.10 1915-1916 with approximate area of the Site indicated by red line (National Library of Scotland accessed 28 January 2024²⁷).

- 2.49. By 1915 (Figure 17) due to increased demand of electricity, a second power station was built across the canal basin arm to the north of the Site, on the plot on Bloom Street. A footbridge close to the Rochdale canal had been built to facilitate movement between the two electricity stations. There has been further development on remaining vacant plots along Whitworth Street. While there were still some industrial buildings remaining in 1915 around the site such as the Chepstow Street mill, they were quickly being replaced by more cultural buildings. For instance, the Hippodrome and the Picture Theatre were developed along Oxford Road close to Chepstow Street mill and the Timber Yard block in the same area was also further developed.

²⁷ Manchester and Salford Ordnance Survey, 1891, available from [-Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed 24 January 2024



Figure 18- Excerpt from Manchester Bomb damage Map, surveyed 1940-1941 with approximate area of the Site indicated by green line. The areas hit by bombs are marked in red. (Maps collection of the University of Manchester online accessed 28 January 2024²⁸).

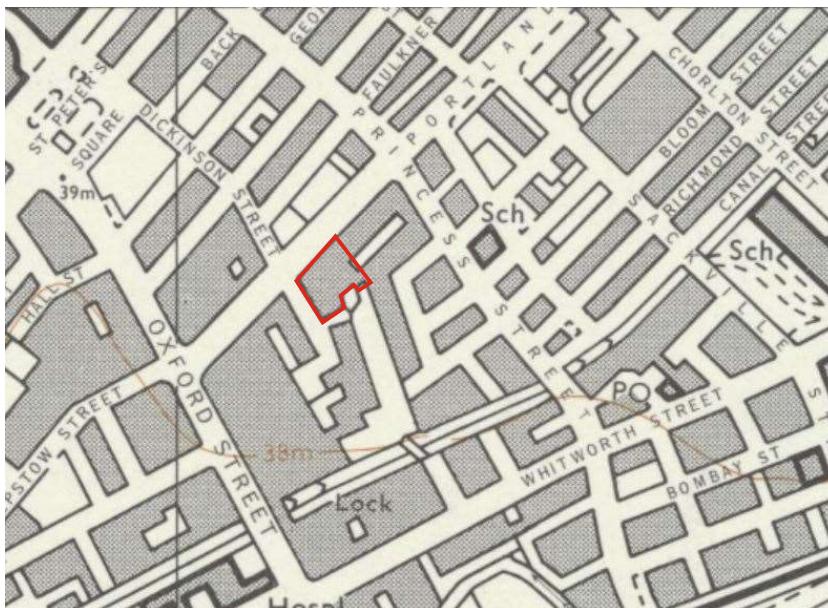
- 2.50. The Site was unharmed in the Christmas Blitz in 1940 (Figure 18), however 21 Dickinson Street, 98 and 96 Portland Street opposite the Site sustained considerable damage. While the canal basin to the west of the site has been completely filled by 1940, the canal basin to the north of the site is still intact.

²⁸ Manchester Bomb map, 1940, available from - [Maps Collection \(manchester.ac.uk\)](https://maps.collection.manchester.ac.uk/), accessed 24 January 2024



Figure 19- Excerpt from Ordnance survey map, National grid series, surveyed 1954 (SJ 89 NW) Site boundary marked in red. (Maps collection of the University of Manchester online accessed 28 January 2024²⁹..

- 2.51. Figure 19 showing the map from 1954 shows that the canal basin arm and footbridge north of the site was still existing. The buildings along Portland Street Sackville Street and Oxford Street which were destroyed in the Christmas Blitz have not been rebuilt yet.



²⁹ Manchester (1:10560), 1954, Ordnance Survey, available from [-Maps Collection \(manchester.ac.uk\)](https://maps.manchester.ac.uk/), accessed January 2024

Figure 20- Excerpt from Ordnance Survey Map, National grid series, surveyed between 1949-1972 (SJ89NW – A). The Site has been marked in red (National Library of Scotland accessed 28 January 2024)³⁰.



Figure 21- Exposed brick wall at the back of 117-119 Portland Street facing Linley House (Author's own image, 09 January 2024)

- 2.52. Figure 20 shows that by 1972 the built form along Dickinson Street had been broken up and the Corporation Electricity station demolished, forming Linley House, the current building to the south (across a small access road) which was built in 1963. Evidence of the broken form can be seen in the rear of 117-119 Portland Street (Figure 20). The canal basin arm north of the site was also filled to develop an extensive car parking space before Linley House was built³¹.
- 2.53. A review of information stored at Manchester Central Library Archives shows several instances of internal alterations to the building. In 1965, a letter confirming a sum for 'alterereng the inside of this building' is found, indicating modern interventions of some scale. The letter also confirms installation of toilets on each floor, in the same location as currently existing, and "alterations to the sprinkler system". It is also confirmed in a letter in October 1965 that the passenger lift to the modern stair has been installed.
- 2.54. In floorplans available from 1974, it is clear the fourth floor has modern interventions to split the floorplates, to include offices and stores, as seen in Figure 22.

³⁰ Manchester, 1972, Ordnance Survey, available from <https://maps.nls.uk/view/189189633>, accessed January 2024

³¹ (Linley House - Dickinson Street, n.d.)

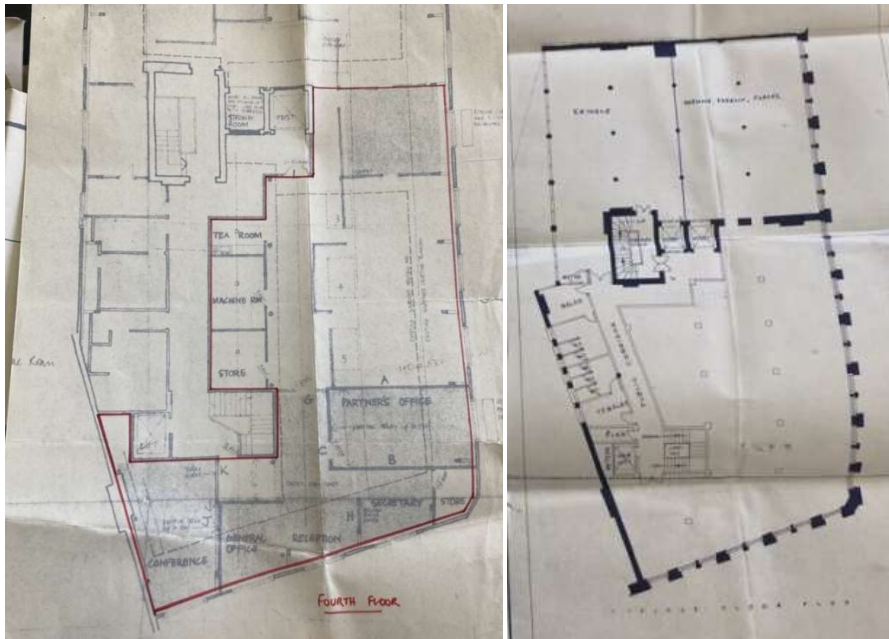


Figure 22 - Fourth Floor plans dated 1974 (Manchester Archives)

- 2.55. In 1978, there is evidence found that relates to flooding of the offices within the building, requesting waterproofing. It is indicated that the water was entering through the roof timbers “badly affected by dry rot”, and a leaking valley gutter, and likely indicates repairs took place. In 1979, a letter refers to cleaning and painting of the exterior of 113 - 119, along with necessary repairs. Again, this indicates instances of modern intervention and repair to the building(s).

Paint Analysis

- 2.56. Hirst Conservation have produced a report detailing an analysis of the paint found throughout the building. The report discusses the results of architectural paint research to selected interior architectural facets of the building.
- 2.57. It details that samples taken from the ceiling and cornice to level one reveals a lack of significant detail about the earliest decorative treatment of this space though this may say as much about the use of materials and condition of the ceiling with fragments of early distemper schemes noted. The treatment of the interior window finishes was compared in samples taken from the Portland Street elevation and samples taken from the larger rear elevation windows which indicated that the window joinery to the interior was initially painted in a light brown colour then varnished. Later schemes revealed variation in the interior treatment of the windows with the windows to be rear painted in lighter paint film, assumed to aid the appearance of natural light into the space.
- 2.58. Samples taken from the columns to the front space to level one revealed more significant use of colour with evidence of one or more schemes of marbling identified. Marbling was employed in a more common fashion in Victorian decoration as it could be used to hide marks and dirt that would otherwise be seen to flat finished paint films. However, the use of marbling to the cast iron columns to the first floor along with the surviving decorative mouldings to the ceiling may suggest an area of higher status within the building.
- 2.59. Samples analysed from the rear staircase would indicate the space was of a lower significance in the hierarchy of the building indicated both the by the simplistic design of the staircase spindles and the simplified decoration identified in the paint samples.

Historic Use

The table below shows the historic use of 113-119 Portland Street. The two buildings had different numberings over the years as the built form along Portland Street kept evolving.

Year	113-115 Portland Street	117-119 Portland Street
1876 ³²	115 Portland Street <u>James and Co manufacturers</u> (carpet and felt manufacturers and agents for Firth, Williams and Co) Other occupiers (most probably rented the space from James and Co): • <u>Shepherd & Beveridge</u> (Kirkcaldy), floor cloth manufacturers • <u>Templeton J. & J. S.</u> (Glasgow), carpet manufacturers • <u>Wells & Lemottie</u> (London), floorcloth manufacturers	117 Portland Street <u>Schwann, Modera and Co. merchants</u> (specialised in velvets, velveteens, cords, and moleskins). They were the only occupiers of the building in 1876.
1883 ³³	115 Portland Street <u>James and Co manufacturers</u> (carpet and felt manufacturers and agents for Firth, Williams and Co)	117 Portland Street <u>Schwann, Modera and Co. merchants</u> (specialised in velvets, velveteens, cords, and moleskins).
1886 ³⁴	113 Portland Street <u>Whitehead & Sandbach</u> manufacturers from 25th March 1886 (specialized in manufacturers of white and ed brocades, satteens, royal ribs, satin drills, ills, Oxfords, velvets, velveteens, &c.)	115 & 117 Portland Street <u>Schwann, Modera and Co. merchants</u> (specialised in velvets, velveteens, cords, and moleskins).
1895 ³⁵	113 Portland Street <u>Smith J.T. & J.E. Jones, manufacturers</u> (Cotton piece goods manufacturers and merchants.)	115 & 117 Portland Street <u>Schill, Modera & Co. merchants</u>
1909 ³⁶	113 Portland Street	115 & 117 Portland Street Schill, Seebohm & Co. Lim merchants

³² (Slater, Slater's Directory of Manchester & Salford, 1876 [Part 2: Trades, Institutions, Streets, etc.], 1876)

³³ (Slater, Slater's Directory of Manchester & Salford, 1883. [Part 2: Trades, Institutions, Streets, etc.], 1883)

³⁴ (Slater, Slater's Directory of Manchester & Salford, 1886. [Part 2: Trades, Institutions, Streets, etc.], 1886)

³⁵ (Slater, Slater's Manchester & Salford Directory, 1895. [Part 2: Trades, Institutions, Streets, etc.], 1895)

³⁶ (Slater, Slater's Manchester, Salford & Suburban Directory, 1909. [Part 1: Topography & Street Directory], 1909)

Year	113-115 Portland Street	117-119 Portland Street
	Smith J.T. & J.E. Jones, Ltd manufacturers (Cotton piece goods manufacturers and merchants.)	115a & 117 Portland Street Schill, Pearson & Co. Lim merchants
1911 ³⁷	113 Portland Street Smith J.T. & J.E. Jones, Ltd manufacturers (Cotton piece goods manufacturers and merchants.)	115 & 117 Portland Street Schill, Seebohm & Co. Lim merchants 115 & 117 Portland Street Schill, Pearson & Co. Lim merchants 115 & 117 Portland Street Schill Brothers (Colonial) Limited merchants

³⁷ (Slater, Slater's Manchester, Salford & Suburban Directory, 1911. [Part 1: Street Directory], 1911)

3. Planning Policy and Guidance

Listed Building and Conservation Area Act 1990

- 3.1. As the building is listed, the Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance. It provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by the development management regime.
- 3.2. Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its character as a building of special architectural interest. It is, therefore, important to understand the special interest of the listed building and the potential impact of the works on its fabric and setting to accompany applications for works where such authorisation is required.
- 3.3. Section 66 of the Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when considering whether to grant Planning Permission.
- 3.4. There is therefore a duty of care and responsibility put onto the owners of a listed building, to ensure that no works are undertaken that affect their special architectural or historic interest.

National Planning Policy Framework 2023

- 3.5. The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. The NPPF was published in 2012, updated in June 2021, and last updated in December 2023.
- 3.6. Section 16 (paragraphs 195 to 214) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.7. A heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 3.8. Paragraph 200 states that when submitting a planning application, an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 3.9. The NPPF defines significance as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting" (NPPF, Annex 2).
- 3.10. Paragraph 203 states that in determining planning applications, local authorities are required to take account of:

- 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.
- 3.11. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 205), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 3.12. The NPPF requires any harm or loss to have clear and convincing justification. With substantial harm to or loss of a grade II listed building to be exception and any substantial harm to Grade I or II* listed buildings to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset’s optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

Planning Policy Guidance

- 3.13. Planning Practice Guidance (PPG) was introduced in December 2016 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way.
- 3.14. The Historic Environment PPG, updated in July 2019, recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.
- 3.15. The ‘Historic Environment’ PPG details what is meant by the term ‘Public Benefits’, and gives examples of heritage benefits as:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long term conservation

Core Strategy

- 3.16. The Manchester Core Strategy (2012) is the key planning document in Manchester and outlines the Council’s vision for Manchester in the future along with planning policies which will be used to deliver that vision. The most relevant Core Strategy policies are noted below.
- Policy SP1 includes improving access to jobs should be a core development principle.
 - Policy EC3 states that development for employment generating uses including offices and other commercial development will be encouraged.
 - Policy CC9 states that development in the City Centre should preserve or enhance the heritage assets identified including listed buildings.
 - Policy CC10 notes that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings.
 - Policy EN1 describes the City Centre Character Area, due consideration should be given to the city’s heritage and proposals should promote a rich pattern of activity.
 - Policy EN3 encourages development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

- Policy DM1 advises that all development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Places for Everyone

- 3.17. Places for Everyone Joint Development Plan Document (PfE) is a long-term plan of nine Greater Manchester districts (Stockport opted out of the Plan in 2020) for new homes, jobs and sustainable growth, proposed to cover the period from 2022 to 2039. The Planning Inspector's recommendations for PfE are currently being considered by the nine councils, after which the regional planning policy document will be adopted on 21 March 2024.
- 3.18. Policy JP-P2: Heritage notes that the combined authority will proactively manage and work with partners to positively conserve, sustain and enhance the region's historic environment and heritage assets and their settings. The policy focuses on informing the management and integration of heritage by:
- Embedding the role of heritage in placemaking;
 - Ensuring that heritage significance of site is considered in accordance with national planning policy in the planning and designing process;
 - Integrating the conservation and enhancement of heritage assets and their settings;
 - Delivering positive benefits that sustain and enhance the historic environment, and contribute to economic viability, accessibility and environmental quality of place; and
 - Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Historic England Guidance

- 3.19. Historic England have produced an extensive range of expert advice and guidance to inform a range of users. The key documents are outlined below with a brief summary.

Making Changes to Heritage Assets: Note 2

- 3.20. This note, published in February 2016, provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration.
- 3.21. Repair: Good conservation of heritage assets is founded on appropriate routine management and maintenance. Minor repairs may not need planning permission; however, a Certificate of Lawful Proposed Works may provide certainty.
- 3.22. Restoration: Can range from small scale work to reinstate missing elements of decoration, to large schemes to restore former appearance of buildings such as major missing elements. Typically, restoration is intended to reveal or recover something of significance that has previously been eroded.
- 3.23. Addition and Alteration: The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the setting.

Listed Building Consent: Advice Note 16

- 3.24. This note, published 21 June 2021, gives general advice for owners of listed buildings about listed building consent (LBC) as an application process, and on how to judge whether proposals need consent and how to make informed applications.

3.25. It outlines a staged approach to decision making, that should be considered through an application process, detailed below.

- Understand the history, form and materials of the listed building, and its setting where relevant.
- Analyse and understand its special interest.
- Develop the proposal, so as to conserve that special interest.
- Work out whether the proposal would harm that special interest.
- Consider alternatives which avoid or minimise any harmful impacts on special interest and take opportunities to better reveal or enhance it.
- Justify any remaining harmful impacts.
- And, where harm is permitted by LBC to important elements of a listed building, an analysis and record of elements being lost may be made, disseminated and archived.

4. Scoping of Assets

Introduction

- 4.1. The first step in scoping the heritage assets that may be impacted by the proposed development is to understand the zone of potential impact. This can be done by undertaking site visits and agreeing an area of which may be affected by any proposals. All the heritage assets within this zone can then be identified.
- 4.2. The setting of these assets must also be identified and understood. As set out in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England, "*setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*". In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.
- 4.3. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.
- 4.4. The next step is to undertake more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance.
- 4.5. The final step is to assess the impact the development has on the setting and ultimately the significance of the asset.

Scoping

Desk-Based Assessment

- 4.6. A desk-based study was undertaken in January 2024 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.
- 4.7. 117-119 is located within the Whitworth Street Conservation Area; an area "uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city"³⁸.
- 4.8. Due to the built-up nature of the area, and the limited views of 117-119 Portland Street, it was considered that an area of 100 metres around the building would give an accurate representation of the listed assets that might be affected by any works to the building. Beyond this, it is highly unlikely that the proposals would be visible in conjunction with any heritage asset due to the existing built form.
- 4.9. The 'Search the List – Map Search' by Historic England was then utilised to identify what assets may be affected. The desk-based assessment identified 10 listed assets within a 100m radius of the Site, shown in Figure 23 and set out below:

³⁸ (Manchester City Council)

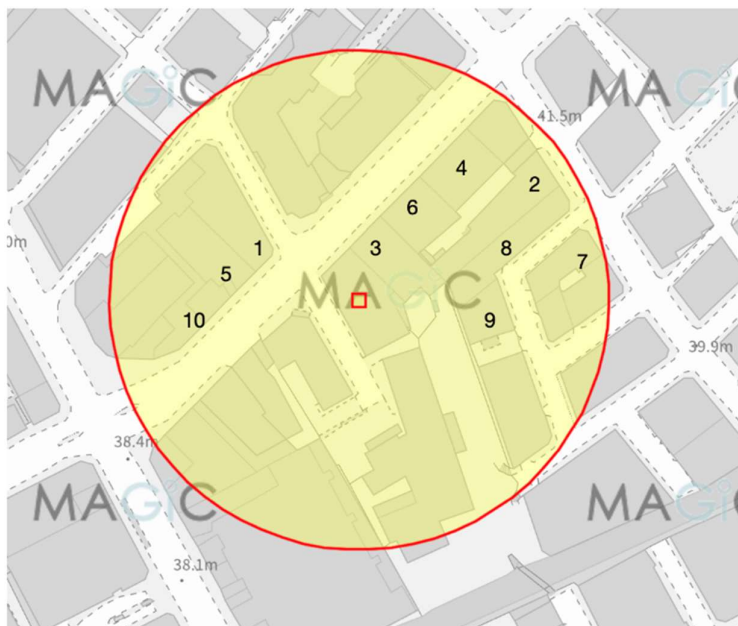


Figure 23- Listed Building Search (100m radius, the Site denoted by red square) Base Map from Magic Map Application³⁹ accessed February 2024

1. 32 Dickinson Street, 106 and 108 Portland Street – (Grade II, Listing ID 1247060)
2. Eastern House Portland House – (Grade II, Listing 1247058)
3. 113-119 Portland Street – (Grade II, Listing ID 1246957) (The Site forms part of this listing)
4. Basil House – (Grade II, Listing ID 1246956)
5. 110-114 Portland Street – (Grade II, Listing ID 1247061)
6. 109-111 Portland Street – (Grade II, Listing ID 1271095)
7. Transact House – (Grade II, Listing ID 1247386)
8. Langley Buildings – (Grade II, Listing ID 1247385)
9. 2 Harter Street – (Grade II, Listing ID 1200841)
10. 116 and 118 Portland Street – (Grade II, Listing ID 1247062)

4.10. All of the listed buildings, and the Whitworth Street Conservation Area, identified above have been discounted from further assessment due to the nature of the proposals. Refurbishment of the building will not directly or indirectly affect the listed buildings or conservation area, as the works externally only relate to like-for-like repair or very minimal changes to discreet façade elements.

4.11. As such, 117 - 119 itself will be the only asset taken forward for assessment of significance and impact.

³⁹ Magic, available from [Magic Map Application \(defra.gov.uk\)](https://magic.defra.gov.uk/)

5. Assessment of Significance

Introduction

- 5.1. This section outlines the significance of the Site – 117-119 Portland Street. The special architectural and historic interest of the Site is statutorily signified by its Grade II designation (which include 113-115).
- 5.2. The assessment of significance accords with the requirements of the NPPF and uses the NPPG ‘Historic Environment’ to define significance. Consequently, in this case the designated heritage asset’s significance is determined by an analysis of the relevant aspects of the following:
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.3. This Statement does not assess archaeological interest, as it is only focussed on above ground-built heritage. The key criteria for the Sites are the special historic or architectural interest. The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of 117-119 Portland Street. In turn, this has helped guide the options and justify any interventions. The level of significance has been assessed using the following grading, which has been based on Historic England’s Advice Note 12: “Analysing Significance in Heritage Assets”:
- **High Significance** relates to those parts or fabric of the building thought to be of particularly special interest. These areas are vital to the understanding of the architectural interest, and play a major role in reflecting their evidential, historic, aesthetic or communal values.
 - **Medium significance** relates to parts of the building deemed to be of special interest. They are important to the understanding of the architectural interest, and play a considerable role in reflecting the buildings’ evidential, historic, aesthetic or communal values.
 - **Low, and ‘None’ significance** relates to parts of the structure deemed to be of more modest interest or even detract from the significance of the building. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the buildings’ evidential, historic, aesthetic or communal values, or can be of poor craftsmanship or ad-hoc refurbishments.
- 5.4. The assessment of overall significance of the buildings is relative to the national grading system of II, II* and I. Historic England classifies these as follows:
- **Grade I buildings** are of exceptional interest, only 2.5% of listed buildings are Grade I;
 - **Grade II* buildings** are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II; or
 - **Grade II buildings** are of special interest; 91.7% of all listed buildings are in this class.
- 5.5. The Listing of 113-119 Portland Street (where the Site is located within) is included within Appendix A.

- 5.6. A detailed photographic record and discussion of the significance of items is provided in Appendix B, which assesses the significance of individual components of the asset relative to other components in the building. The summary statements below draws on the analysis in Appendix B.

Architectural and Artistic Interest

- 5.7. The overall architectural and artistic interest of the building is considered to be medium.
- 5.8. 113-119 Portland Street was built between 1865 and 1870., as a shipping warehouse for James and Co manufacturers (115) and Schwann, Modera, and Co (117) (Figure 11). The red brick with sandstone dressings has some architectural flair, albeit with some modern intervention to the main entrance area. It does represent a building style of a certain era albeit not a rarity in the city of Manchester.



Figure 24 - Main entrance and disabled access from Portland Street. (Authors Own Image 09 Jan 2024)

- 5.9. The Site has an ornate entrance facing onto Portland Street that is located directly adjacent to the 113-115 Portland Street building. On the façade facing onto Portland Street, windows are allocated with “B-B-B-A” configuration ornated by detailed stone work, which evolve from one level to another. This is replicated on the façade facing onto Dickinson Street where windows are allocated with “A-B-B-B-B-C-B-B-B” configuration, ornated by different detailed stonework on different levels, same style to the façade facing onto Portland Street. This fenestration pattern presents an impressive experience at ground level as a pedestrian and shows high artistic interest. All stonework across the building is of high significance.
- 5.10. Elaborate cast iron railings along the Portland Street and Dickinson Street façades that would have protected the basement windows are of high significance.



Figure 25 - Elaborate cast iron railings on Portland Street and Dickinson Street façades (Author's Own Image 09 Jan 2024)

- 5.11. The listing for the Site noted that the rear and interior of the building were not inspected, however the rear east façade is of high significance, being an impressive original curtain wall to let maximum light in to allow products to be viewed on the display tables. The rear façade to the east is of low significance, being a former party wall.
- 5.12. Internally, there are areas that have retained their original / early decorative features, such as the timber beams, cast iron columns, internal bracketery, and plasterwork ceilings. All these original structural and decorative features are of high significance. The floors also feature various original exposed brick walls of medium significance. An original glazed light well is located on the lower ground floor to the rear of the site, supported by timber beam and cast-iron joinery, is of notable high significance. Certain sections of the ceilings on the first, second and third floors feature metal sheeting, painted black, which likely covers timber beams and could potentially be an early form of fireproofing, popular in early 19th century mills as a cheap alternative to full fireproof construction. As the warehouse would have regularly housed flammable goods the sheeting may have been an early attempt at a reduction in fire risk, perhaps led by insurance requirements.
- 5.13. Modern interventions are noticed throughout the interior of the Site, rendering the overall interior of the Site to medium to low significance due to the level of modern intervention.

Historic Interest

- 5.14. The historic interest of 117-119 Portland Street is considered to be medium.
- 5.15. The Site appears to have been built as a shipping warehouse for Schwann, Modera, and Co, an exhibitor of materials, particularly velvet and moleskin, different to the typical cotton wares common in Manchester at the time.
- 5.16. The need for warehouses grew as Manchester had risen to be the largest textile centre in the world by mid-nineteenth century, and they were usually built with considerable architectural characteristics. It was noted that warehouses that were built in mid-Victorian era in Manchester were one of the glories of Manchester's architectural heritage.

- 5.17. The Site sits in a prominent location within Manchester City Centre and on Portland Street, which was where “the greatest of these palaces (referring to warehouses) were to be found flanking...”⁴⁰ albeit the Site itself isn’t one of the more elaborated warehouse buildings on Portland Street, for instance, the Portland Street Warehouses (now known as the Britannia Hotel).
- 5.18. Buildings of similar form are not rare within Manchester City Centre and there are elements of the Site which hold high to medium significance. There are no historically significant figures or events associated with the Site to render it high historic significance, although it is emblematic of the success of the industrial revolution in Manchester and the genteel merchant class it generated.
- 5.19. The building’s significance is enhanced by the group value of the surrounding warehouses (several of which are listed), and the Whitworth Street Conservation area.

Summary

- 5.20. Overall, the building is of medium significance. This assessment is relative to its grading as a Grade II listed building.
- 5.21. The significance appraisal has shown the external north, east and west façades are of high significance, whereas the south façade, and interior of the building are much less decorative and / or have been much modernised and altered, rendering them of lower significance.

⁴⁰ (Kidd, 2011, p.105),

6. Development Proposals

- 6.1. The refurbishment of 117-119 Portland Street requires both planning and listed building consent. Each is considered below.

Planning

- 6.2. Part of the refurbishment of the building requires planning permission as it constitutes development.

Updated M&E

- 6.3. As part of the move away from gas powered buildings, further plant is required to facilitate the building becoming fully electrified. This, along with an improved ventilation requirement requires louvres to be installed across the rear gable wall, in order to provide adequate intake and outake to the building.
- 6.4. Installation of a substation within the external yard area due to increased electrical load imposed on the Site. Additional plant will also be required in the courtyard, in order to facilitate the mechanical and electrical interventions.

Use

- 6.5. Creation of full gym and studio spaces (Use Class E(d)) within part of the lower ground floor. This facility would be accessible to the building tenants, and tenants of other Bruntwood owned buildings within the cluster.

External Appearance

- 6.6. The front door from Portland Street will be replaced as part of the works, as the current door is not wind or water tight, and does not meet the security requirements for the building. The glazed element of the door will be replaced with a similar glazed door with thin brushed metal frame.
- 6.7. The existing roller shutter to Dickinson Street will be replaced as part of the proposals. The internal layout of the area immediately behind the shutter is required as part of the proposed required fire escape solution. It also includes a small store.
- 6.8. The existing roller shutter to this façade will be removed. A new external door and façade has been designed in order to fill the space, aiming to align with the lintel from the first floor windows, creating an attractive door set and infill that respects the traditional historic form.

Heritage

- 6.9. All of the physical works require listed building consent. These are set out in more detail in the Design and Access Statement and drawings produced by Axi. However, in summary, they comprise the following:
- Installation of additional plant within building and rear courtyard required to facilitate the move from being powered by natural gas to being fully electrified;
 - Rationalisation of internal M&E to tidy up
 - Installation of a substation within the external yard area due to increased electrical load imposed on the Site;
 - Reinstatement of masonry wall between opening on the third floor, between 113-115 Portland Street and the Site (117-119);

- Creation of an opening in a masonry wall on third floor to provide an open plan floorplate;
- Refurbishment of windows throughout on the north and west facades;
- Replacement of the secondary glazing on north and west façades, and new secondary glazing along glazed wall to rear east façade;
- Additional louvres along the rear masonry gable;
- Removal of existing modern meeting rooms, and replacement with new meeting rooms;
- Insertion of drop ceiling in order to provide adequate fire protection to the building and its occupants;
- Replacement of modern kitchen and improvement works to common areas;
- Refurbishment of modern sanitary facilities and shower facilities; and
- Replacement of modern entrance door on Portland Street, and improvement works to refurbishment of the modern ground floor lobby area.

7. Assessment of Impact

Introduction

- 7.1. The assessment of potential impact on the heritage assets should consider both the potential physical impact of changes to the asset itself, and also any potential visual impacts as a result of the proposals upon the setting and appearance of surrounding heritage assets and conservation areas.
- 7.2. For the purposes of describing the impact of the Proposed Development upon certain aspects of the existing building fabric, graded terminology is used as follows:
- **Beneficial:** When the Proposed Development will result in a positive change or enhancement of the heritage asset.
 - **Neutral:** When the Proposed Development will not affect the heritage significance of any of the Listed fabric, either positively, or negatively.
 - **Adverse:** Where the Proposed Development would result in a negative impact upon the fabric or character of the heritage asset.

Summary of Proposals

- 7.3. Deloitte has worked with the design team in developing the proposals for the building to minimise and mitigate any potential harm. The proposal will have a beneficial impact on the special architectural and historic interest of the identified heritage assets. The key areas of design development are discussed below to help justify key areas of intervention and demonstrate that all options have been considered. This design development process is set out in full in the Design and Access Statement by Axi Architects, and M&E Statement by Kaizen.

Windows

- 7.4. There is existing secondary glazing on the Dickinson and Portland Street facade, which detracts from the historic fenestration due to the mismatched proportions and lower quality due to its age. The current system also does not provide good enough sustainability credentials, and requires replacing.
- 7.5. The proposed system will be fixed sensitively to the existing internal wall, matching the form of the historic windows, with a sash opening and fixed within the reveal of the sill.
- 7.6. To the east façade, existing curtain walling is currently single glazed only. Secondary glazing is proposed to be fitted to this façade on all floors. This will be supported by existing beams and supporting brackets, reducing the need for fixings into historic fabric. Existing frames will be sanded and redecorated.
- 7.7. While there will be interventions adjacent to historic fabric, in areas of high significance, it is considered the benefits of improving the sustainability credentials of the building outweigh any minor harm caused by interventions to the windows.

Mechanical and Electric Strategy

- 7.8. The development proposes a shift from relying on natural gas and instead electrifying the heating system using VRF systems. This would improve thermal fabric efficiency and remove the reliance on fossil fuels. Plant equipment will also be kept in the external yard as adding an extended roof level plant deck would incur major roof and structural modifications and would be significantly more intrusive.

- 7.9. A blended approach to ventilation will be adopted consisting of both natural ventilation via openable windows and mechanical ventilation with heat recovery wherever possible. This is due to the limitations of using passive ventilation where floor plates are deeper than 6m from opening windows and the requirement of cellular spaces. This approach would make the building more efficient from a heating and cooling perspective and would also protect the façade of the listed structure from further interventions.
- 7.10. In order to enable the strategy, louvres are necessary to the south gable wall. The louvres have been designed to reflect the rhythm of the Dickinson and Portland Street façades, and have been recessed from the face of the wall to reduce visual clutter. They have been located on this wall as it is of low significance, having previously been adjoined to another building. Due to the orientation of the building and its surrounds, this wall is not viewed from the surrounding buildings, and is limited even from view for pedestrians. It is of low significance.
- 7.11. Additional plant and a substation is also required within the east courtyard. The area is cobbled and of medium significance. The plant and substation have a minor adverse impact.

Access

- 7.12. The existing front door from Portland Street is of poor quality, and is not wind or water-tight. The door itself is of no significance being relatively recent.
- 7.13. A new fire escape route is required as part of the refurbishment. The new route will run through the historic loading bay; and will include breaking through an area of internal masonry wall. This internal loading bay is of medium significance. As part of this, there is an existing modern roller shutter and louvres facing Dickinson Street, which have no significance and are detrimental to the building.
- 7.14. Overall, interventions to this area are considered to be minor beneficial.

Internal Works

- 7.15. Internally, modern kitchens and bathrooms and modern decorations are proposed to be removed and replaced with modern facilities. The existing are of poor quality and of no significance.
- 7.16. Modern meeting rooms have been inserted into the floorplates, and are made of mostly glazed walls. These are of no significance. New meeting pods are proposed, which are also of glazed construction. The interventions associated with the replacement of the meeting rooms are considered to be negligible.
- 7.17. Internally to the first, second and third floors, a metal sheet ceiling is present. The fire engineer has stated that the metal sheets do not provide adequate fire rating between the floors. As a result, drop ceilings are proposed in order to provide the fire rating between floors as required by Bruntwood to ensure continued safety for building occupants. This is considered to have an adverse impact.

Assessment of Impact

Proposed Intervention	Significance of Area	Impact
External Interventions		
Installation of secondary glazing to rear, east façade	High	Minor adverse
Replacement of secondary glazing to north and west facades	High	Neutral
Front door replacement	Low	Neutral

Replacement of roller shutter with two glazed doors to allow for fire escape and small store	Detrimental	Minor Beneficial
Louvres to rear gable wall	Low	Minor Adverse
Plant and substation to courtyard	Low	Minor Adverse
Internal Interventions		
Redecoration of modern walls	Low	Neutral
Redecoration of historic brick walls	Medium	Neutral
Fire Escape Route	Medium	Neutral
Historic lift shaft refurbished to allow for phone pods	Medium	Minor adverse
Replacement and refurbishment of modern partition and kitchens	Detrimental	Neutral
Removal of existing meeting pods and insertion of new meeting pods	Detrimental	Neutral
Insertion of gym in basement	Low	Neutral
Insertion of drop ceilings	Medium / High	Adverse
Rationalised and upgraded M&E including HVAC	Medium	Minor Beneficial
Temporary Works		
Scaffolding system to south and east facades in order to repair façade, windows and insert louvres	East façade – high South rear façade – low	Minor adverse in the short term, then no impact

Summary

7.18. Overall it is concluded that the works will result in very minor 'less than substantial harm' to the listed building.

8. Policy Assessment

- 8.1. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 8.2. The Proposed Development will have a direct impact on a designated heritage asset, through alteration and development within its setting.
- 8.3. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application proposals have been described within the Heritage Statement. The impact on this significance has been assessed.
- 8.4. It has been concluded that the proposal will result in very minor ‘less than substantial harm’ to the listed building.
- 8.5. Paragraph 202 of the NPPF, as published in 2023, states that:

“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”

- 8.6. The National Planning Practice Guidance (NPPG) defines ‘public benefits’ as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework. Public benefits should flow from the Proposed Development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”

- 8.7. Public benefits may also include heritage benefits, such as:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting; and
 - reducing or removing risks to a heritage asset
- 8.8. The Proposed Development will result in a number of public benefits and these are summarised as follows:

Economic Benefits

- There is a finite amount of land available within Manchester City Centre and the proposed development positively uses available land to deliver a sustainable office space.
- Providing space for businesses to operate from the City Centre, enabling job creation and retention.

Environmental Benefits

- Improving visual amenity of the site.
- Continued provision of an accessible pedestrian entrance.
- Utilising sustainable technologies where appropriate and practical.

- Upgrading the building to electric helps decarbonise the use of the building, ultimately helping the electricity network become fully decarbonised.

Social and Cultural Benefits

- Job creation at a local level for Manchester residents.
 - Securing the optimum viable use of a heritage asset in support of its long-term conservation.
- 8.9. It is therefore concluded that these public benefits outweigh the minor]'less than substantial harm' caused to the listed building. The Proposed Development therefore accords with national planning policy.
- 8.10. Paragraph 197 directs local planning authorities to consider 3 key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage asset.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 8.11. The Proposed Development is also in full compliance with MCC's Core Strategy Policy EN3 (preserving and enhancing the historic environment) and Saved UPD Policies Citywide Development Control Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings).
- 8.12. The proposals are fully in accordance with national and local planning policy.

9. Conclusion

- 9.1. In accordance with the requirements of the NPPF, the significance of the designated heritage asset which will be impacted has been described within this Heritage Statement. The impact on this significance has been assessed.
- 9.2. The Proposed Development consists of the sensitive refurbishment of the Grade II listed 117 – 119 Portland Street building, to allow refurbishment externally and internally, improve sustainability credentials and ultimately ensure continued use.
- 9.3. It has been demonstrated that a number of interventions to the listed building are necessary in order to facilitate its viable long-term use. In addition, it has been concluded that this will result in some harm to the listed building, albeit it is considered as very minor ‘less than substantial harm’, and in proportion with the need to re-purpose the building from its currently vacant use.
- 9.4. As set out this very minor ‘less than substantial harm’ is outweighed by the public benefits of the proposal. The proposal is in accordance with national and local policy when considered as a whole.



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Appendix B - Listing

113-119, PORTLAND STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1246957**

Date first listed: **28-Feb-1989**

List Entry Name: **113-119, PORTLAND STREET**

Statutory Address 1: **113-119, PORTLAND STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **113-119, PORTLAND STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 84112 97813**

Details

MANCHESTER

SJ8497NW PORTLAND STREET 698-1/32/312 (South East side) Nos.113 TO 119 (Odd)

GV II

Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled (b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.

Listing NGR: SJ8411297813

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **456059**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry



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Appendix C – Detailed Architectural Significance Assessment and Photographic Record

Sr. no	Item	Description	Images (all author's own)
Exterior			
1	External walls	External walls of the Site are constructed with red bricks laid out in Flemish bond, with sandstone and brick dressings. It has a rusticated stone base with arched entrances. Loosely based on the Italian Palazzo style, the external façade features Italian Renaissance and Gothic features. Each storey is boldly defined by a stone string-course, forming the sills of the recessed windows. An elaborate Lombard frieze runs along the top of the Portland Street and Dickinson Street facades, below the roof. Simpler brick friezes can also be found above the window openings on both the façades on the first and second floors while the ground floor has a sandstone frieze.	 Figure 1- Facade of building along Portland Street and Dickinson Street  Figure 2- Dickinson Street facade details

Sr. no	Item	Description	Images (all author's own)
		The gable wall to the rear of the building is plain and was previously attached to another block, demolished around 1963. Louvres found at the bottom of the wall are modern interventions and of no significance	 Figure 3- Rear gable wall  Figure 4- Louvers on rear gable wall

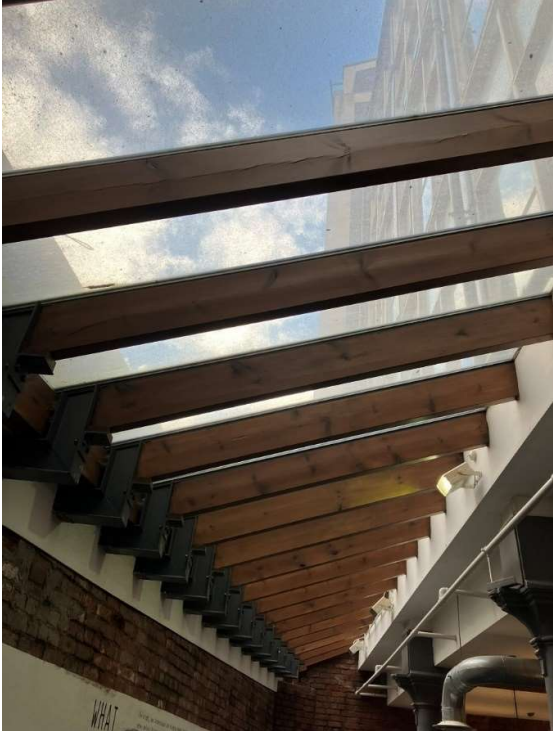
Sr. no	Item	Description	Images (all author's own)
2	Entrance and exits	Portland Street entrances Ornate main entrance on Portland Street with detailed sandstone work. The entrance to the raised ground floor has a semi-circular arch with stone masonry blocks framing the arches and decorative frieze. Glass entrance doors are a modern intervention and of no significance. Adjacent to this main entrance is a series of three secondary entrances and two loading bays. The one immediately adjacent to the main entrance also enters 117-119 and could have originally provided a separate entrance to this building. It is now utilised as a disabled access entrance with a modern platform lift inserted inside. The glazing and glass doors are of no significance.	 Figure 5 - Entrances on Portland Street to 117-119  Figure 6 – Series of entrances on Portland Street to from 113-119, including loading bays

Sr. no	Item	Description	Images (all author's own)
3		Dickinson Street: extant and former loading The loading bay is original to the building. There is no evidence of gates or an original barrier and the secure line was likely within the building. The loading bay has a modern roller shutter, which is of no significance. <i>NB. Further inspection to be undertaken on site to confirm.</i> There is also a fire exit door located immediately to the right, which has been placed in an original window opening and makes no contribution to the significance. Steel beams (outlined in red) can be seen at Figure 8 above and below the ground floor windows. There is also evidence of newer brick infills in between, which, along with the hoist in Figure 9, indicates these are likely to have been openings for loading goods into the building.	 Figure 7- Loading bay entrance on Dickinson Street  Figure 8- Fire exit and former loading areas, Dickinson Street

Sr. no	Item	Description	Images (all author's own)
4	Hoist	Cast iron hoist (now redundant) present on Dickinson Street shows this façade was used for loading and unloading. The hoist is of high significance as it relates back to the historic use of the building.	 Figure 9- Cast iron hoist on Dickinson Street
5	Windows and openings	Window fenestrations are allocated with “B-B-B-A” configuration ornated by detailed stonework on the façade fronting Portland Street, whilst windows are allocated with “A-B-B-B-B-C-B-B-B-B” configuration on façade fronting onto Dickinson Street. The windows are slightly recessed from the brick facades and feature simple brick and sandstone friezes above them. Sandstone bands running across both	 Figure 10- Rectangular windows with horizontal lintels on ground and first

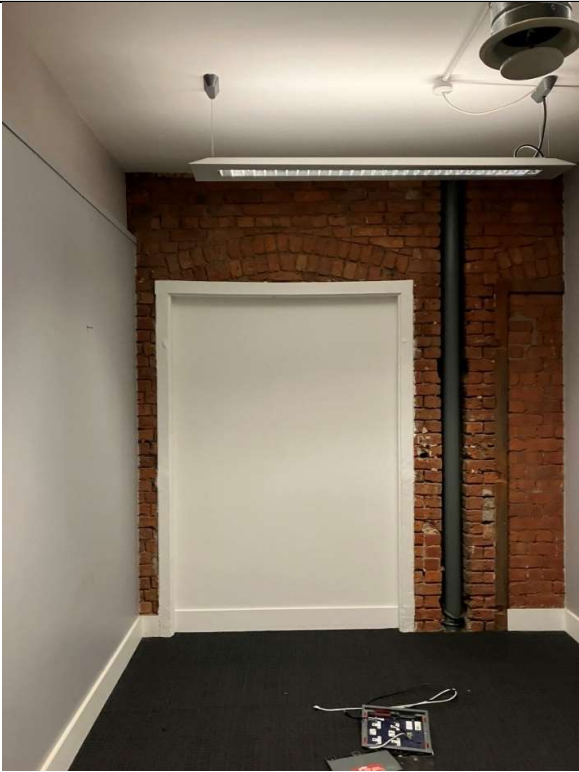
Sr. no	Item	Description	Images (all author's own)
		facades form the sills of the windows on each floor. While the ground and first floors have rectangular windows, the second and third floors have windows with curved lintels. It is believed the windows are original and of high significance. They are top hung sash windows throughout, and have had a secondary glazing inserted, which is a modern intervention.	 Figure 11- Windows with curved lintels on second and third floors
6		The rear eastern glazed (early) curtain wall, is of high architectural and historical significance. It was used to maximise light into the floors to facilitate better viewing of products on the adjacent tables. Some of the glass has been replaced over the years with privacy glass which is of less significance.	 Figure 12- Rear (east) glazed facade of the Site  Figure 13- Internal view of the rear (east) glazed façade showing the single glazed window, with modern interventions such as blinds and lighting.

Sr. no	Item	Description	Images (all author's own)
7	Cast Iron railing	Elaborate Victorian cast iron railing with finials along the Portland Street and Dickinson Street façades that would have protected the basement windows are of high significance. They may have originally been painted green as during the Victorian times black paint took a considerable time to dry. It was only after alkyd resin fast drying black paints became commercially available post WWII, there was a trend of painting railings black as they also masked the dirt built up from the polluted air.	 Figure 14- Cast iron railings, fronting onto Dickinson Street  Figure 15- Detail of cast iron railing, fronting onto Portland Street (north) facade

Sr. no	Item	Description	Images (all author's own)
Lower Ground floor			
8	Glazed light well	Original light well located at the rear of the Site, supported by timber beam and cast iron joinery. Of high significance. There are modern interventions i.e. c.18 panes of PVC glaze ceiling as shown in figure 14, which are of no significance.	 Figure 16- Glazed light well
9	Internal structure	Original timber beam and cast iron columns are present throughout this floor; of high significance together with various exposed brick walls; of medium significance.	 Figure 17- Original structural elements clearly visible on the lower ground floor

Sr. no	Item	Description	Images (all author's own)
			 Figure 18- Original cast iron column connected to original timber beam  Figure 19- Example of exposed brick wall on lower ground floor of medium significance. Modern lighting and later fit out of no significance.

Sr. no	Item	Description	Images (all author's own)
		Original brick wall with chimney protrusion. Modern heater has covered up original fireplace which has cambered brickwork on top of it. While the wall is of high significance, the modern fitting is of no significance and has affected the significance of the fireplace.	 Figure 20- Original brick wall with chimney protrusion (Author's own image 09 Jan 2024)
10	Windows and openings	Windows and window fittings in the basement are low quality modern replacements protected by cast iron railing at Street level. The windows are of low significance	 Figure 21- Window openings on lower ground floor (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
11	Bricked up arched entrance	The lift shaft at this floor has been closed off. The remnants of the arch are still visible on the wall. The white infill is a modern intervention and has a negative impact on the significance of the fabric in this space. The column embedded within the wall may have been an original feature but has now become part of the dividing wall (see plan ref 20820-AXI-00-ZZ-00-DR-A-00000_000).	 Figure 22- Closed off lift shaft at lower ground floor (Author's own image 09 Jan 2024)
12	Loading bay	Loading bay on lower ground floor off Dickinson Street. Currently used for AC units and bin store. Painted brick walls of medium significance. The bay also has modern features such as ventilation pipes covered in silver insulation material.	 Figure 23- AC units (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
			 Figure 24- Original brick walls painted white (Author's own image 09 Jan 2024)  Figure 25- Modern ventilation pipe in loading bay

Sr. no	Item	Description	Images (all author's own)
		Iron framed box filled with concrete in the loading bay thought to potentially have provided a surface level with the bed of a horse-drawn cart to facilitate the loading and unloading of cloth and safeguarded the internal walls of the loading bay from any potential damage from the carts. The iron framing could have been further reinforcement for the concrete. The marking on the concrete could potentially suggest contact with the carts. The feature is now used as a robust base for modern steel columns supporting the AC units.	 Figure 26- Iron framed box (Intrusive investigation 25 March 2024)
		Iron device thought to be to facilitate loading and unloading of cloth/ goods	 Figure 27- Probably loading and unloading device

Sr. no	Item	Description	Images (all author's own)
		The loading bay features a bricked up original opening next to the stone staircase. It has cambered bricks at the lintel and painted white along with the rest of the walls.	 Figure 28- Bricked up opening in loading bay
		The loading bay features original stone flooring and stone steps. The flooring has some marks which could be due to the movement of goods.	 Figure 29- Original stone flooring

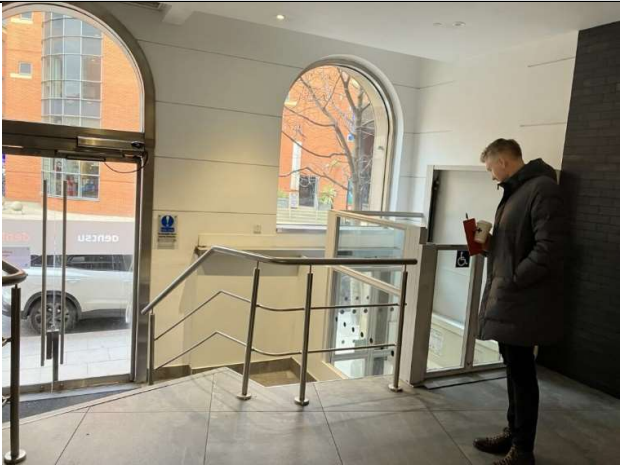
Sr. no	Item	Description	Images (all author's own)
			 Figure 30- Original stone steps
13	Fixtures and fittings	Modern lighting fixtures found in the floor are of low significance. Modern HVAC ventilation pipes can be found in the basement covered in silver insulation material and are of no significance. The floor has modern toilets and a kitchenette which are of no significance.	 Figure 31- Modern lighting fixtures (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
			 Figure 32- HVAC pipe in silver insulation material in ceiling (Author's own image 09 Jan 2024)
		The level has modern carpeting and modern wooden flooring which has no significance	 Figure 33- Modern carpeting on floor (Author's own image 09 Jan 2024)  Figure 34- Modern wooden flooring (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
		Early sprinkler system Part of early sprinkler system. This is of medium significance.	 Figure 35- Intake for early sprinkler system (Author's own image 09 Jan 2024)
Ground Floor			
14	Internal Structure	Original timber beams and cast iron columns are present throughout; of high significance. The cast iron columns are clamped to the original timber beams.	 Figure 36- Original timber beams and cast iron columns on ground floor (Author's own image 09 Jan 2024)

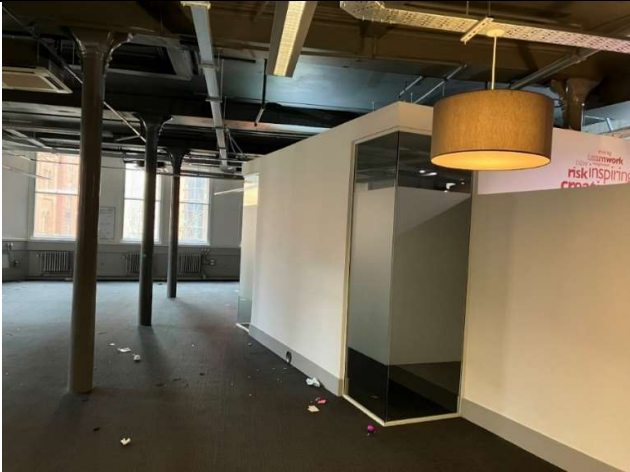
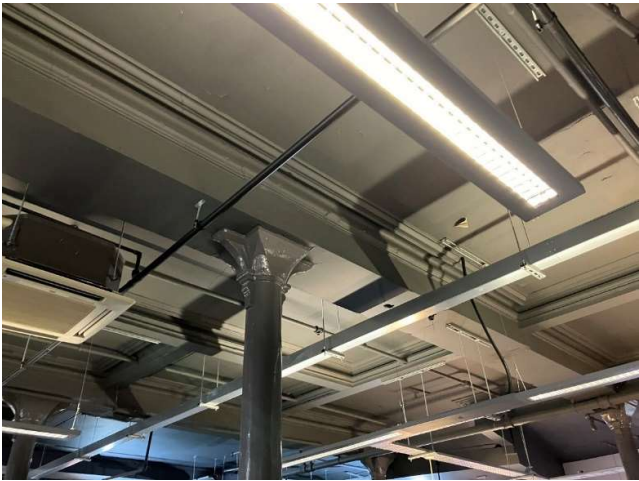
Sr. no	Item	Description	Images (all author's own)
		Original cast iron brackets to hold the timber beams in place which have been painted black connect to the external wall structure of the eastern rear glazed curtain wall façade.	 Figure 37- Original cast iron brackets (Author's own image 09 Jan 2024)
		There are exposed brick walls throughout this floor. These are of medium significance. A small room of modern construction has been incorporated on the exposed rear wall which is of no significance.	 Figure 38- Exposed brick wall to south façade, on ground floor (Author's Own Image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
		The level has modern carpeting and modern wooden flooring which has no significance	 Figure 39- Modern carpeting on floor (Author's own image 09 Jan 2024)  Figure 40- Modern wooden flooring (Author's own image 09 Jan 2024)
15	Windows and openings	The windows on the ground floor are rectangular shaped with straight lintels. They are believed to be original top hung sash windows which is of high significance. Modern secondary glazing on Portland Street and Dickinson Street facades added later are of no significance, albeit relatively sympathetically installed.	 Figure 41- Window openings (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
16	Entrance reception	The entrance reception on the raised ground floor has an entirely modern fit out, which is of no significance.	 Figure 42- Entrance reception (Author's own image 09 Jan 2024)  Figure 43- Platform lift from the Street (Author's own image 09 Jan 2024)

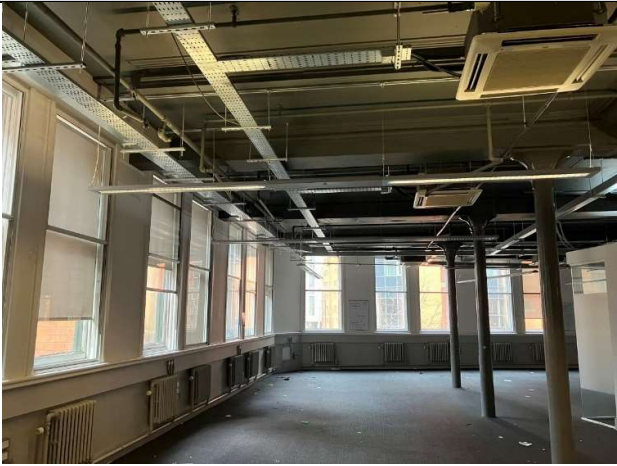
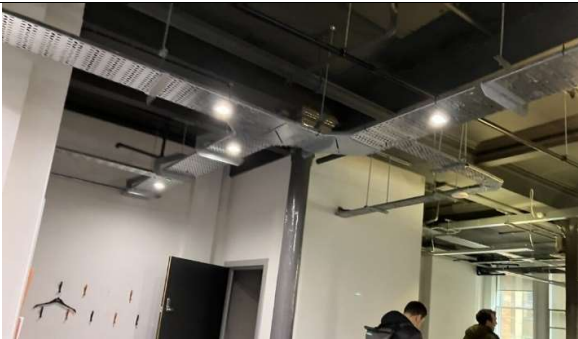
Sr. no	Item	Description	Images (all author's own)
17	'Cotton Tables'	'Cotton table' (present on this façade only) has been boxed in on Dickinson Street façade. Due to historic use of building these were likely used for all material products, not specifically cotton. Unknown whether original 'cotton tables' remain under later boxing in (intrusive investigations underway to this floor). Boxing in has some moderate significance due to indication of historic layout and use of the building.	 Figure 44- Cotton table (Author's own image 09 Jan 2024)
18	Fixtures and fittings	The floor has modern light fixtures and fittings such as modern radiators which are of no significance. There is also modern furniture / fittings found throughout this floor including wheelchair lift, café fit-out, etc... these are of no significance. The floor also has modern toilets and a kitchenette which are of no significance.	 Figure 45- Modern light fixtures (Author's own image 09 Jan 2024)

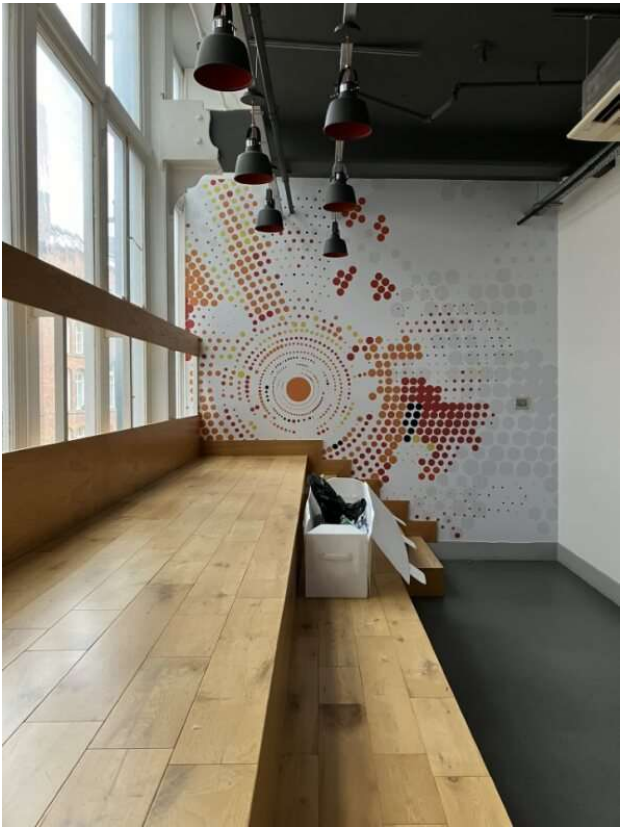
Sr. no	Item	Description	Images (all author's own)
			 A photograph of a modern kitchenette area. It features a white wall, a window with white frames, and a yellow wall on the right. A black cabinet is visible on the left, and a white sink is under the window. A black pipe runs vertically along the wall. Figure 46- Modern kitchenette (Author's own image 09 Jan 2024)
19		Early fire sprinkler system on ceiling is of medium significance	 A photograph of a modern kitchenette area. It features a white wall, a window with white frames, and a yellow wall on the right. A black cabinet is visible on the left, and a white sink is under the window. A black pipe runs vertically along the wall. Figure 47- Early fire sprinkler system (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
First Floor			
20	Internal Structure	Original cast iron columns and timber beams (painted) present on this floor; of high significance. Modern plasterboard walls, partitions and glass partitions present; of no significance.	 Figure 48- Original cast iron columns, and modern interventions with meeting rooms and half walls  Figure 49- Original cast iron columns

Sr. no	Item	Description	Images (all author's own)
		Original cast iron bracket for original timber beams	 Figure 50- Cast iron bracket on first floor (Author's Own Image 09 Jan 2024)
21	Ceiling	Metal ceiling present across the floorplate area, possibly covering timber beams or ceiling joints. Appears to potentially be an early form of fireproofing, popular as a cheap alternative to full fireproof construction in the early 19 th century. Pressed metal ceilings were also common in North America during this era, but largely for decorative reasons. No decoration present here. These are of medium significance.	 Figure 51- Original fireproofing (Author's Own Image 09 Jan 2024)

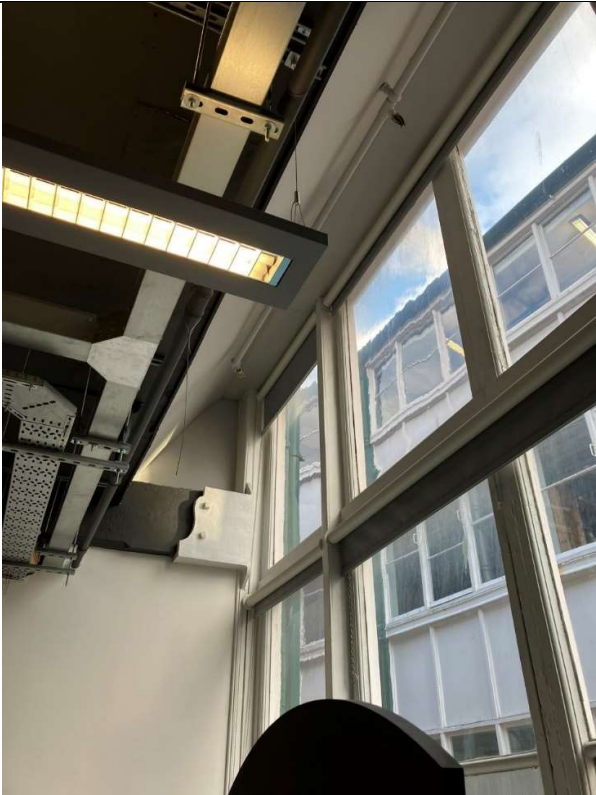
Sr. no	Item	Description	Images (all author's own)
		Original detailing on ceiling of medium significance	 Figure 52- Detailing on ceiling (Author's Own Image 09 Jan 2024)
		There are instances on this floor of the original columns being embedded into modern panelling around services.	 Figure 53- Original column embedded into panelling

Sr. no	Item	Description	Images (all author's own)
22	Windows and openings	The windows on the first floor are rectangular shaped with straight lintels. They are believed to be original top hung sash windows which is of high significance. Secondary glazing on Portland Street and Dickinson Street facades; of no significance, albeit relatively sympathetically installed.	 Figure 54- Secondary glazing on first floor (Author's Own Image 09 Jan 2024)
23	'Cotton Table'	'Cotton table' present along rear eastern façade has been boxed in. Due to historic use of building these were likely used for all material products, not specifically cotton. Unknown whether original 'cotton tables' remain under later boxing in (intrusive investigations underway to this floor). Boxing in has some moderate significance due to indication of historic layout and use of the building. To maximise light on to the tables the ceiling slopes upwards as it reaches the window to maximise the glazing.	 Figure 55- Cotton Table with Glazed Wall on First Floor
24	Fixtures and fittings	Modern light fixtures and fittings on floor are of low significance. The floor has modern toilets and a kitchenette which are of no significance. Early fire sprinkler system present at ceiling height is of medium significance.	 Figure 56- Modern light fixtures (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
		Modern heating equipment such as radiators and electricity sockets are also of low significance.	 Figure 57- Modern radiators and sockets (Author's own image 09 Jan 2024)  Figure 58- Modern seating as part of modern interventions on the floor (Author's own image 09 Jan 2024)

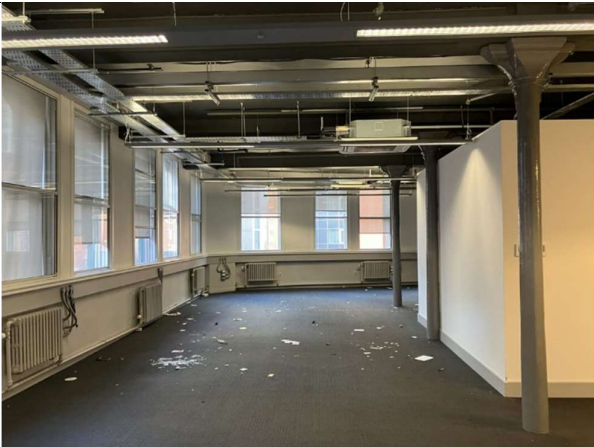
Sr. no	Item	Description	Images (all author's own)
		The level has modern carpeting and modern vinyl flooring which are of no significance	 Figure 59- Modern carpeting and vinyl flooring (Author's own image 09 Jan 2024)
Second Floor			
25	Internal Structure	Original cast iron columns and timber beams (painted) present on this floor; of high significance. Some of the columns have been embedded in the walls (see plan ref 20820-AXI-00-ZZ-02-DR-A-00002_002) Modern plasterboard walls, partitions and glass partitions present; of no significance	 Figure 60- Original cast iron columns on second floor (Author's Own Image 09 Jan 2024)  Figure 61- Modern intervention in the form of a meeting room

Sr. no	Item	Description	Images (all author's own)
			 Figure 62- Original column along wall (see plan ref 20820-AXI-00-ZZ-02-DR-A-00002_002)
26	Windows and openings	The windows on the second floor are rectangular shaped with straight lintels. They are believed to be original top hung sash windows of high significance. Modern secondary glazing on Portland Street and Dickinson Street facades added later which is of no significance, albeit relatively sympathetically installed.	 Figure 63- Secondary glazing on second floor on Dickinson Street facade

			 Figure 64- Rear glazed wall on second floor (Author's Own Image 09 Jan 2024)  Figure 65- Detail of original windows with modern secondary glazing just visible on the right of the photo (Author's Own Image 09 Jan 2024)
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Sr. no	Item	Description	Images (all author's own)
27	'Cotton Tables'	'Cotton table' present along rear eastern façade has been boxed in. Due to historic use of building these were likely used for all material products, not specifically cotton. Intrusive investigations have taken place that indicate there is little to no surviving historic fabric underneath this stretch of table. Boxing in has some moderate significance due to indication of historic layout and use of the building. To maximise light on to the tables the ceiling slopes upwards as it reaches the window to maximise the glazing.	 Figure 66- Cotton table with glazed wall on second floor (Author's Own Image 09 Jan 2024)
28	Ceiling	Metal ceiling present across the floorplate area, possibly covering timber beams or ceiling joints. Appears to potentially be an early form of fireproofing, popular as a cheap alternative to full fireproof construction in the early 19th century. Pressed metal ceilings were also common in North America during this era, but largely for decorative reasons. No decoration present here. These are of medium significance.	 Figure 67- Metal ceiling

Sr. no	Item	Description	Images (all author's own)
			 Figure 68- Intrusive survey done on ceiling (Author's Own Image 09 Jan 2024)  Figure 69- Metal ceiling panel (Author's Own Image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
29	Fixtures and fittings	Modern light fixtures and ventilation fittings are of low significance. The floor has modern toilets and a kitchenette which are of no significance. Early fire sprinkler system present at ceiling height is of medium significance.	 Figure 70- Light fixtures and ventilation fittings
		The level has modern carpeting and vinyl flooring which are of low significance	 Figure 71- Modern carpeting (Author's Own Image 09 Jan 2024)  Figure 72- Modern vinyl flooring (Author's Own Image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
Third Floor			
30	Internal Structure	Original cast iron columns and timber beams (painted) are present throughout the floor; of high significance. Sprinkler system present at ceiling height is of medium significance. Some presence of columns being embedded or partitions being unsympathetically constructed immediately adjacent (see plan ref 20820-AXI-00-ZZ-03-DR-A-00003_003) – this negatively impacts the (limited) internal significance. Modern plasterboard walls, partitions and glass partitions present; of no significance.	 Figure 73- Original cast iron columns (Author's Own Image 09 Jan 2024)  Figure 74- Original cast iron column (Author's Own Image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
			 Figure 75- Original cast iron columns (Author's own image 09 Jan 2024)  Figure 76- Original cast iron column at the corner of room (see plan ref 20820-AXI-00-ZZ-03-DR-A-00003_003) (Author's own image 09 Jan 2024)
31	Windows and openings	The window openings on third floor have slightly arched window lintels. Though it is believed to be an original top hung sash window of high significance, a secondary glazing has been incorporated on Portland Street and Dickinson Street facades; detrimental to significance here due to inability to read the original window detail and design. There are original glazing windows on each floor	 Figure 77- Secondary glazing on Dickinson Street façade (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
		facing the courtyard which are of high significance.	 Figure 78- Original glazing window facing courtyard
32	'Cotton Tables'	'Cotton table' present along rear eastern façade has been boxed in. Due to historic use of building these were likely used for all material products, not specifically cotton. Unknown whether original 'cotton tables' remain under later boxing in (intrusive investigations conducted on this floor). Boxing in has some moderate significance due to indication of historic layout and use of the building.	 Figure 79- Boxed in cotton table on eastern rear façade

Sr. no	Item	Description	Images (all author's own)
			 Figure 80- Boxing in of 'cotton table' (Author's own image 09 Jan 2024)
		Intrusive investigations revealed an underlying timber support below the cotton table above the modern heater insertions. The space underneath is otherwise empty. There seems to be slanting internal concrete wall beneath the cotton table throughout.	 Figure 81- Underlying supporting timber structure beneath cotton table (intrusive investigation pictures March 2024)



Figure 82- Underlying structure below cotton table (intrusive investigation pictures March 2024)



Figure 83- Below the cotton table (intrusive investigation pictures March 2024)

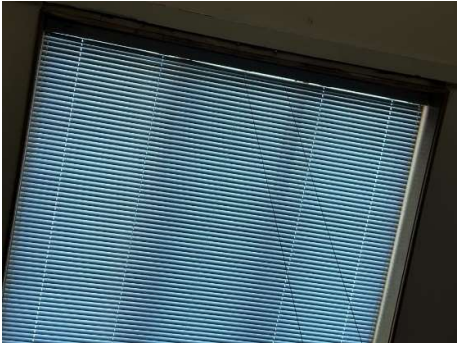
Sr. no	Item	Description	Images (all author's own)
			 Figure 84- Modern heater fitted into space below cotton table (intrusive investigation pictures March 2024)

Sr. no	Item	Description	Images (all author's own)
34	Fixtures and fittings	Modern interventions are found throughout this floor, including office fit-outs, M&E equipment, power points, modern doors. These are of no significance. The floor has modern toilets and kitchenette which are of no significance.	 Figure 86- Modern ventilation fittings (Author's own image 09 Jan 2024)  Figure 87- Modern light fittings (Author's own image 09 Jan 2024)
		Early fire sprinkler system on ceiling is of moderate significance	 Figure 88- Early fire sprinkler system (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
		The level has modern carpeting and vinyl flooring which are of no significance	 Figure 89- Modern carpeting (Author's own image 09 Jan 2024)  Figure 90- Modern vinyl flooring (Author's own image 09 Jan 2024)

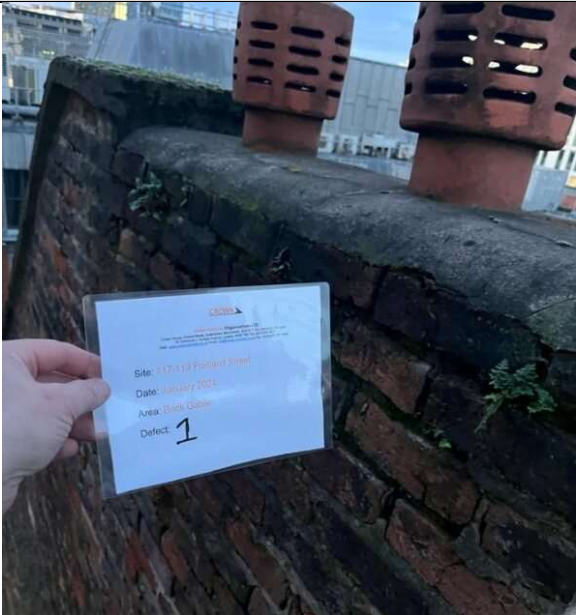
Sr. no	Item	Description	Images (all author's own)
Fourth floor			
35	Internal Structure	The fourth floor (top floor) of the Site boasts a system of original timber beams / roof king post truss and original cast iron columns; of high significance. Some of the timber beams have been 'blasted' clean. In some areas, this was too rigorous and as such has eroded the significance of the beams. Modern plasterboard walls, partitions and glass partitions present; of no significance, including small storage room adjacent to lift, shown within green modern structure in Figure 62.	 Figure 91- King post truss timber roof structure with cast iron columns  Figure 92- King post truss roof – impact of cleaning on timber beams

Sr. no	Item	Description	Images (all author's own)
		Along the north-eastern corner of the Site, the wall bordering the Site and 113-115 Portland Street, is an early brick wall which is of medium significance. Protrusion in the wall is likely to be the chimney which can be seen in the roof.	 Figure 93- Illustration of original brick wall, between the Site and 113-115 Portland Street, likely chimney breast with fire place (Author's own image 09 Jan 2024)
36	Windows and openings	The fourth floor has original skylights with modern glass and fixtures.	 Figure 94- Skylights with modern glass (Inspection pictures 12 Feb 2024)

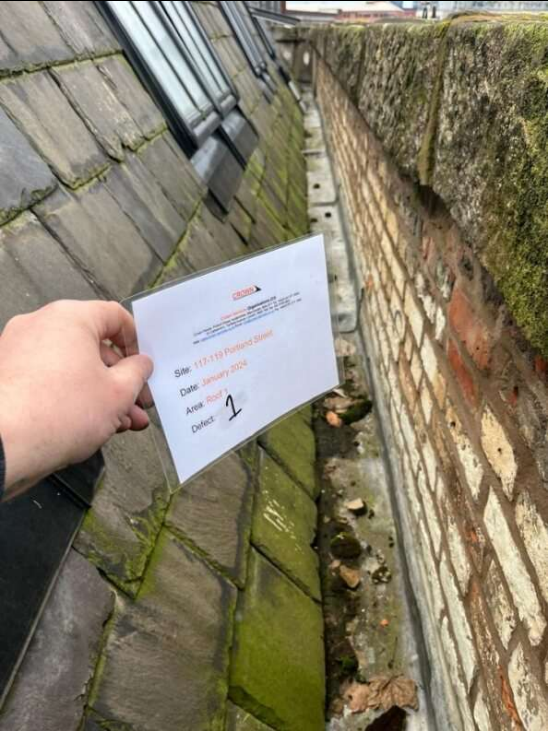
Sr. no	Item	Description	Images (all author's own)
			 Figure 95- Modern blinds on skylights- internal view (Inspection pictures 12 Feb 2024)  Figure 96- Modern window fixtures
37	Fixtures and fittings	Modern light fixtures are of no significance Sprinkler system present at ceiling height is of medium significance.	 Figure 97- Modern light fittings (Author's own image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
		The floor has modern toilets and a modern modular kitchenette which are of low significance	 Figure 98- Modern kitchenette (Author's own image 09 Jan 2024)

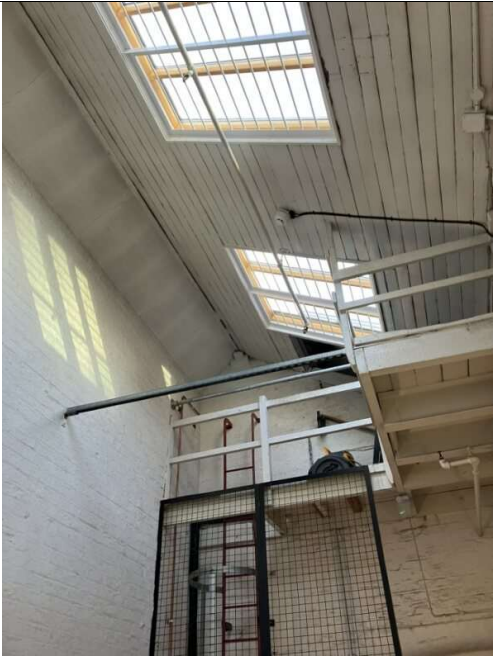
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Roof			
38	Roof	The building has an original slate roof.	 Figure 99- Original slate roofing (Inspection pictures 12 Feb 2024)  Figure 100- Original slate roof tiles (Inspection pictures 12 Feb 2024)

Sr. no	Item	Description	Images (all author's own)
		Small original chimneys on brick gable end	 Figure 101- Chimney on brick gable end (Inspection pictures 12 Feb 2024)
		Original chimney protruding from roof	 Figure 102- Original chimney protrusion on roof (Inspection pictures 12 Feb 2024)

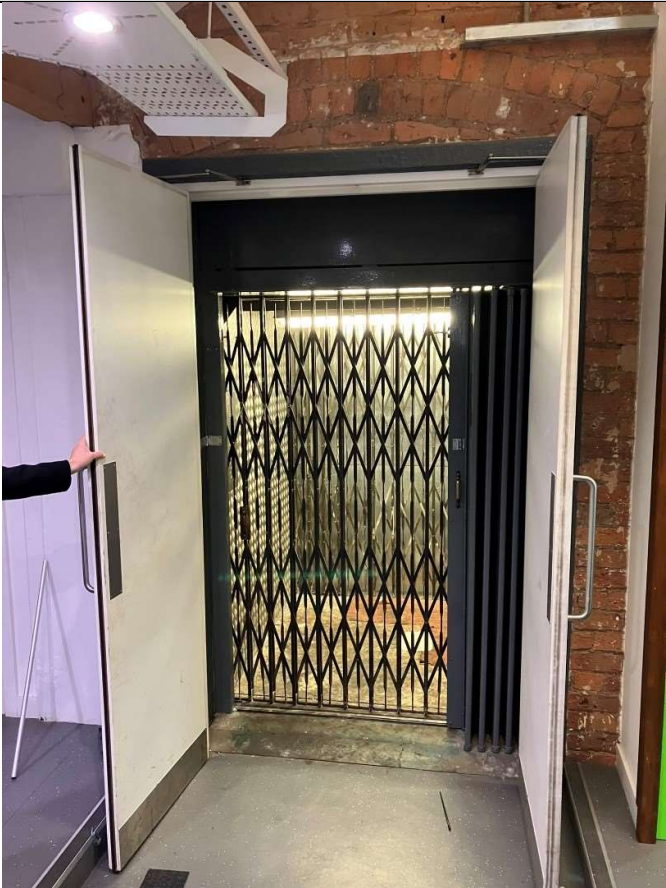
Sr. no	Item	Description	Images (all author's own)
		Original gable wall to the south elevation made of handmade bricks. It is of high significance Investigation reveals that the mortar joints have perished and need to be replaced.	 Figure 103- Original gable wall end in south elevation (Inspection pictures 12 Feb 2024)  Figure 104- Crumbling original mortar joints (Inspection pictures 12 Feb 2024)

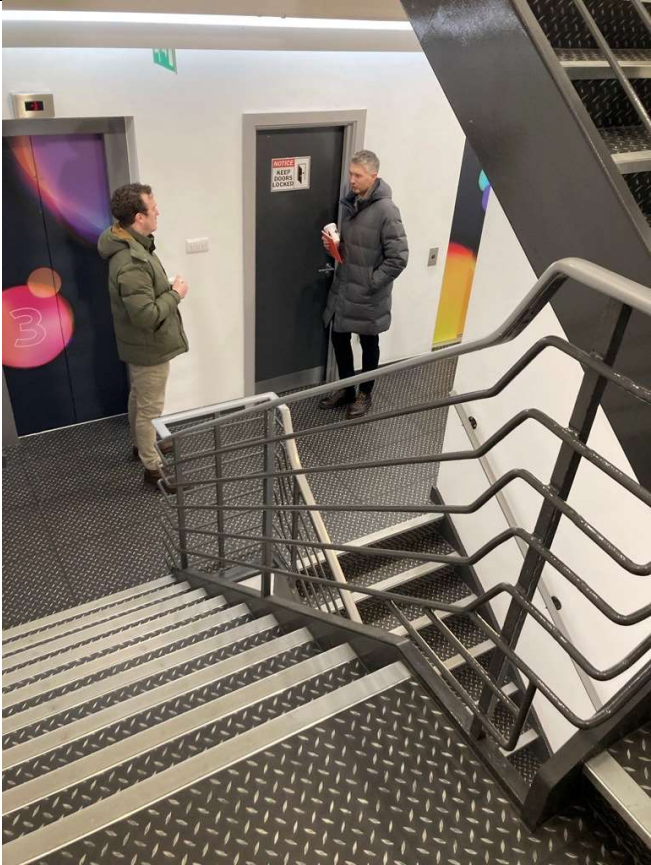
Sr. no	Item	Description	Images (all author's own)
			 Figure 105- Part of the original timber used (Inspection pictures 12 Feb 2024)
		Original brick parapet wall surrounding roof system	 Figure 106- Parapet wall

Sr. no	Item	Description	Images (all author's own)
Vertical Circulation			
39	Original staircase	Original rectangular timber escape staircase painted white close to former goods lift (see plan ref 20820-AXI-00-ZZ-02-DR-A-00002_002). It connects the lower ground floor with the fourth floor. The walls are white painted brick. The brick itself is of medium significance. A paint sample analysis is underway to assess the paint. Of medium significance.	 Figure 107- Original timber staircase, taken on floor 2  Figure 108- Chipped white paint on original staircase, appears to have been painted red at one point. Taken on floor 4.

Sr. no	Item	Description	Images (all author's own)
			 Figure 109- View from top of staircase, taken on the 4th floor
40		Modern access to roof which is of no significance	 Figure 110- Staircase access to roof, taken on the 4th floor.

Sr. no	Item	Description	Images (all author's own)
41	Modern staircase	Modern metal staircase (20820-AXI-00-ZZ-03-DR-A-00003_003) inserted in original circulation core which also has a modern bank of lifts. From review of plans provided by Manchester Local archives, it is clear that the circulation core containing these stairs and one lift existed in 1974. Modern metal staircase is of no significance.	 Figure 111- Modern staircase, taken on XX floor
42	Goods Lift	Original lift shaft on the ground floor (see plan ref (20820-AXI-00-ZZ-03-DR-A-00003_003). While the shaft and some of internal structure is of medium significance, the later metal doors are of low significance.	 Figure 112- Original lift with later door

Sr. no	Item	Description	Images (all author's own)
		On the fourth floor, the lift has an arched brick entrance, metal lift grate (medium significance) and later modern doors (low significance). Original lift shaft is of medium significance.	 Figure 113- Illustration of brick arch, former goods lift (Author's Own Image 09 Jan 2024)

Sr. no	Item	Description	Images (all author's own)
43	Modern passenger lifts	There are modern 2x passenger lifts to the modern stair core. The passenger lift core (see plan ref (20820-AXI-00-ZZ-03-DR-A-00003_003) was inserted around 1974. The lift shafts and all lift equipment is of no significance	 A photograph showing a modern stair core. In the foreground, a set of stairs with metal treads and a dark metal handrail leads down. In the background, two men are standing near a lift shaft. One man is wearing a green jacket and the other a dark puffer jacket. The lift shaft has a dark door with a 'KEEP DOORS CLOSED' sign. The walls are white and there are colorful abstract murals on the walls.

Appendix D – Planning History of the Site

There is no planning history result available on the online public access system that relate solely to the Site, however there are multiple results related to 113-119 Portland Street which the Site is situated within.

The table below details relevant planning permissions for 113-119 Portland Street (as available on the online public access system).

Reference	Description of Development	Decision Date	Status
123251/FO/2019	To replace 25no. rooflights and carry out associated refurbishment works	12 July 2019	Approved
123252/LO/2019	LISTED BUILDING CONSENT to replace 25no. rooflights and carry out associated refurbishment works	12 July 2019	Approved
123258/LO/2019	LISTED BUILDING CONSENT for the installation of two internally illuminated projecting signs, external facade lighting scheme, and non-illuminated internal window/door graphics, along with the removal of various signage, lighting, and other fittings from facade of building	01 November 2019	Approved
123263/FO/2019	Installation of external facade lighting scheme along with the removal of various signage, lighting, and other fittings from facades of buildings	01 November 2019	Approved
135244/LO/2022	Listed Building Consent for the refurbishment of upper and lower ground floor levels and external courtyard in association with the creation of restaurant, bar and karaoke facility	09 March 2023	Approved
135243/FO/2022	Creation of a bar and restaurant on the upper ground floor with Karaoke rooms at the Lower ground level (Sui Generis) and alterations to external courtyard	09 March 2023	Approved