



13th October 2023

Heritage Statement for the interior design scheme to Unit G1.F1 of the Grade II listed Minto and Turner Building, Chorlton Street, Manchester for Pippy Eats Ltd.

Following our appointment as heritage consultants for the entire Kampus development in 2017, Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for an interior design scheme/ fitout to the upper ground (ground) and lower ground (basement) floor unit (Unit G1.F1) of the Grade II listed Minto and Turner Building (the Site) in order to facilitate the introduction of a new Asian-inspired restaurant “Noodlehaus” and cookery school (Figures 1 & 2).

Please refer to drawings and D&A statement by shedkm architects and No Chintz Studio for details.



Figure 1: Map showing the location of the Minto and Turner Building outlined red, and the approximate demise of Unit G1.F1 shaded red (the Site).

The Minto and Turner Building comprises a former shipping warehouse, numbered 45 Chorlton Street, which was constructed on the site of slum dwelling in the late 1860s by Ashton & Co Ltd, but for the majority of its life, the building was subdivided into two parts, of which some floors/areas were let out to a number of different companies over its history. The building became known as Minto & Turner Building since c1959. Minto and Turner Building has remained largely unused since the 1970s.

On the 24th August 2017 Listed Building consent and Planning consent was granted for the redevelopment/refurbishment of Minto and Turner Building, the neighbouring Grade II listed Minshull House and other adjacent 1960s former university buildings, to form the new “Kampus” development, which is now complete.



Figure 2: 2023 -The lower ground floor and upper ground floor levels of the principal Chorlton Street elevation of the Minto and Turner Building, which forms the Site (shaded red).



Figure 3: The principal elevation of the Minto and Turner Building, as seen from the corner of Chorlton Street and Little David Street in 2023 (the Site is shaded red).

Statutory Designations

The Minto and Turner Building was statutorily designated at Grade II as “Mintierna House” on the 6th June 1994. The full list description can be found in Appendix i.

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

Consequently, this Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2021 (NPPF), and Manchester City Council’s Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special*

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. Of particular relevance is **paragraph 194 (NPPF, 2021)**, which 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 following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

Historic Development

The building was built in the 1860s as a shipping warehouse, where cotton and cotton goods would be stored, prepared, packed and transported. Its location adjacent to the Rochdale Canal was key to the building’s success as a shipping warehouse as goods could be directly passed through a previously blocked opening in the gable end of the warehouse, directly out onto waiting narrow boats.

During the 1930s and 1940s the canal arm become gradually infilled as canal trade began to decline, and in 1933 the southern end of the canal arm had become a surface car park. During this period the current entrance into the unit, at the southern end of Little David Street, was formed into a large roller shuttered opening, presumably in connection with the adjacent Portland Street Garage located at Minshull House. (See Figures 6-7)

These alterations resulted in the current, wide opening containing the present main entrance into Unit G1.F1 being created, and the upper ground and lower ground floor levels of this part of the building being lowered and rebuilt (Figure 10).

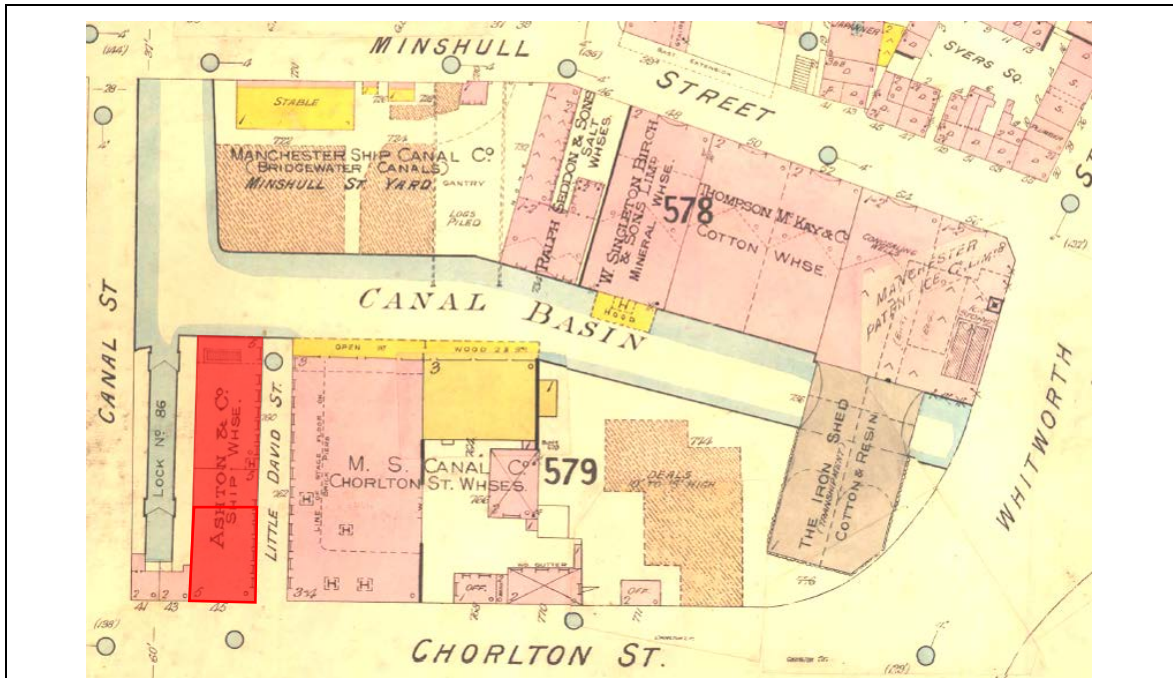


Figure 4: 1893 Goads Fire Insurance Plan – This plan (looking north-east) shows Minto and Turner Building shaded red, with the approximate demise of The Site outlined red.



Figure 5: 1944 – Looking north across Chorlton Street towards the Minto and Turner Building (shaded red).

The branch canal arm was filled in c1960 and the Manchester Polytechnic (now University of Manchester) purchased the site and employed architect S. G. Besant Roberts, who was City Architect between 1961-74, to construct four new educational buildings on the site, which were completed in 1965 as the Manchester College of Commerce.

Originally, the lower ground level (basement) of the building was designed to be used for the packing and distribution of cotton bales and other goods. These processes, including weighing packing and bailing were always carried out at basement level due to the weight of packing machinery required, storage of heavy goods, and direct access to canal boat/cart.



Figure 6: The south elevation on Chorlton Street, showing the c1930s roller shuttered entrance into the current unit to the right in 2017. The demise of The Site outlined red.



Figure 7: The Little David Street elevation looking towards Chorlton Street in 2017, showing the demise of The Site outlined red.

The ground floor level, along with the first floor level of the building, originally combined two very separate functions. The front entrance from Chorlton Street (no longer part of The Site) led into a high quality entrance vestibule, which would have been elaborately decorated so as to impress potential buyers of wares from Ashton & Co's company. Clients would have been led up this principal staircase and into the first floor showroom and offices.

The southern end of the ground floor (now forming the upper ground floor level of The Site) contained a large office/showroom, which was again highly decorated and retains large areas of deeply embossed paper friezes, window reveals and ceiling in the Art Nouveau/Aesthetic Movement style, dating to the 1890s/1900s (Figure 9).

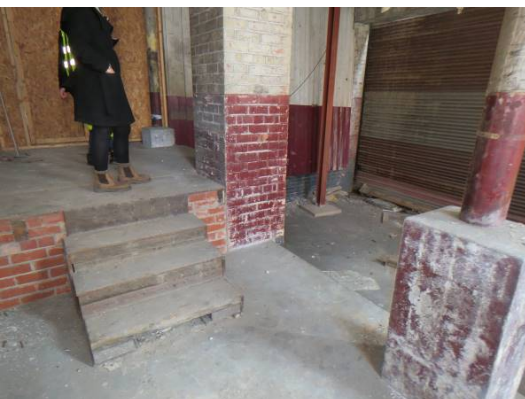


Figure 8: The southern end of The Site, showing the lowered floor level between the upper ground and lower ground floor levels, as seen in 2017.



Figure 9: An area of Victorian embossed paper frieze, originally located in the ground floor level of The Site, and since removed.

The high status of the room is further illustrated by the fact that it has plastered ceilings, skirting boards and picture rails. As part of the 2017 scheme these decorative elements were removed and the walls stripped back to bare brick.

Description of The Site

The proposed unit is set over two floors, including part of the lower ground floor (basement) and ground floor levels. The principal front elevation of the unit is on Chorlton Street, which comprises coursed rubble stone with dressed stone window architraves, window sills, rusticated plinth and quoins. The elevation to Little David Street is purely functional in its design, comprising of simple red brick and shallow coursed rubble plinth.

Internally, the unit now comprises of largely modern surfaces and interventions, retaining only the original exposed brick wall surfaces to the southern elevation and cast iron columns, whilst all other surfaces and structures date to the recently completed scheme.



Figure 9a: The main entrance into the unit from Little David Street, showing the modern doors, windows and area of modern brickwork to the immediate left.



Figure 10: Current view looking south along the lower ground floor level of the Unit towards the Chorlton Street elevation, showing the modern plasterboard lining to walls, floor and ceiling.

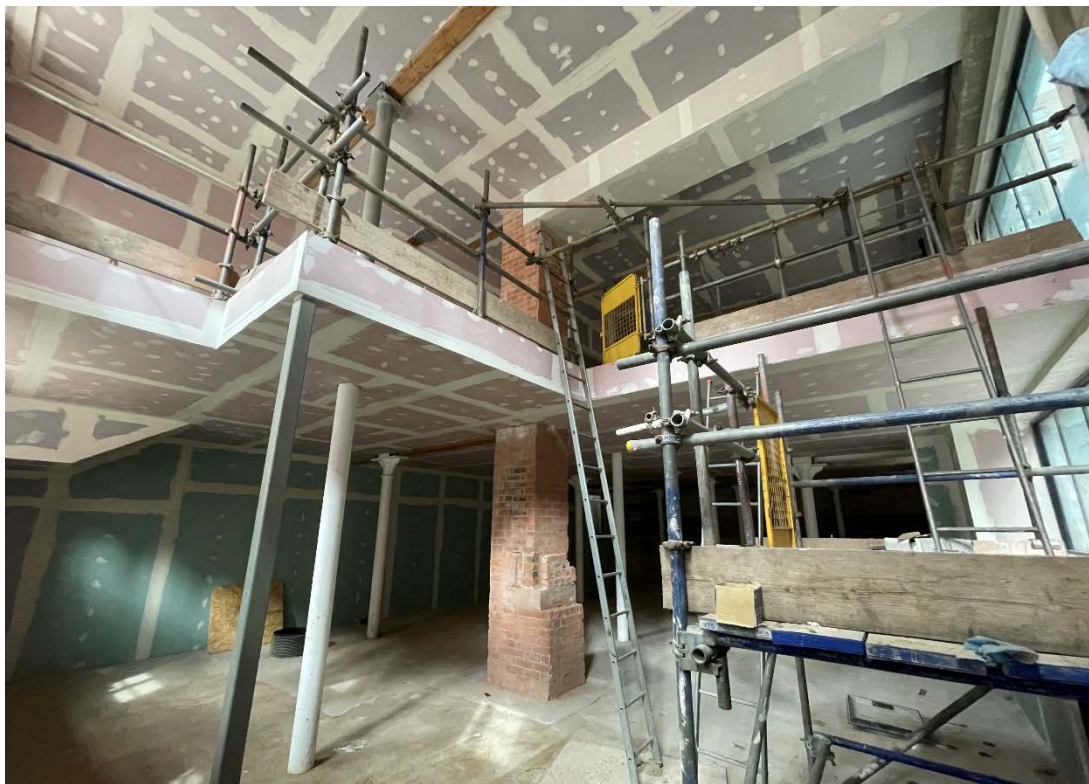


Figure 11: Current view looking north across the length of the unit from the lower ground level, showing the modern plasterboard wall linings, ceilings and modern flooring.



Figure 12: Another view looking north, showing the original, and modern columns supporting the upper ground floor level.



Figure 13: The modern inserted exit from the lower ground floor level out on to Little David Street, located to the north-eastern corner of the unit.



Figure 14: Looking north-west across the width of the ground floor level, showing the modern plasterboard walls and ceilings. The central brick pillar and metal columns are all modern, whilst the brickwork to the left is original.



Figure 15: A view looking north-west across the northern end of the unit at upper ground floor level, showing the modern blockwork wall dividing this unit from the adjacent unit (right).

Significance Assessment

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2019) and uses Historic England's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles. Policies and Guidance," 2008, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium significance relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

Statement of Significance

As part of the now completed 2017 Scheme, the basement (lower ground floor) and ground floor (upper ground floor) levels of Minto and Turner Building were substantially altered to accommodate the future allocation of a number of individual commercial/F&B units.

The works included the insertion of a new concrete floor, plasterboard ceilings, wall linings, new external windows and doors, new blockwork dividing wall between this unit and the adjacent unit, the redecoration of original cast iron columns, installation of some new columns and the exposing of brickwork to external walls. Please refer to **Figure's 16-17** below for significance plans for Unit G1.F1.

The special architectural and historic interest of the Minto and Turner Building is recognised by its Grade II Listed designation, however, it is not located within a conservation area.

Elements of **high significance** within Unit G1.F1 include: external brick walls (now exposed) and exposed original cast iron columns/surviving timber beams.

Elements of **no significance** include: the existing, modern concrete floor, plasterboard ceilings, modern studwork, modern windows and doors.

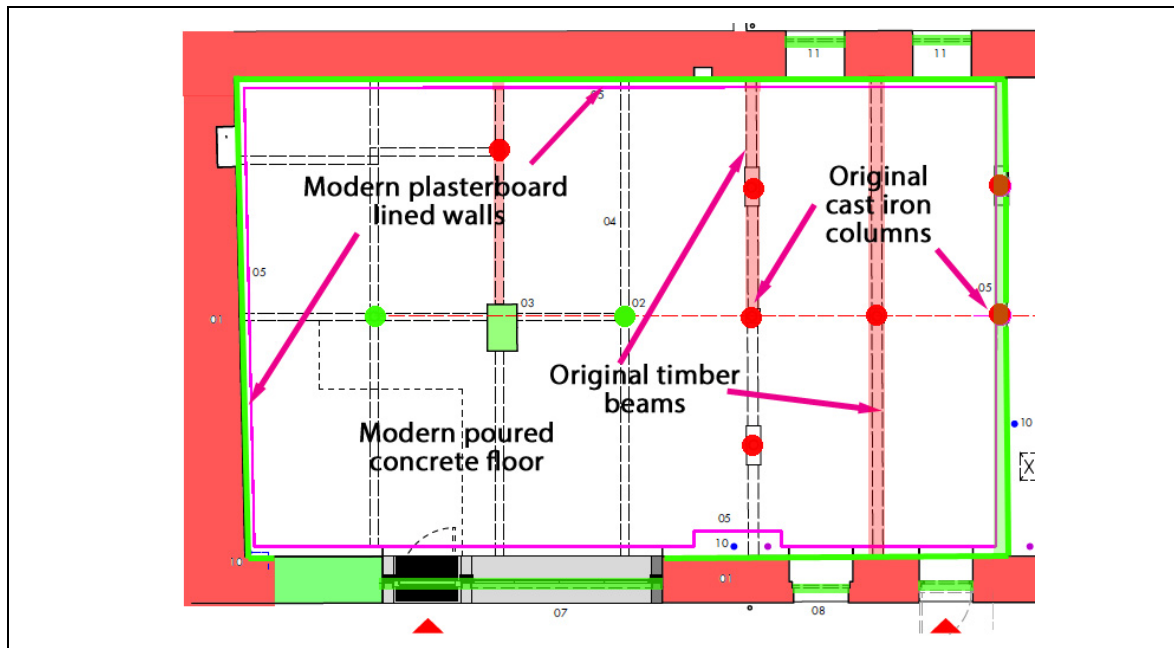


Figure 16: Lower ground floor significance plan, showing the demise of Unit G1.F1 outlined purple. Original **high significance** walls and cast iron columns/beams are shaded red, whilst new elements of **no significance**, such as blockwork walls, plastered surfaces, doors and windows, are shaded green.

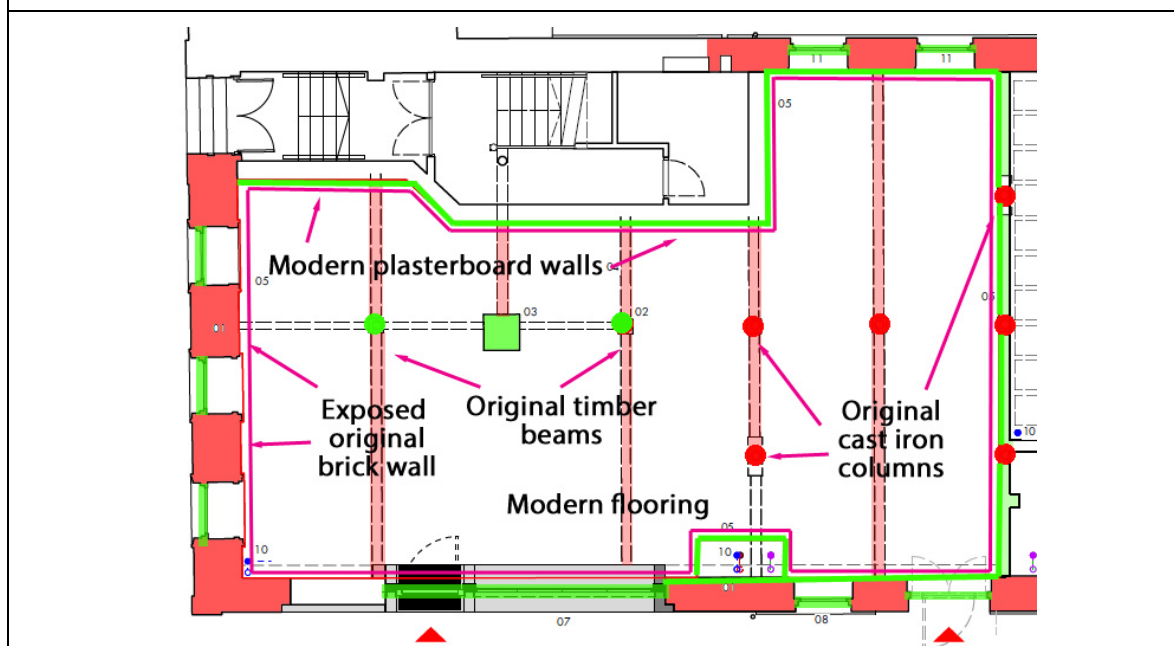


Figure 17: Upper ground floor significance plan, showing the demise of Unit G1.F1 outlined purple. Original **high significance** walls and cast iron columns/beams are shaded red, whilst new elements of **no significance**, such as blockwork walls, plastered surfaces, doors and windows, are shaded green.

Proposals

The current scheme (refer to Figures 18-19 below) proposes to use the lower ground floor level as a restaurant, whilst using the ground floor level as a cookery school, with both levels being accessed via a new staircase and passenger lift, which is to be constructed within the current void to the southern end of the unit. The main entrance into the unit will use the exiting modern entrance door at the southern end of Little

David Street, whilst a second, timber staircase will be constructed to the northern corner, forming an emergency exit onto Little David Street.

The current light touch interior design scheme will retain all existing brick walls, ceiling beams and cast iron columns with no part of the proposals physically impacting upon these elements. All proposed new studwork walls forming new rooms being will be fixed into the modern stud walls, ceilings and floors.

The proposals comprise the creation of a cooking school at upper ground floor level, including the construction of a storage room and WC to the northern corner, formed from stud partitioning, which will be constructed against modern stud and blockwork walls, and insertion of new, timber emergency staircase to the eastern corner.

The upper ground floor level will have its modern plasterboard walls and ceilings painted in a range of bold and pastel paint shades, with fitted timber kitchen cupboards and shelving for ingredients, with movable island units for learning and non-fixed seating/tables.

The proposed new entrance staircase will comprise a brightly painted metal structure and adjacent passenger lift with large art installation piece suspended from overhead.

The lower ground floor level will form the restaurant, with kitchen/WC's being constructed using stud partitioning to the north/north-east corner of the space, with the kitchen and refuse store utilising the existing service grilles fronting the canal to the north-western elevation of the building for ventilation. To the eastern corner will be the bottom termination of the proposed emergency exit to the eastern corner. The restaurant will be furnished with wooden-framed seating booths with pastel upholstery used on bench seating with simple wooden tables.

The kitchen service counter will be simple, including slim wooden framework and panelling, along with lighting and planting. A drinks fridge and waitress station will be built into the wall and tiled, with signage emulating Asian supermarkets.

The lighting scheme is simple yet bold, using lightweight artistic lighting units suspended from the modern ceilings, whilst ventilation will be provided through exposed "warehouse" style system supported from the underside of the modern ceilings.

The WC's will be decorated in a monochromatic style using bold shades and simple, complimentary sanitary ware. The modern, external glazed windows to Little David Street will have coloured text and graphic references to the food prepared within the unit.

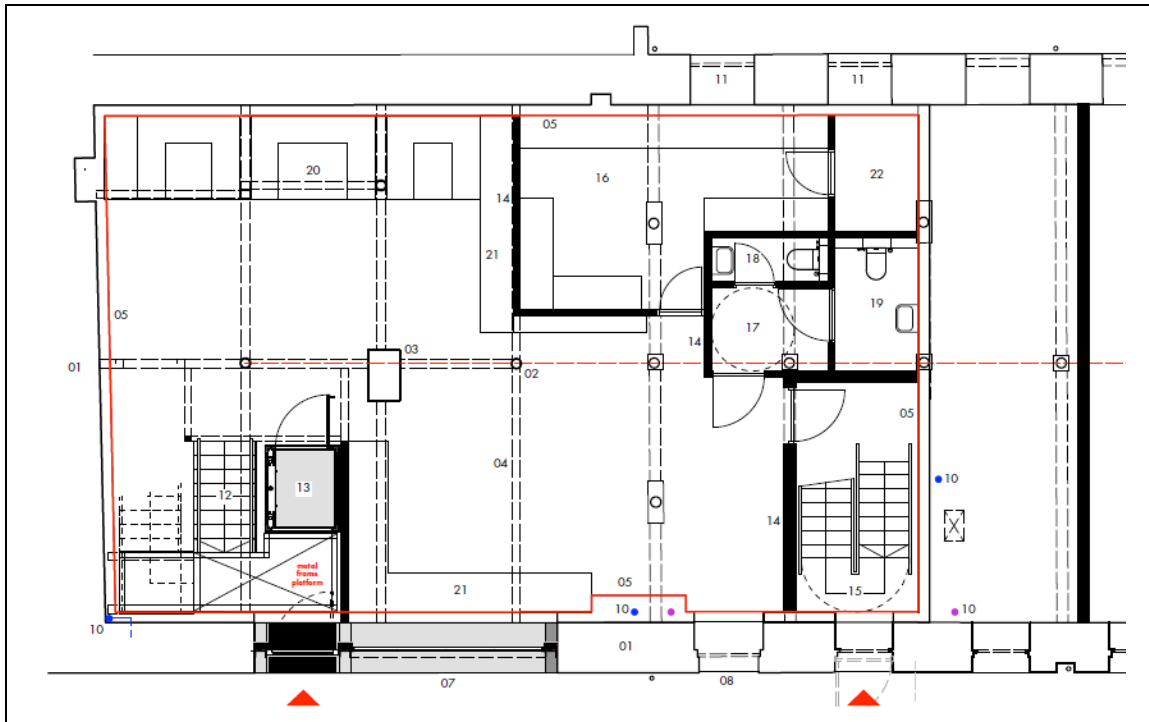


Figure 18: Proposed lower ground (basement) floor plan (Source: shedkm)

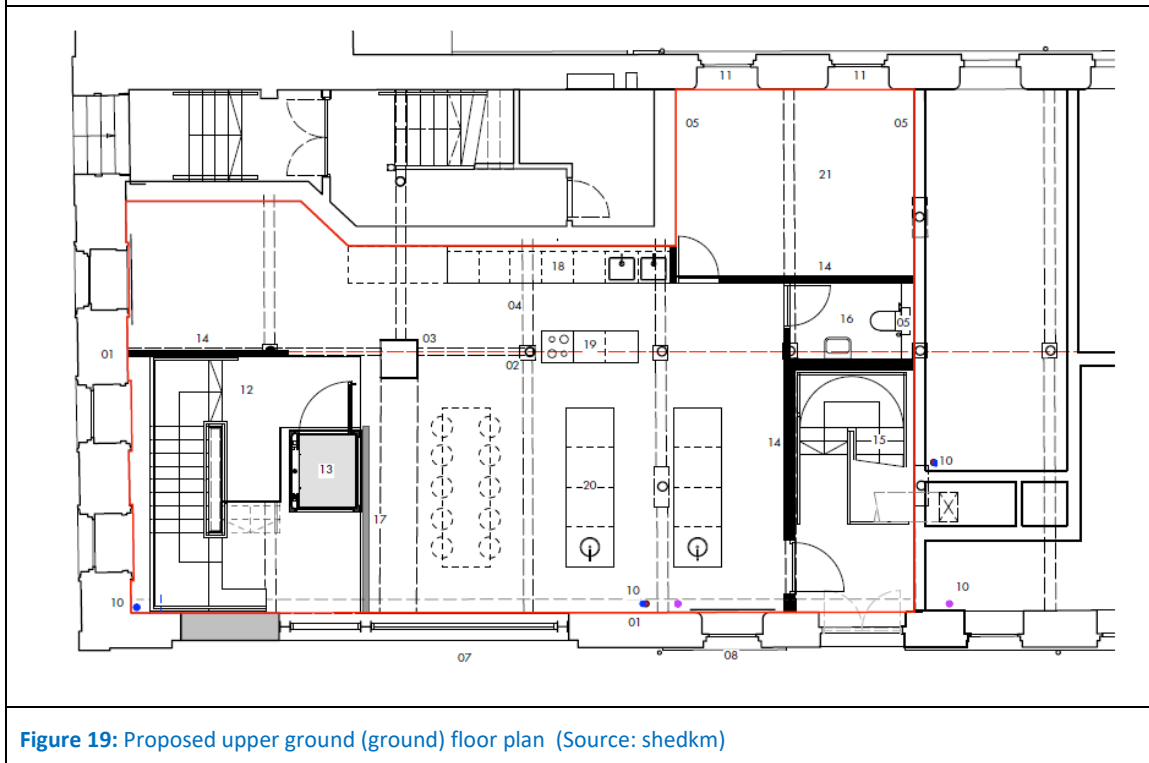


Figure 19: Proposed upper ground (ground) floor plan (Source: shedkm)

Heritage Impact

The proposed light touch interior fit-out of the small Unit G1.F1 of the Grade II Listed Minto and Turner Building forms the next stage of the now completed redevelopment of the building and wider Kampus development site for use as F&B and commercial offerings.

The light touch scheme is necessary in order to facilitate the introduction of a new F&B outlet adequately. The overriding design approach to the unit has been to retain and enhance all surviving features of heritage significance throughout, such as the retention of original cast iron columns/timber beams and exposed brickwork, whilst concentrating all new additions and decorative schemes such as kitchen units, seating etc on new fabric of no heritage significance, such as new studwork/blockwork walls, new floors and plasterboard ceilings.

Areas of minor alteration focus on the subdivision of the space to create a new kitchen/store/WC's and emergency staircase to the eastern end of the unit, however, this will have no impact on the appreciation of the special quality of the spaces, as these areas were always subdivided by historic partitioning.

Consequently, it is considered that the current proposals will result in a neutral impact. The proposals will cause no harm to the special architectural or historic interest heritage interest of the building.

This statement addresses and accords with the relevant policies within the NPPF concerned with the historic environment (principally Section 16 - Conserving and enhancing the historic environment).

Please refer to Appendix ii for the criteria used in this Heritage Statement for assessing heritage impact.

Appendix i – List Description

Grade: II

List Entry Number: 1197759

Date first listed: 06-Jun-1994

List Entry Name: MINTIERNA HOUSE

Statutory Address 1: MINTIERNA HOUSE, CHORLTON STREET

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

GV II

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

Listing NGR: SJ8446897900

Appendix ii – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

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<i>difference will be imperceptible or appropriately balanced.</i>	which detracts from the special interest of the building fabric.	A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.