



Lloyds House, Manchester
Heritage Statement

Rev D
August 2023

Version history

Project name: Lloyds House, Manchester
Project number: 0012

Rev:	Date:	Status	Name
D	Aug 2023	Planning	Lucy Greenway Architect & Heritage Consultant
C	March 2023	Planning	Lucy Greenway Architect & Heritage Consultant
B	Sept 2022	Planning	Lucy Greenway Architect & Heritage Consultant
A	June 2022	Second draft	Lucy Greenway Architect & Heritage Consultant
*	March 2022	First draft	Lucy Greenway Architect & Heritage Consultant

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Highlight Heritage being obtained. Highlight Heritage accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purpose agrees and will by such use or reliance be taken to confirm his agreement to indemnify Highlight Heritage for all loss or damage resulting therefore. Highlight Heritage accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.



15 Colleys Lane
Willaston
Cheshire
CW5 6NS



Contents

1.0	Introduction	5
1.1	Aim of this report	5
1.2	Approach	5
1.3	Author	5
1.4	Location	6
2.0	Planning and Policy Context	8
2.1	Manchester Core Strategy (2012 - 2027)	8
3.0	Understanding the Heritage	10
3.1	Description of the Area	10
3.2	Exterior	11
3.3	Interior	12
3.4	Setting	14
3.5	Outline History and Development of Lloyds House and the Area	15
4.0	Assessment of Significance	19
4.1	Introduction	19
4.2	Archaeological Interest	20
4.3	Architectural and Artistic Interest	20
4.4	Historical Interest	20
4.5	Summary Statement of Significance	20
5.0	Recommendations Following Statement of Significance	22
6.0	Heritage Assessment	24
6.1	General Principles	24
6.2	Summary of the Proposals	25
6.3	Impact on the Significance of the Heritage Asset	33
6.4	Impact on the Significance of the Conservation Area	33
6.5	Conclusions	34
7.0	Bibliography & Sources	36
8.0	Appendix	38
8.1	Listing Description	38

1.0

Introduction

1.0 Introduction

1.1 Aim of this report

This Heritage Statement has been prepared by Highlight Heritage to accompany a planning application and listed building consent relating to the conversion of part of the basement at Lloyds House, Jackson Row, Manchester, into a new high quality bar venue. The basement is currently being used for car parking and storage.

Lloyds House is a Grade II listed former packing warehouse and office building located in the Albert Square Conservation Area.

1.2 Approach

An inspection of the site was carried out in February 2022 and June 2023 to analyse the physical fabric of Lloyds House. The application relates to a section of the basement at Lloyds House, however the heritage statement assesses the building in its entirety to gain a full understanding of the significance of the building. The first part of the Heritage Statement, up to and including the Assessment of Significance, was completed prior to any design options such that the design would be heritage-led.

This report sets out:

- A brief history of the site and the area around the site;
- A description of the heritage assets and their setting;
- A summary of the significance of the building and its setting;
- The impact of the proposed works upon the significance of the heritage assets and their setting;
- An analysis of the impact of the proposed works upon the significance of the heritage assets and their setting.

This report is to be read in conjunction with the drawings provided by Mors + Harte Architects in the application.

The Heritage Statement has been updated in August 2023 to coordinate with the architectural drawings and information, which incorporates feedback from the conservation team at Manchester City Council.

1.3 Author

This assessment has been prepared by Lucy Greenway, a heritage consultant and architect with over eight years of experience in both heritage-focussed and contemporary practices. Lucy also holds a Masters in Building Conservation and Adaptation which furthers and formalises this experience.

1.4 Location

Lloyds House is located in the centre of Manchester just south west of Manchester Town Hall and Albert Square. It is bounded by Lloyd Street to the north and Jackson Row to the south. It is at the eastern end of the block, its principal corner elevation facing Southmill Street.

The entrance to the proposed site is from the west end of the building on Jackson's Row.



Figure 1 Aerial photo © Google Earth

2.0

Planning & Policy Context

2.0 Planning and Policy Context

The principle statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authority's should in coming to decisions consider the principle Act which states the following;

Listed Buildings Section 66(1) - In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (NPPF 2021) states that when determining planning applications Local Planning Authorities should 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 wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness.
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 requires applicants to describe the significance of heritage assets and that the level of detail should be proportionate to the asset's importance. P.195 states that the evidence available should be used to consider the impact of a proposal on an asset(s).

Paragraph 199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied to its conservation.

2.1 Manchester Core Strategy (2012 - 2027)

Lloyds House is located in Manchester City Centre, one of five regeneration areas identified in the Core Strategy. Within the City Centre, distinct areas have been recognised due to their individual character. Lloyds House is located in the Central Business District, the focus of the largest regional concentration of financial and professional services in the UK.

2.1.1 Policy CC1 - Primary Economic Development Focus: City Centre and Fringe

The City Centre is a strategic economic location and focus of employment growth in the City and City Region. There is particular support from the Council for high density offices and the provision of retail, leisure, entertainment, cultural and

tourism facilities help to support the development of a vibrant employment location attractive to businesses.

2.1.2 Policy CC4 - Visitors - Tourism, Culture and Leisure

The City Centre is to be a focus for culture and leisure in the City Region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported.

2.1.3 Policy C10 - Leisure and the Evening Economy

This policy aims to encourage evening and night time economy uses that contribute to the vitality of Manchester's centres. The City Centre has an important role as the focus for the City's evening economy. The Council recognises that a vibrant evening economy is important, both to the wellbeing of its residents and as a source of economic activity.

Policy EN3 - Heritage

Development that takes advantage of the distinct historic and heritage features of the districts and neighbourhoods will be encouraged. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 Description of the Area

Lloyds House is located within the Albert Square Conservation Area, with Albert Square located just north east of the site. The Albert Square Conservation Area, where the Town Hall is located, is the focus of Manchester's civic spaces. The principal north east elevation of Lloyds House is visible from Manchester Town Hall. The architectural emphasis on corners, such as Lloyds House, is a characteristic of Manchester buildings.

The character of the conservation area is defined by its civic grandeur, but also contains many commercial properties and small-scale buildings¹. Many buildings date from the Victorian era and there is a mix of architectural styles. The predominant material is red brick, terracotta and ashlar.

The Albert Square Conservation Area adjoins the Deansgate Conservation Area to the south and west of Lloyds House. Immediately south of Lloyds House, opposite the entrance to the proposed application site, is the new St Michael's development.



Figure 2 Jackson's Row looking east

3.2 Exterior

Lloyds House is orientated in an east-west direction, the ground level rising towards the east. The building is therefore five stories plus a basement on Jackson's Row and four stories plus a basement on Lloyd Street.

The building is constructed of red brick with stone dressings and has Gothic details. The principal elevation is on the corner of Lloyd Street and Southmill Street, marked by a corner turret.

Lloyds House was originally built for the Manchester Shipping Offices and Packing Company and there is evidence of its former use in the teagles (hoists) attached to the Jackson's Street elevation.

The entrance to the proposed application site is via a former loading bay on Jackson's Row.



Figure 3 Principal north east elevation
 Figure 4 West end of Lloyds House on Jackson's Row
 Figure 5 Jackson's Row from Southmill Street
 Figure 6 Lloyd Street (north) elevation
 Figure 7 Teagle on Jackson's Row elevation
 Figure 8 Entrance to proposed application site on Jackson's Row

3.3 Interior

The proposed application site is in the western part of the basement of Lloyds House, accessed via the former loading bay on Jackson’s Row.

The basement is currently used for car parking and storage, but the grid of cast iron columns is visible throughout. At the western end, part of the basement has been subdivided.

The ceiling is vaulted in brick in some areas and in others there is a modern fireboard finish. The floor is concrete throughout.

There are a few historic details remaining such as a large iron door and teagle mechanism.

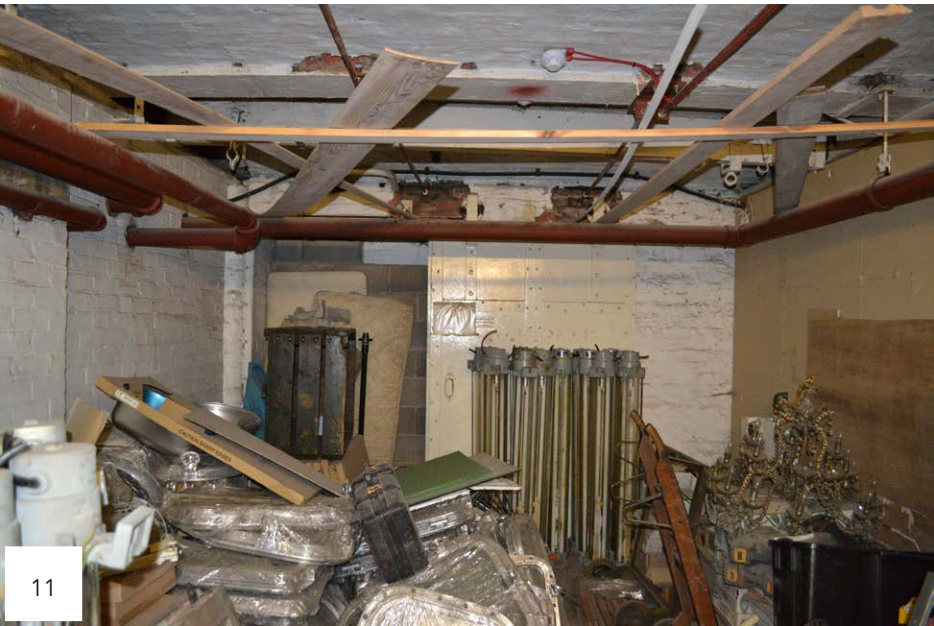


Figure 9 General view of basement
Figure 10 Basement from proposed entrance
Figure 11 Large iron door
Figure 12 Cast iron columns in grid arrangement

Figure 13 Brick vaulting and modern fireboarding
Figure 14 Teagle mechanism



3.4 Setting

Lloyds House is visibly in the civic heart of the city, with Albert Square and the Town Hall diagonally adjacent to the north east. The new St Michael's development is directly opposite Lloyds House. Most buildings are between three and six storeys tall, therefore the area has a distinctly urban character. The boundaries of the conservation areas were extended in this part of the city to create a comprehensive coverage of the Victorian city centre².

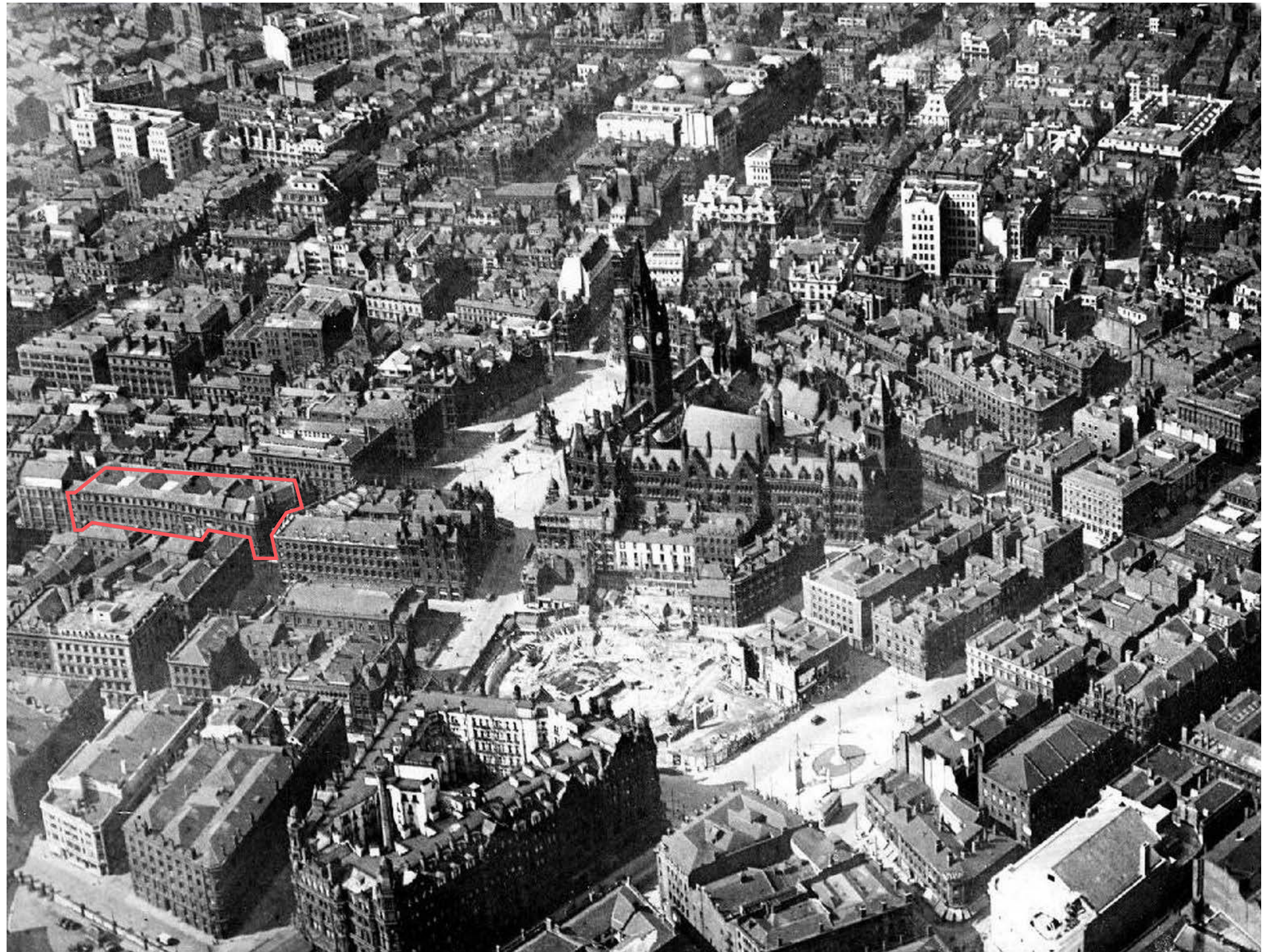


Figure 15 Photograph of Manchester Central Library being built circa 1930, with Lloyds House to the left © Manchester City Centre

3.5 Outline History and Development of Lloyds House and the Area

Lloyds House was built for the Manchester Shipping and Packing Company Ltd in 1865, and was designed by Speakman and Charlesworth. Lloyds House was one of the earliest purpose-built packing warehouses designed for multiple occupation in Manchester, and provided a successful model for the building type and plan arrangement that was followed into the early 20th century. The commission of Lloyds House by the Manchester Shipping and Packing Company Ltd was speculative, but demand for such a building was foreseen owing to the requirement to quickly despatch goods to foreign markets. The site of Lloyds House was chosen as it was 'within 500 yards of the Royal Exchange and General Post Office, and two thirds of a mile of the goods stations of the London North-Western and Lancashire and Yorkshire Railway Companies'³. The first OS map of 1848 (Figure 17) shows the site prior to the construction of Lloyds House.

The 19th century saw considerable change to warehouse function and design in Manchester. 'Architectural mania' took hold of the wealthy merchants and cotton printers in Manchester, who commissioned prestigious, architecturally designed warehouses. Many were designed in an Italianate style, which became the dominant style for warehouses for many years in Manchester and throughout the country. From the 1850s, architectural styles became more varied; Lloyds House adopted Gothic details.

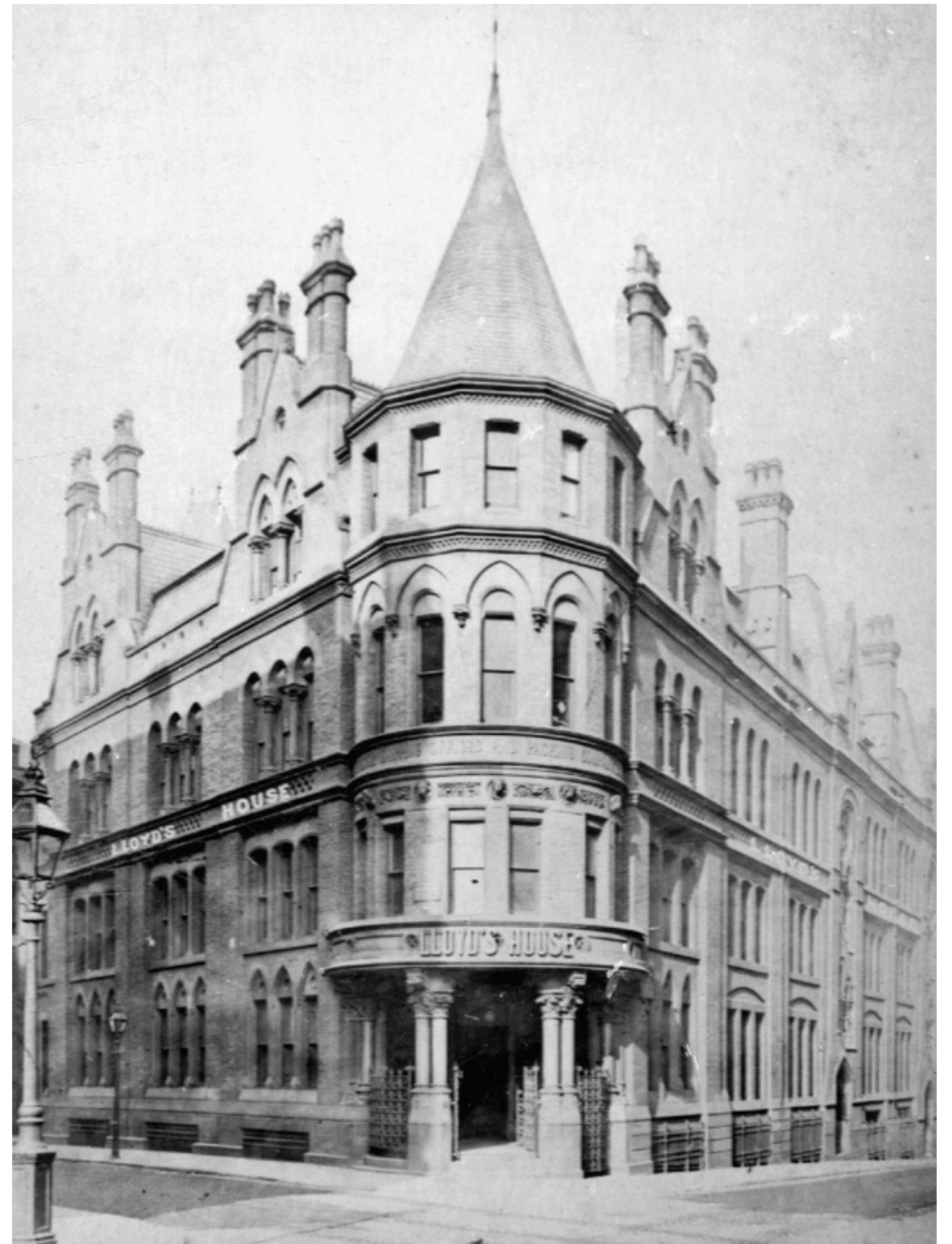


Figure 16 Lloyds House 1870, Manchester City Library

The opening of the Manchester Ship Canal in 1894 demanded an even greater need for packing warehouses, and Lloyds House continued to be located in a prime position. Warehouses began springing up in response to the building of the canal, particularly south and west of Lloyd Street and Jackson Row. In 1896, the Manchester Shipping Offices and Packing Company Ltd merged with the Globe Packing and Shipping Company to form Lloyd's Packing Warehouses Ltd. This merger established new ranges of modern packing houses with a secured clientele of tenant customers⁴.

These warehouses were some of the largest and most ambitious warehouses in Manchester. Most were designed by Harry Fairhurst and included India House, Bridgewater House and Lancaster House. The Lloyd's formula proved so successful that by 1923 the company owned fifteen warehouses and the value of the foreign cotton trade it handled represented a third of that trade in Lancashire and was of greater value than the entire export trade of Spain⁵.

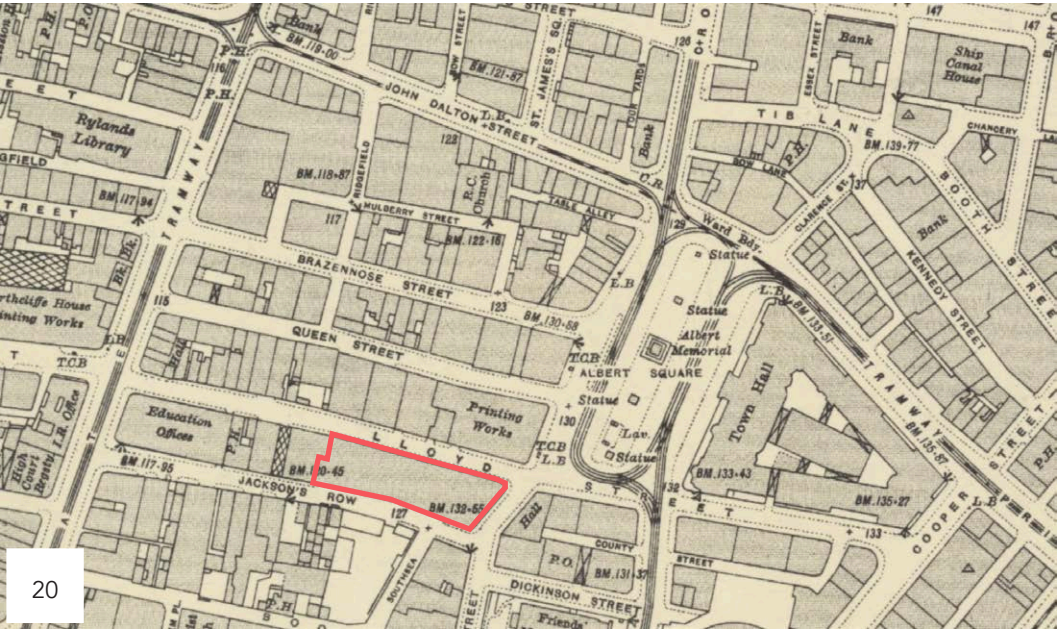


Figure 17 1848 OS map © National Library Scotland
 Figure 18 1891 OS map © National Library Scotland
 Figure 19 1922 OS map © National Library Scotland
 Figure 20 1934 OS map © National Library Scotland
 Figure 21 Bridgewater House © Brian Mawdsley
 Figure 22 India House © Brian Mawdsley
 Figure 23 Lancaster House © Brian Mawdsley

The export trade in Manchester boomed in the 19th century and separate packing warehouses enabled a high turnover of goods to be packed and shipped independently of the warehouses where goods were stored. Lloyds House was the first purpose-built packing warehouse in Manchester.

The basement of Lloyds House was used for packing machinery and the roof space was left open for the making up department, which required natural light. The remainder of the building was divided into office suites and then sub-let to various shippers requiring an office, counting house and sample room or wareroom⁶. Lloyds House contains evidence of multiple wagon entrances, loading bays and hoists, which were necessary as part of a multi-tenanted packing warehouse.

The machinery in the basement would generally have incorporated the steam engine, boilers, pumps, packing presses and associated machinery such as line shafts, belts and pulleys. These would have added substantial weight as well as considerable vibration; to minimise this the packing presses were, for example, arranged around the edge of the building where there were massive foundations⁷. A basement plan by architect Harry Fairhurst in 1905 shows minor changes proposed to the basement, but on the whole it is an open space with intermittent hoists for the transport of goods from street level into the building, and further hoists just inside the floor plate to transport goods between floors. The cast iron columns and timber joists are visible in the plan, and generally in warehouse construction, were based on a grid of fifteen feet. There were often no joists because the floorboards, which were up to three inches thick and joined by

steel tongues, were so strong that they could be set directly on the beams⁸. In some areas of the basement of Lloyds House, the timber floor boards sit directly onto the timber beams. There are also instances of brick vaulting spanning between columns, which was considered a more fire-proof option. Most of the basement is now fireboarded resulting in a flat ceiling between the columns.

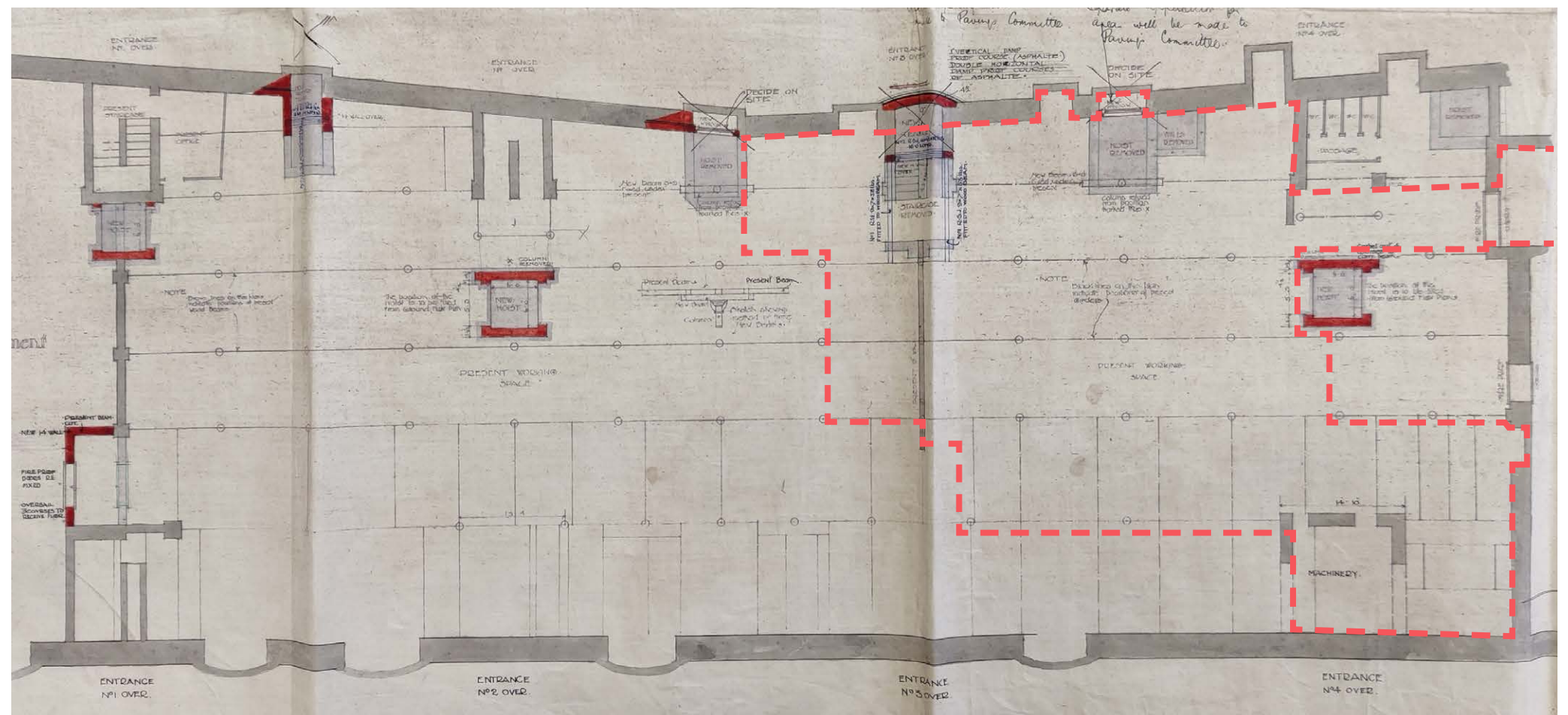


Figure 24 Basement plan of 1905 by Harry Fairhurst © Manchester Archive

— — — — — Approximate site boundary

4.0

Assessment of Significance

4.0 Assessment of Significance

4.1 Introduction

The following appraisal adheres to the requirement of Paragraph 194 of the National Planning Policy Framework (2021) to describe the significance of any heritage assets affected [in an application], including any contribution made by their setting.

The assessment identifies the heritage interests of Lloyds House in its entirety, as outlined by Historic England’s guidance *Statements of Heritage Significance*, published in 2019. These heritage interests (archaeological, architectural/artistic and historical) augment the foundation of “special historic or architectural interest” that underpin designation.

Assessing the significance of elements of historic fabric, or historic spaces, should be directly linked to the authenticity and integrity of that which remains. The significance of fabric must be based on what may be learned or understood from what can currently be seen. Building fabric can enhance or obscure the legibility of the significance of a place. It is possible for inappropriate building fabric to obscure physical evidence of heritage interests.

4.1.1 In assessing the significance of **heritage interests:**

Exceptional Interest

Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, scheduled monuments and UNESCO World Heritage sites.

High Interest

Heritage interests having national importance, usually found where assets are designated at Grade II* and Grade I.

Medium Interest

Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.

Low Interest

Heritage interests that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.

Neutral Interest

Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

4.2 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Although much of the external fabric of Lloyds House remains, the basement interior has been altered quite substantially over the years. The iron structure remains, but the basement has been compartmentalised using modern breeze block to comply with modern fire regulations. Fire board has been added to the ceiling in some areas resulting in a flat ceiling that has less character than the remaining brick vaults. Some of the mechanisms for the teagles remain, which provides evidence of the building's earlier function.

The Archaeology Data Service returns no results for Lloyds House.

The archaeological interest of Lloyds House is: **Medium.**

4.3 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 skills, like sculpture.

The architectural interest of Lloyds House is predominantly in the principal elevation on the corner of Lloyd Street and Southmill Street. The corner turret is an important feature that announces Lloyd House to Albert Square.

Jackson Row is a secondary elevation, but nevertheless has architectural interest due to the historic features (wagon entrances, loading bays and teagles) that identify it as a warehouse.

The architectural interest of Lloyds House is: **Medium.**

4.4 Historical 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.

Lloyds House is significant as the first purpose built, multi-tenanted packing warehouse in Manchester. It was constructed in response to the booming export market in Manchester during the 19th century and the need to quickly pack and ship items. The focus solely on packing, a process previously carried out by the merchant or manufacturer, enabled a high turnover of goods to be shipped. The Lloyds House model was so successful as a building type and plan arrangement that it was followed into the early 20th century. Lloyds House is therefore illustrative of the relationship between design and function.

The location of Lloyds House in relation to the Exchange, post office and major railways was strategic and illustrates the importance of efficiency and speed in the export process.

The association with Manchester Shipping and Packing Company Ltd, that later became Lloyds Packing Warehouses Ltd, has historical interest given the huge market share the company held in Manchester and the subsequent building of another fifteen warehouses. Lloyds House is associated, through Lloyds Packing Warehouses

Ltd, with other prominent buildings in Manchester such as India House, Bridgewater House and Lancaster House. Harry Fairhurst was responsible for the design of these buildings and he is known to have some involvement with alterations at Lloyds House. The associative interest with Harry Fairhurst is however, limited.

There is some associative interest with the original architects of Lloyds House, Speakman and Charlesworth. In their short partnership they undertook some prominent commissions within Manchester, including becoming a finalist in the architectural competition for Manchester Town Hall.

The historical interest of Lloyds House is: **Medium.**

4.5 Summary Statement of Significance

Lloyds House has special architectural and historic interest congruent with its Grade II listing. The primary significance of Lloyds House is in its historical interest, as the first purpose built and multi-tenanted packing warehouse in Manchester.

The Jackson's Row elevation is a secondary elevation but contains architectural and archaeological interest due to the remaining loading bays and teagles. These features help to identify it as a warehouse.

The basement contains a visible cast iron grid structure, but much of the ceiling has been infilled with fireboard, possibly obscuring historic fabric. There is some remaining machinery which provides evidence of its earlier function.

5.0

Recommendations Following Statement of Significance

5.0 Recommendations Following Statement of Significance

- Any change proposed to take place in the new venue is advised to be in consideration of the significance of the building and its setting.
- New development in the basement of Lloyds House should not be prohibitive in heritage terms, especially if it contributes to the viability of the building.
- The historic fabric, notably the arched brick areas of ceiling, columns and historic lifting equipment are to be preserved and/ or enhanced where possible. The gates at street level are an important feature that should be retained, but perhaps could be held open when the venue is open.
- New design should be legibly of its time, without causing harmful contrast to the existing building.
- Design and materials of new built fabric should be of a high quality as a continuation of the approach to Lloyds House.
- Existing bay rhythms created by the column structure in the basement should be maintained as much as possible - ie new walls are ideally situated close to columns so the rhythm of the grid layout is still legible.
- There is potential for the entrance at street level to be enhanced and make a more positive contribution to the conservation area.
- Traditional signage is encouraged, although there may be more flexibility with signage that is set back within the former loading bay.
- An assessment of heritage impacts will take place once the proposals are near to being finalised.

6.0

Heritage Assessment

6.0 Heritage Assessment

6.1 General Principles

Lloyds House is a Grade II listed heritage asset, therefore the purpose of this assessment is to ascertain the potential impact of converting part of the basement at Lloyds House into a high quality bar venue. The basement is currently being used for car parking and storage.

Guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2021). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. Section 4.0 of this statement fulfils the requirement to understand the significance of Lloyds House.

This section will complete an objective review of the scheme, verifying to what extent the conservation of the significance of Lloyds House has been achieved, or whether any harm is likely to be incurred.

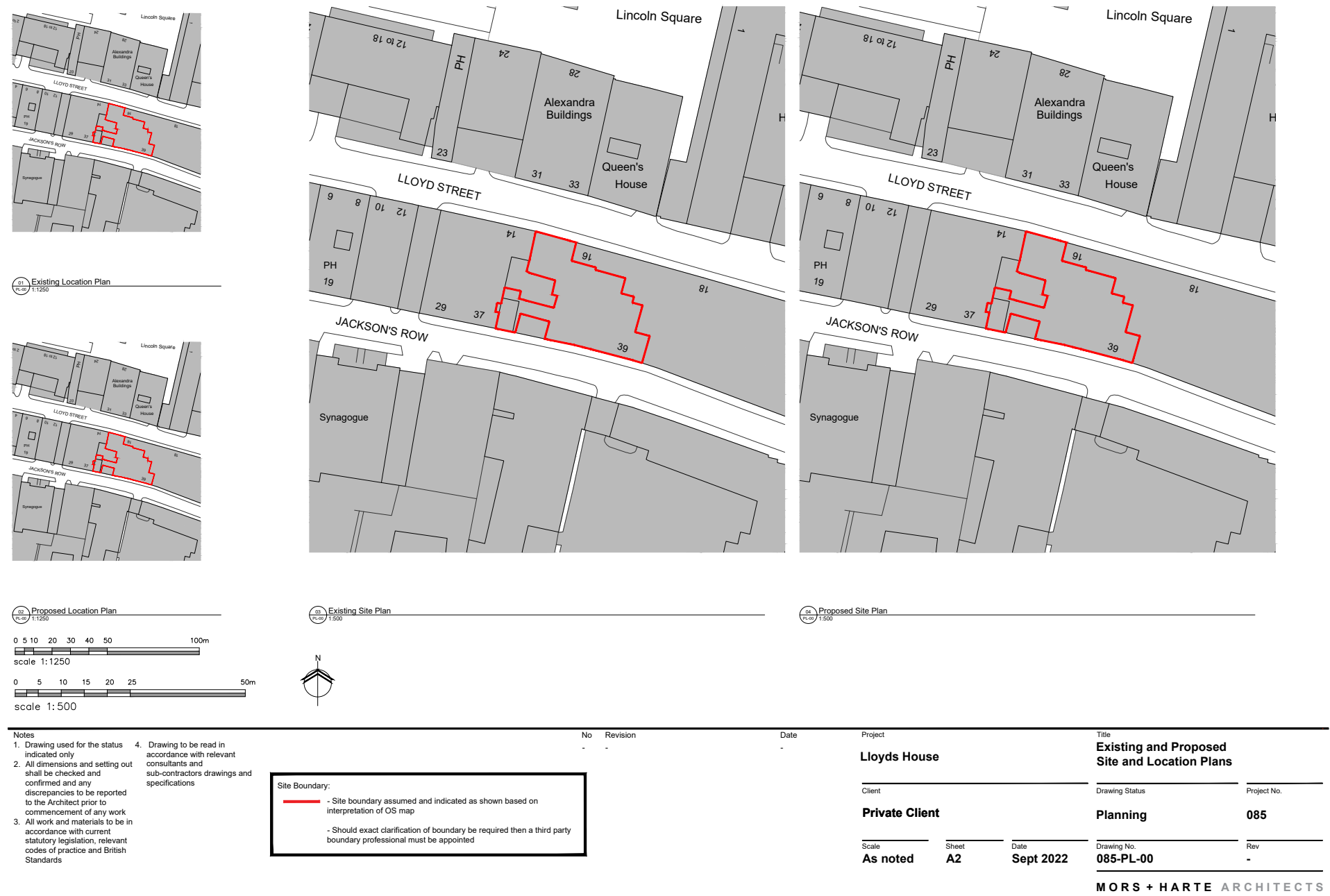


Figure 25 Proposed Location and Site Plan, NTS © Mors + Harte Architects

6.2 Summary of the Proposals

6.2.1 External Alterations

The entrance to the new bar will be via a former vehicle entrance at ground level on Jackson's Row (Figure 26). A new platform lift is to be installed at the back of the entrance, requiring some historic fabric to be removed. A new Part M compliant, concrete stair with a metal balustrade will replace the current stair. The air conditioning units and associated conduits will be carefully removed to enable the brickwork to be seen. Finally, uplighters set into the ground will provide a low level light wash to reveal the architectural interest of the space.

6.2.2 Internal Alterations

Part of the basement will be converted into the new bar therefore new partition walls are to be built to separate this premises with the car park. Few features of particular historic or architectural interest remain, but those that do will be revealed and enhanced.

The existing iron columns will remain visible throughout the new bar and bespoke furniture will be created around them. The areas of vaulted brick ceiling will also be retained where they still exist. An original cast iron door has been incorporated into the room layout to ensure it is visible and will be cleaned using appropriate methods.

An existing vehicular ramp from ground level to basement level will be retained to maintain access for the remaining car parking. The head height is restricted beneath this area, therefore excavation

will be required to create sufficient ceiling height for the WCs. The floor throughout the basement is concrete. In this space, a vertical divide is required between the new bar and the vehicle ramp. This is shown in Figure 32 and described in the Schedule of Works.

Fixtures and fittings, including the bar and furniture are to be freestanding and not fixed to any historic fabric.

Lighting will be fixed to non-original fabric where possible and where this is not possible, fittings will be surface mounted with exposed galvanised steel conduit.

Existing pipework will be connected into for plumbing and drainage, and repairs made where necessary.

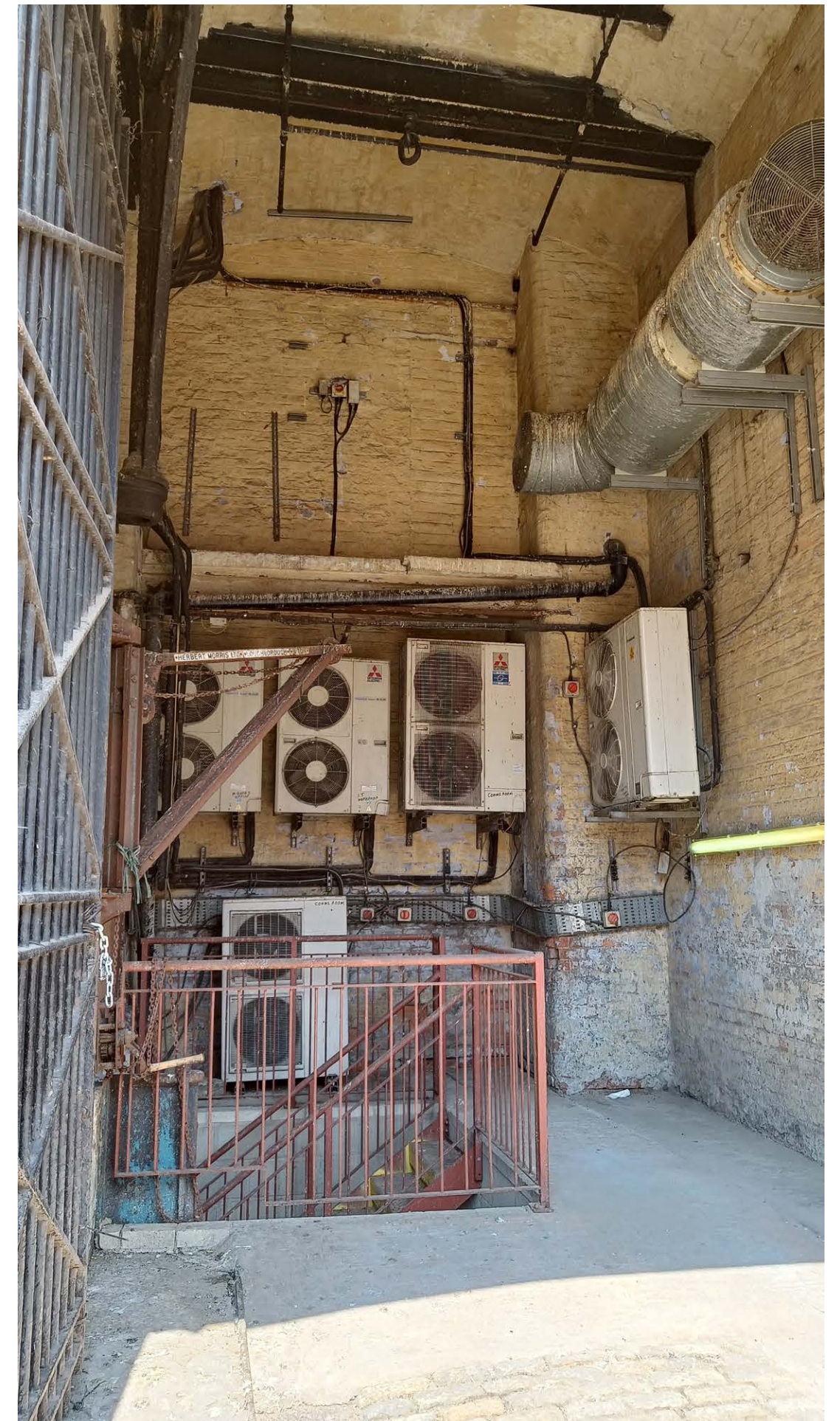
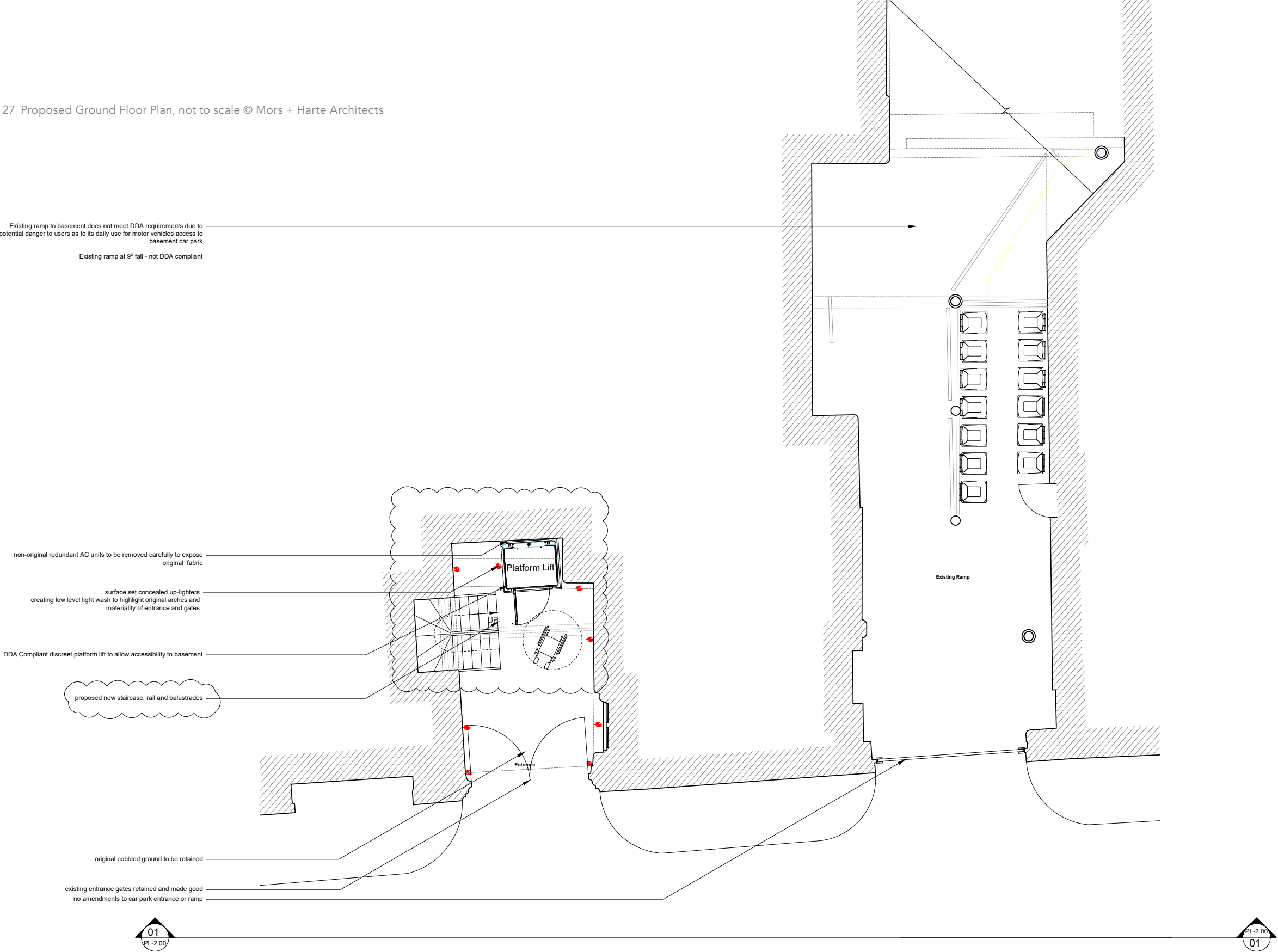


Figure 26 Ground floor entrance on Jackson's Row

Figure 27 Proposed Ground Floor Plan, not to scale © Mors + Harte Architects



DELIVERY SERVICE PLAN

Please refer to 085-PL-1.03 for full details of deliveries etc.

Lighting Key

LEGEND LIGHTING	
Downlight	Surface mounted light
Directional Downlight	LED Strip
Pendant Light	Switch
Wall Light	Dimmer
Low Level Wall Light	Pull Switch
Up Light	Isolator Switch
Downlight with horseshoe diffuser	Surface mounted down light
	PIR

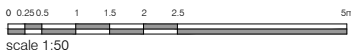
- Notes:
- Drawing used for the status indicated only
 - All dimensions and settings shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
 - All work and materials to be in accordance with current building regulations, relevant codes of practice and British Standards
 - Drawings to be made in accordance with relevant consultants and sub-contractors drawings and specifications

SITE BOUNDARY:

perpetual point - Site boundary assumed and indicated as shown based on MAP only

Should clear delineation of boundary be required, a third party boundary professional must be engaged

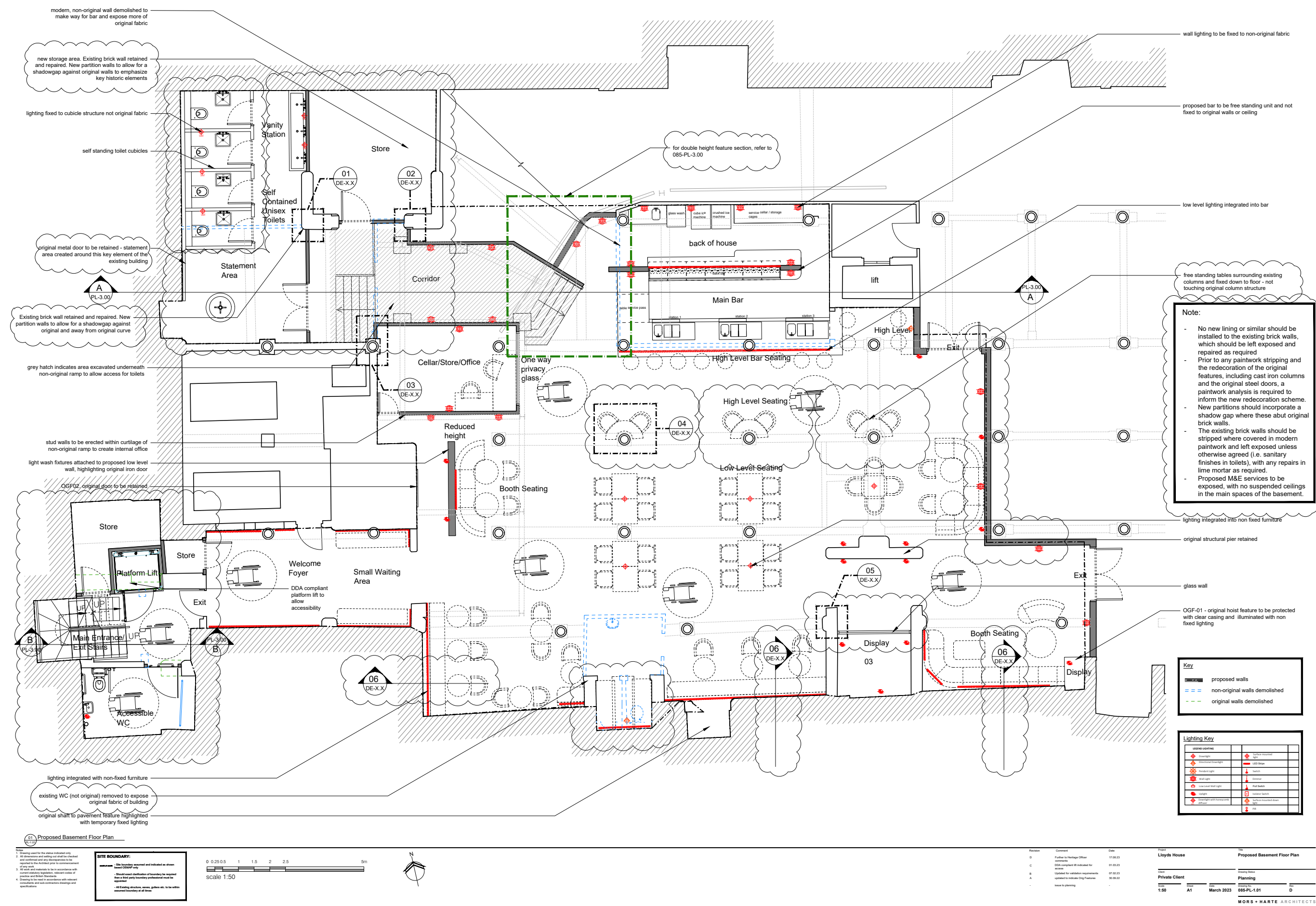
All existing structures, walls, gutters etc. to be within assumed boundary at all times



Revision	Comment	Date
D	Further by Heritage Officer comments	17.08.23
C	DDA compliance VR indicated for review	01.09.23
B	Updated for validation requirements	07.02.22
A	Bin Store Indicated	05.10.22
-	Issue to planning	-

Project		Drawing Status	
Lloyds House		Proposed Ground Floor Plan	
Client		Drawing Status	
Private Client		Planning	
Scale	Sheet	Date	Drawing No.
1:100	A3	March 2023	085-PL-1.00
		Drawn	D
MORS + HARTE ARCHITECTS			

Figure 28 Proposed Basement Floor Plan, not to scale © Mors + Harte Architects



Key
Original vaulted ceiling:
(all to be protected and retained during building works)
Proposed stud walls:

non original wall adjoining original ceiling removed
all original fabric columns retained

original beams (shown dashed) retained
none original structure of ancillary ramp retained

CH 2647

EX-3.00 A

EX-3.00 B

Display

0 0.25 0.5 1 1.5 2 2.5 5m
scale 1:50

SITE BOUNDARY:
- This boundary is proposed and indicated as shown
- Should exact location of boundary be required
- Please refer to the boundary professional's report
- All existing structures, services, gardens etc. to be within
- assumed boundary as all shown

Notes:
1. Drawing used for the status indicated only.
2. All dimensions and settings are stated to be retained and confirmed and any discrepancies to be reported to the architect prior to commencement of any work.
3. All work and materials to be in accordance with current building regulations, relevant codes of practice and British Standards.
4. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications.

Revisions:
Revision: A
Comment: Existing plan and wall notes
Date: 01.02.23
Further to Conservation Officer comments

Project Information:
Project: Lloyd's House
Client: Private Client
Date: 1:50
Sheet: A1
Date: March 2023
Drawing No: 085-PL-1.02
Rev: B

Proposed Reflected Ceiling Plan
Planning

MORS + HARTE ARCHITECTS

Figure 30 Platform lift location diagrams, not to scale © Mors + Harte Architects

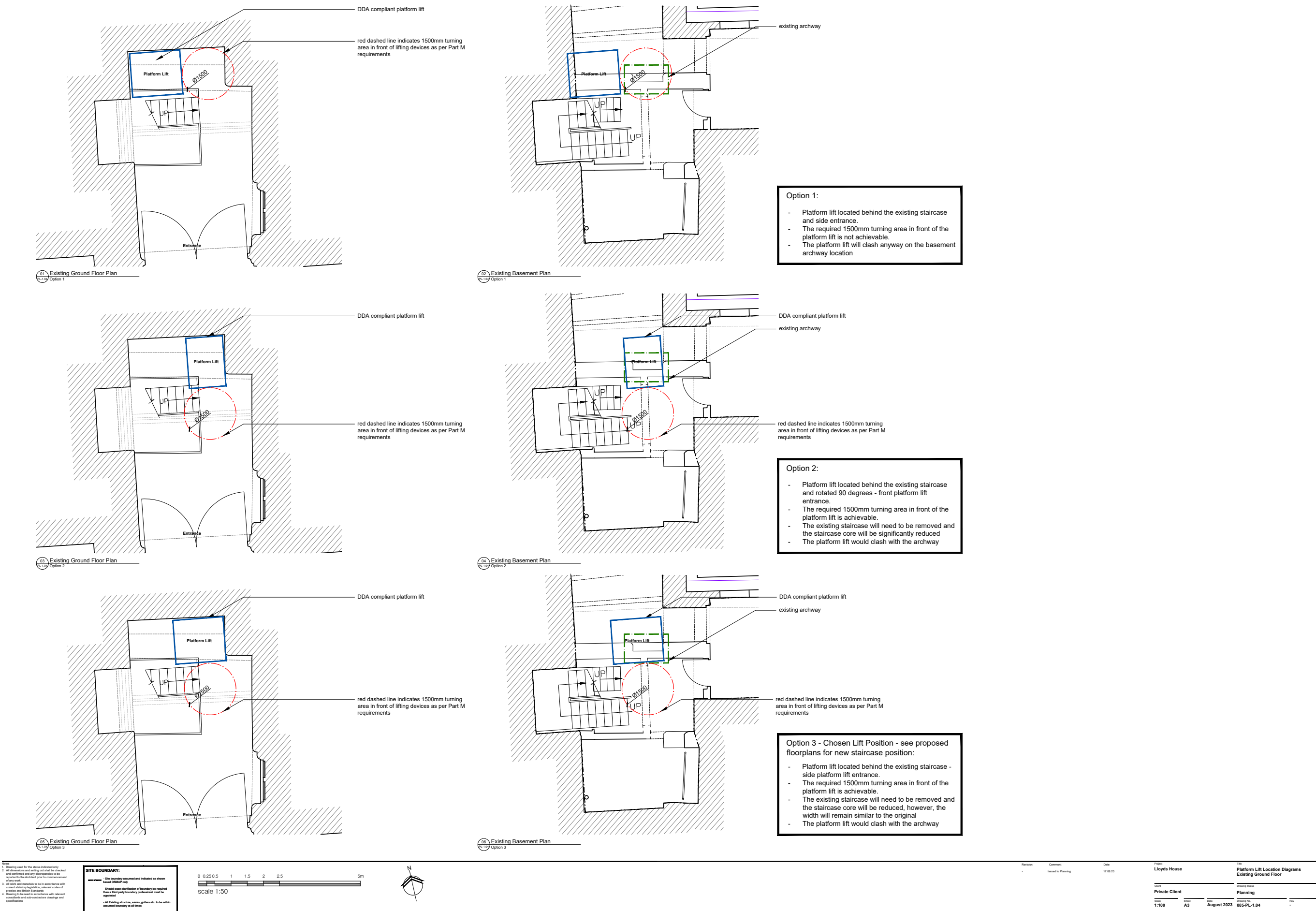
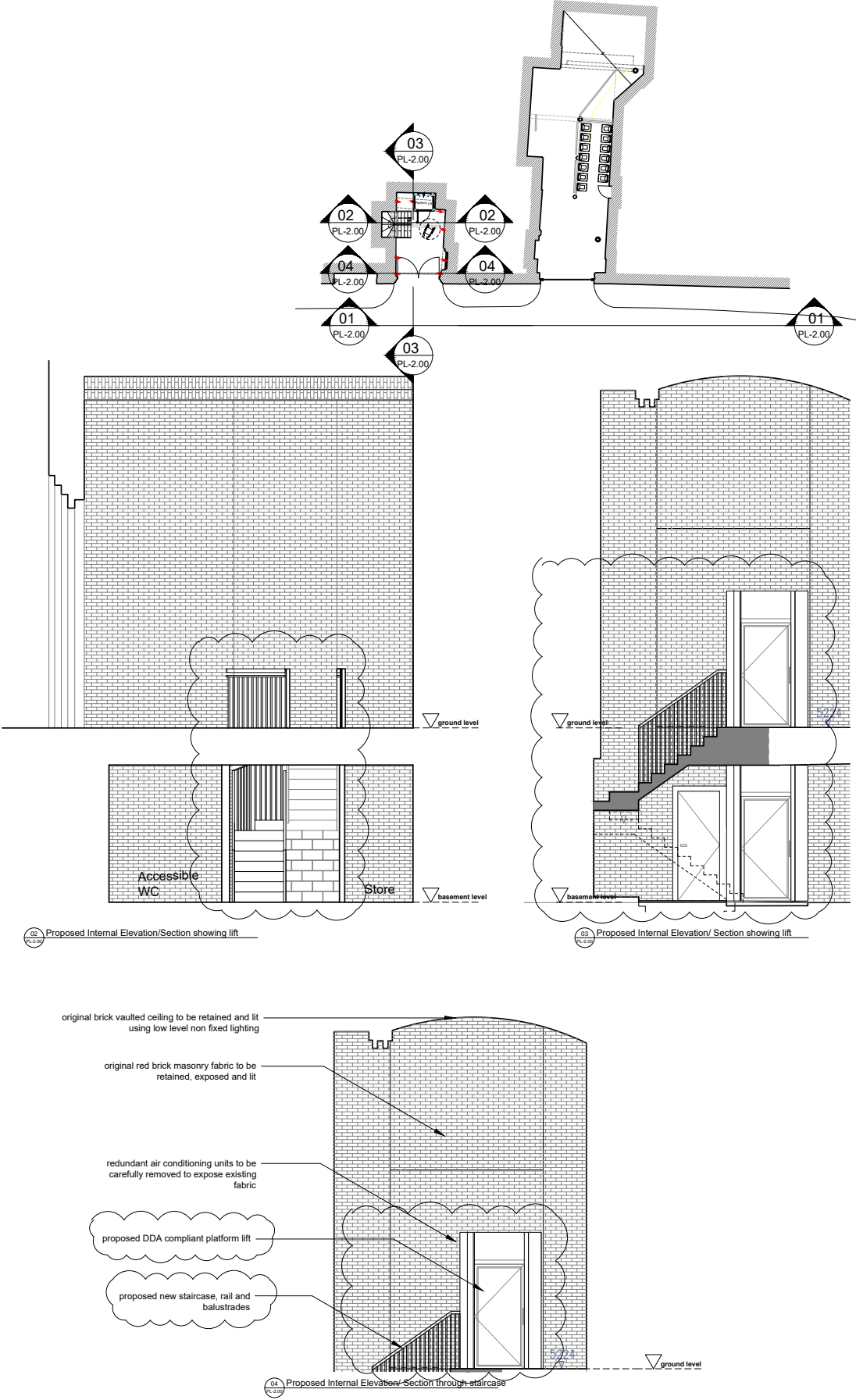
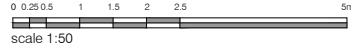


Figure 31 Proposed External and Internal Elevations, not to scale © Mors + Harte Architects



Notes:
1. Drawing used for the above indicated only.
2. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work.
3. All work and materials to be in accordance with current building regulations, relevant codes of practice and shall be certified.
4. Drawing to be read in accordance with relevant standards and sub-construction drawings and specifications.

SITE BOUNDARY:
- Site boundary measured and indicated as shown
- Should exact definition of boundary be required then a third party boundary professional must be appointed
- All existing divisions, walls, gutters etc. to be within measured boundary at all times



Revision	Comment	Date	Project	Task
D	Further to Heritage Office	23.08.23	Lloyds House	Proposed Elevations
C	DDA compliant lift indicated for validation	01.03.23		
B	Updated for validation requirements	07.02.23		
A	Internal elevation added as per validation requirements	07.10.22		
-	Issue to planning	-		

Client	Private Client	Drawing Status	Planning
Scale	1:50	Date	March 2023
Sheet	A1	Enquiry	085-PL-2.00
		Doc	D

MORS + HARTE ARCHITECTS

Figure 32 Proposed Sections, not to scale © Mors + Harte Architects

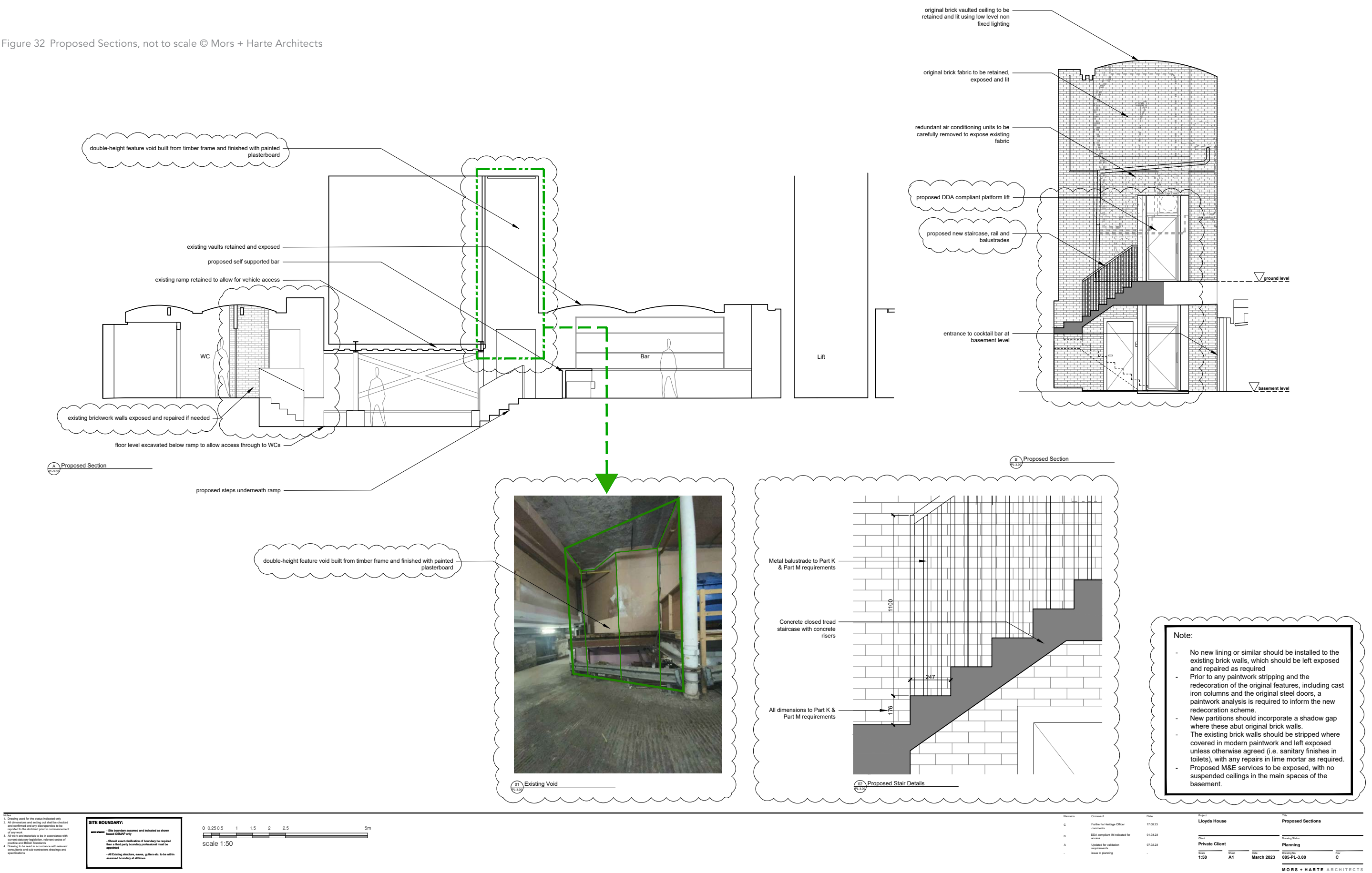
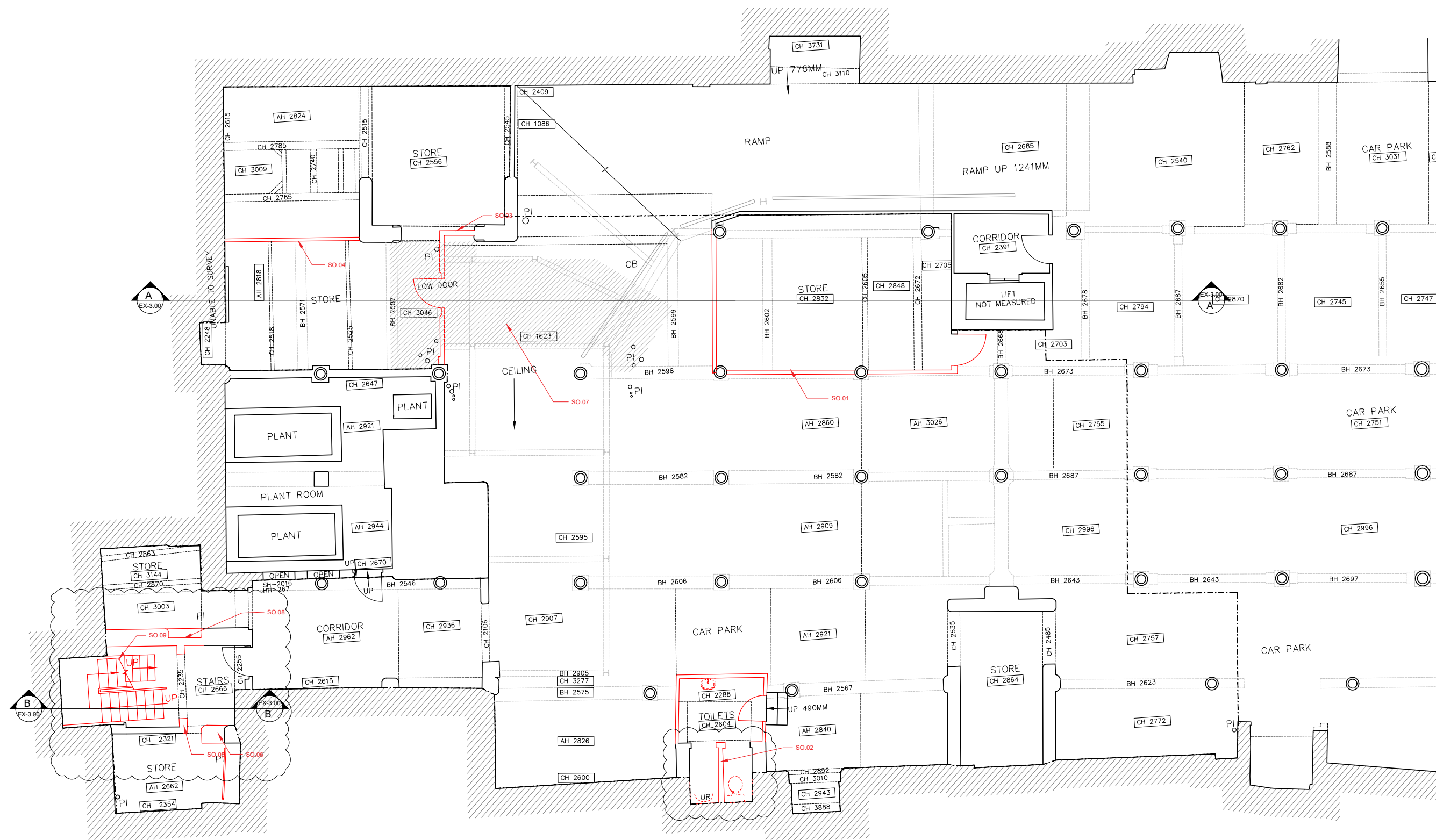


Figure 33 Basement Strip Out Plan, not to scale © Mors + Harte Architects



01 Existing Basement Floor Plan

1. Drawing used for the status indicated only
2. All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
3. All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
4. Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications.

SITE BOUNDARY:

- Site boundary assumed and indicated as shown based OSMAP only
- Should exact clarification of boundary be required then a third party boundary professional must be appointed

0 0.25 0.5 1 1.5 2 2.5 5

scale 1:50,000



Revision	Comment	Date	Project	Title
A	SO-07 Added, SO-08 updated	01.03.23	Lloyds House	Strip Out - Basement Floor Plan
B	Further to Heritage Officer comments	17.08.23		

Client		Drawing Status	
Private Client		Planning	
Scale	Drawn	Date	Rev
1:100	A1	March 2023	B

MOSS + HARTE ARCHITECTS

6.3 Impact on the Significance of the Heritage Asset

6.3.1 External Alterations

The entrance to the new bar will be via a former vehicular entrance at ground level on Jackson’s Row. The area is currently unused and contains a large number of air conditioning units which are redundant and will be removed as part of the proposed scheme. The metal gates are likely to be original and will be repaired and redecorated where necessary. New uplighters providing a low level light wash will help to showcase the architectural interest of the entrance, highlighting the teagle, patina of the brickwork and height of the space. These changes will enhance the significance of Lloyds House by creating an active frontage that is maintained and well presented.

The new platform lift from ground to basement level has been carefully located to allow the original entrance gates to be retained and openable. Other locations were explored but were infeasible (Figure 30). The installation of a lift will require the removal of historic fabric, including the removal of a currently blocked up opening. The preference would be for this to be reinstated but the turning circles required for a wheelchair at ground and basement level preclude this option.

The loss of fabric will cause a low level of less than substantial harm given the relatively small proportion of fabric that will be lost. The public benefit of enabling more people to access the basement and appreciate the heritage asset

outweighs this harm and responds to Local Policy CC4, which aims to improve the accessibility of all cultural and visitor attractions.

The current staircase is modern and its loss will not cause any harm to the significance of Lloyds House. The replacement concrete and metal staircase will adhere to building regulations and the materials will be consistent with existing materials used throughout the building.

6.3.2 Internal Alterations

The design strategy for the proposed scheme has been led by the character of the building and as such the key heritage features (iron columns, areas of barrel vaulted ceiling, existing teagles and cast iron door) are to be better revealed and celebrated. New fixtures and fittings have been designed and located to minimise the impact on historic fabric. Many elements of the scheme such as the bar itself, new stud walls and the furniture are removable, and therefore reversible, if this was required in the future. The junction between new and original brick walls will be highlighted using a shadow gap, therefore they will clearly be a different phase of development.

The overall look and feel of the new bar will be of a high quality, using materials, fixtures and fittings that compliment the significance of the building.

An existing WC and the enclosing walls is located centrally on the southern side of the basement which is to be removed as part of the scheme, leaving the original nib walls. The enclosing WC walls are not considered to be historic fabric and their removal will reveal what was most likely a former hoist shaft.

Some excavation will be required underneath the vehicle ramp to create sufficient head room for the WCs. The floor throughout the basement is concrete, possibly original, but there is also a risk some harm could be incurred due to the potential for below-ground remains. There were buildings on the site prior to the construction of Lloyds House, but there is no evidence to suggest that below-ground remains are likely.

6.4 Impact on the Significance of the Conservation Area

The removal of the air conditioning units will be an enhancement to the conservation area, despite them being set back within the recessed entrance. The area is currently unused, therefore creating an active and inviting entrance will be an enhancement to the street scene and Albert Square Conservation Area.

The platform lift will be visible at certain points on Jackson’s Row. It will be a modern intervention that is legibly of its time without causing harmful contrast to the existing building or conservation area. When the gates are closed, the lift will be partially obscured and the elevation will be negligibly impacted. The benefit of having a platform lift that provides greater access for all outweighs any potential harm caused.

6.5 Conclusions

The significance of Lloyds House predominantly derives from its historic interest as the first purpose-built packing warehouse in Manchester, and its architectural interest as a 19th century warehouse which also contributes to the conservation area. The building has long since been subdivided in terms of use and physical space, and the proposed scheme will cause a moderate change to the basement of Lloyds House, with the ability to appreciate it as a single space removed. However, there are already some internal walls and a large vehicular ramp that partially break up the space and the proposed new walls will be able to be removed in the future if required.

This factor, as well as the loss of a relatively small portion of historic fabric through the installation of the lift, is considered to amount to a low level of less than substantial harm. This harm is outweighed by the benefit of enabling as many people as possible to appreciate the significance of the basement of Lloyds House. Further to this, the few remaining features of architectural interest: the iron columns, brick barrel vaulted ceiling, hoists and original cast iron door; will be conserved by appropriate cleaning methods and therefore preserved, which may not otherwise happen if the basement remains as a car park. The teagle in the basement will be carefully cleaned, encased and lit, as other teagles in the building, to ensure it is protected and able to be viewed.

The proposed changes at ground floor level will create an active and inviting entrance to the new venue that will enhance the significance

of the building and contribute positively to the character and appearance of the Albert Square Conservation Area.

Overall, the proposed scheme will enable more people to appreciate the special architectural and historic interest of Lloyds House. It will support local policies relating to the local economy, leisure, culture and tourism, as well as heritage.

This heritage statement concludes that the proposed scheme satisfies both national and local policy.

7.0

Bibliography & Sources

7.0 Bibliography & Sources

Manchestervictorianarchitects.org.uk. 2022. Speakman and Charlesworth - Partnership | Architects of Greater Manchester. [online] Available at: <<https://manchestervictorianarchitects.org.uk/partnerships/speakman-and-charlesworth>> [Accessed 9 March 2022].

Manchester City Council, 2022. Albert Square Conservation Area. [online] Manchester.gov.uk. Available at: <https://www.manchester.gov.uk/info/511/conservation_areas/934/albert_square_conservation_area> [Accessed 10 March 2022].

Manchester City Council, 2012. Manchester’s Local Development Framework: Core Strategy. [ebook] Manchester.gov.uk. Available at: <https://www.manchester.gov.uk/info/200074/planning/6573/core_strategy_2012-2027> [Accessed 10 March 2022].

Cooper, A., 1991. The Manchester Commercial Textile Warehouse: A Study of its Typology and Practical Development. PhD. Manchester Polytechnic and Manchester University School of Architecture.

Barnwell, P., 2002. Manchester: The Warehouse Legacy. [ebook] London: English Heritage. Available at: <<https://historicengland.org.uk/images-books/publications/manchester-warehouse-legacy/manchester-the-warehouse-legacy/>> [Accessed 10 March 2022].

The Liverpool Mail, 1864. Manchester Shipping Offices and Packing Company Limited. [online] p.5. Available at: <<https://www.britishnewspaperarchive.co.uk/viewer/bl/0001300/18640730/132/0005#>> [Accessed 10 March 2022].

Historic England, 2017. Industrial Buildings Listing Selection Guide. 2nd ed. [ebook] Historic England. Available at: <<https://historicengland.org.uk/images-books/publications/dlsg-industrial/heag134-industrial-buildings-lsg/>> [Accessed 12 March 2022].

2008. Conservation Principles, Policies and Guidance. [ebook] English Heritage. Available at: <<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>> [Accessed 15 March 2022].

Endnotes	
1	Albert Square Conservation Area, Manchester City Council
2	Albert Square Conservation Area, Manchester City Council
3	The Liverpool Mail, 1864
4	The Manchester Commercial Textile Warehouse, 1780 - 1914, 1981
5	Manchester: The Warehouse Legacy
6	The Manchester Commercial Textile Warehouse, 1780 - 1914, 1981
7	The Manchester Commercial Textile Warehouse, 1780 - 1914, 1981
8	Manchester: The Warehouse Legacy

8.0

Appendix

8.0 Appendix

8.1 Listing Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197916

Date first listed: 03-Oct-1974

Statutory Address 1: 39-43, JACKSONS ROW

Statutory Address 2: LLOYDS HOUSE, 16-22, LLOYD STREET

National Grid Reference: SJ 83709 98059

Details

MANCHESTER

SJ8398SE LLOYD STREET 698-1/27/219 (South side) 03/10/74 Nos.16 TO 22 (Even) Lloyd's House

GV II

Includes: Nos.39 TO 43 JACKSON'S ROW. Former headquarters of the Manchester Shipping Offices and Packing Company. c.1887, by Speakman and Charlesworth. Red brick with sandstone dressings and slate roof. Very long range on end-of-block site, the south side slightly concave and the east end canted, forming an acute angle at the north-east corner. Eclectic style with Gothic features. Three storeys with basement and attic, with facades of 13 bays to Lloyd Street and 3 bays to Southmill Street hinged on a 5-window drum rising from the 1st floor;

with sandstone ashlar plinth, recessed bays up to 1st floor, bands between 1st and 2nd floors, saw-toothed band over 2nd floor, steeply-pitched shaped attic gables, and a polygonal drum with slated spirelet. The principal entrance, under the drum at the north-east corner, is a curved open colonnade formed by short coupled columns of polished granite mounted on sandstone plinths, with heavily foliated caps supporting the base of the drum which is encircled by a panelled frieze. The drum has narrow 1-light sashed windows, those at 1st floor with a panelled stone frieze and those at 2nd floor with arched heads in a stone frieze, and an attic storey with moulded cornice. The main floors of the Southmill Street facade have 3-light sashed windows, those at ground floor with arched stone heads, those at 1st floor segmental-headed, and those at 2nd floor set behind arcades which have colonnettes with carved caps carrying round-headed arches with arched extradoses; and the attic gables have 2-light arched windows, and kneelers with tall coupled chimneys rising from them. The Lloyd Street facade has 3-light windows treated more simply, narrow attic gables, and tall clustered chimneys. Interior not inspected.



Advice on listed buildings and properties in an historic context

www.highlight-heritage.co.uk

lucy@highlight-heritage.co.uk

07502 404069