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Planning, Development & Heritage Consultants

T&M Real Estate

Internal and External Alterations
Associated with the Provision of Office
Accommodation at Lindencourt House,
34 Charlotte Street, Manchester

Heritage Statement

May 2023

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of T&M Real Estate to accompany a planning application for Lindencourt House, 34 Charlotte Street, Manchester. The proposal is for internal and external alterations associated with the refurbishment of office accommodation at the building. The building was built in 1855 as a purpose-built warehouse for William Scott & Company by the architect Edward Walters, with a late 19th century extension to the south. It is grade II listed.
- 1.2 This Heritage Statement has been prepared to accompany the planning and listed building consent applications for the proposal. The statement assesses the heritage significance of Lindencourt House and the potential impact of the proposed development upon this. The proposed development has been designed with a clear understanding of the building's heritage significance and through a conservation-led approach, including pre-application discussions with Manchester City Council Planning and Conservation officers. Appropriate heritage mitigation is identified where appropriate.
- 1.3 The proposals will provide high quality office accommodation with suites provided on the first to fourth floors of the building. A communal reception/entrance space and amenity spaces (including cycle storage, lockers, showers and WC) will be provided on the ground floor of the building. The office spaces will celebrate the history and heritage of the building and provide unique workspaces which are anticipated to be attractive to small and medium sized businesses across a range of sectors including digital, media and creative industries. The scheme will facilitate the economic reuse of an underused building and deliver social, economic and environmental benefits.
- 1.4 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a photographic survey of the site (undertaken on 24th September 2021) and a series of further site visits, in addition to an examination, analysis and assessment of available historic records and cartographic sources and consultation with GMAAS and the HER.

- 1.5 The applications follows the withdrawal of the below applications. These were withdrawn following correspondence with Manchester City Council. The current application proposal has been developed in response to the prior feedback received by the Council including discussions during a site meeting:

127058/FO/2020 'Elevational alterations in association with renovation of existing office building, to include provision of new fully accessible entrance on Charlotte Street, removal of redundant lift shaft to Reyner Street elevation and new windows to bricked up openings'

127059/LO/2020 'LISTED BUILDING CONSENT for internal and external alterations in association with renovation of existing office accommodation within building, to include provision of new fully accessible entrance on Charlotte Street, removal of redundant lift shaft to Reyner Street elevation, new windows to bricked up openings, replacement of glazing in existing frames with slim-line double glazing, internal reconfiguration of office spaces, installation of mezzanine floor within roof space, building cleaning and like for like repairs'

- 1.6 This statement includes:

- A description of the application site's location;
- A summary of the heritage planning policy guidance context;
- An overview of the proposed scheme;
- A summary of the application site's archaeological and historical background;
- An assessment of the relative archaeological, historical and architectural significance of the application site; and,
- An assessment of the impact of the proposed scheme upon the significance of the site.

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

- 2.1 The building is situated on the southern side of Charlotte Street, between Faulkner Street to the west and Reyner Street to the east. The postal address is Lindencourt House, 34 Charlotte Street, Manchester M1 4QU and the NGR is SJ 84237 98031. The building lies within the George Street Conservation Area, close to its northeast corner, and is Grade II listed (HER No. 8315.1.0).
- 2.2 Charlotte Street is mentioned by name in the George Street Conservation Area description, which notes that “The Italian Palazzo style of architecture is very much in evidence in Charlotte Street, where most of the warehouses on one side of the street were designed by one architect, Edward Walters, in the mid-19th century”. Walter’s designed Lindencourt House and within 250m of the site, a further 6 buildings were also designed by him; 38 & 42 Mosley Street (HER No. 1378.1.0); Austin House (HER No. 8314.1.0); Fraser House (HER No. 8316.1.0); Charlotte House (HER No. 8403.1.0); Harvest House (HER No. 8486.1.0), and; 39 & 41 George Street (HER No. 11746.1.0)
- 2.3 Along with these buildings there are several other HER entries in close proximity to the building. Directly adjacent to the site is 41 & 43 Faulkner Street (HER No. 8397.1.0), a grade II listed late 19th century warehouse. To the south of the site lies 45-47 Faulkner Street (HER No. 8396.1.0), a grade II listed office/warehouse from the 1840’s. Number 49 Faulkner Street (HER No. 11742.1.0) is also grade II listed. On Reyner Street, opposite the site, is the aforementioned Fraser House (HER No. 8316.1.0) which is grade II listed. To the south of this are a further two grade II listed buildings; the early 20th century 44 to 50 Portland Street (HER No. 12100.1.0) and the contemporary 52 & 54 Portland Street (HER 12101.1.0). A further 14 buildings are recorded on the HER to the south of the site along Portland Street, Reyner Street and Faulkner Street, all to the north of Princess Street.

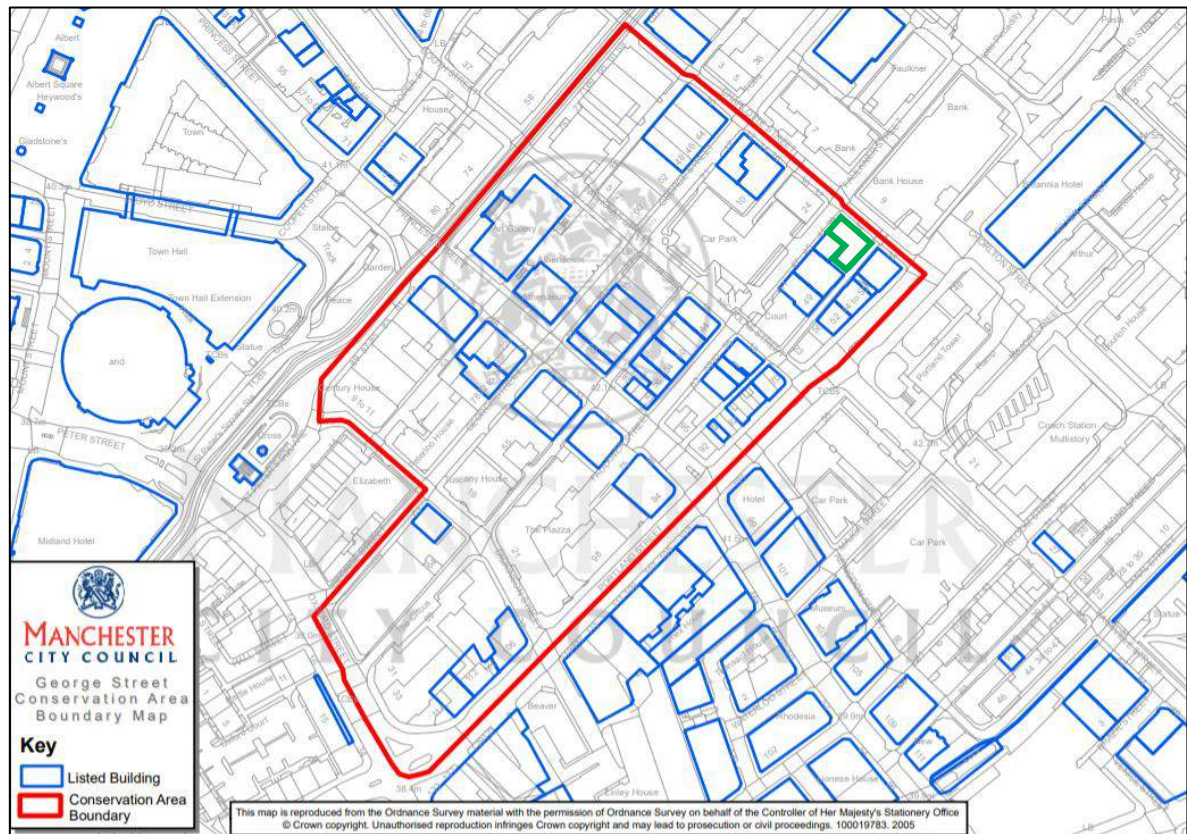


Figure 2.1: Plan showing the boundary of the George Street Conservation Area and listed buildings. The application site is outlined green.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

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

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that 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.
- 3.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 3.5 The application site comprises Lindencourt, 34 Charlotte Street which is grade II listed. The building is located within the George Street Conservation Area, whilst there are also numerous listed buildings nearby.
- 3.6 In determining the planning and listed building consent applications it is necessary to consider the impact of the proposal on the significance of Lindencourt, 34 Charlotte Street. This includes direct impact on its built fabric and any indirect impact on the setting of the building. It is also necessary to consider the potential impact of the works on the setting of nearby listed buildings and upon the character and appearance of the George Street Conservation Area. Section 9 of this report provides an assessment of these heritage impacts.

National Planning Policy Framework (NPPF)

- 3.7 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.8 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposed scheme will provide significant economic benefits through investment and job creation and provision of office space; social and cultural benefits through the provision of a high quality scheme that will restore the building and facilitate social interaction; and, environmental benefits through improving the appearance of the building internally and facilitating the reuse of a currently vacant building.

- 3.9 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 3.10 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.11 Paragraph 194 advises 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'*.
- 3.12 Paragraph 195 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 3.13 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'*.
- 3.14 Paragraph 197 states *'In determining applications, local planning authorities should take account of:*

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

3.15 Paragraph 193 states *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.*

3.16 Paragraph 199 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*

3.17 Paragraph 200 states *‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.*

3.18 Paragraph 201 states that *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should*

refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

3.19 Paragraph 202 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’.

3.20 Paragraph 205 states ‘Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted’.

3.21 Paragraph 206 states ‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole’.

- 3.22 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*
- 3.23 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.*

National Planning Practice Guidance (NPPG)

- 3.24 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 3.25 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.'* (Paragraph: 002 Reference ID: 18a-002-20190723)
- 3.26 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.*
- 3.27 In relation to setting of a heritage asset NPPG states *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the*

heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

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

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

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

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

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

Historic England Guidance

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

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

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

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

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

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

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

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

- 3.33 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other

consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

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

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

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

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

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

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will

seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).

- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

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

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

4. The Proposed Scheme

- 4.1 The application proposal is for listed building consent for the conversion of the building to provide office accommodation (use class E). The application relates to the majority of the ground floor and upper floors of the building. The remaining part of the ground floor and the basement spaces are under a separate demise and are excluded from the scope of the proposals.
- 4.2 The proposed scheme seeks to deliver the sensitive conversion and reuse of a largely vacant building to provide high quality office accommodation and thus facilitate the reuse of the building. The proposals have been developed through a heritage-led approach with a clear understanding and appreciation of the building's significance and its industrial heritage. They have also evolved following feedback received from Manchester City Council (both written and verbal during a site meeting).
- 4.3 The office spaces will celebrate the history and heritage of the building and provide unique workspaces which are anticipated to be attractive to small and medium sized businesses across a range of sectors including digital, media and the creative industries. The proposals retain the open characteristic of the warehouse building with the existing plan form of the building and its circulation dictating the layout of the scheme. At ground floor level a communal reception / entrance space will be provided with access from the main building entrance, with further occupiers' amenity space provided to the rear of the ground floor including cycle storage, showers, lockers and a WC. Level access to the communal reception / entrance space from street level (lower ground floor) will be achieved by adapting the existing entrance to the basement karaoke bar and installing a platform lift. The existing main building staircase will provide access to all upper floors with the existing lift being refurbished to provide level access throughout the building. The strategy is to lease the first to fourth floors as individual, open plan office suites and the refurbishment will be delivered with this in mind. However, the building's layout enables the spaces to be easily sub-divided into two, subject to alterations to the circulation space.

- 4.4 Externally, the proposals seek to retain and restore existing building fabric and involve the removal of later clutter and paraphernalia that has been fixed to the building and has a negative impact. The white and black painted stone plinth at the lower ground floor level and around the entrance of the building will be removed with appropriate restoration taking place. Mechanical ventilation units will be sited within the rear yard areas accessed from Reyner Street which will also accommodate space for the storage of bins.
- 4.5 Details of the proposals are provided by the submitted application drawings and are noted and assessed within Section 9 of this statement.

5. Archaeological and Historical Background

[To be read with historic maps provided at Appendix 1]

- 5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (UMAU 2002; Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.
- 5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of c1.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant *et al* 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st century and continuing into the 3rd century. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath

house on the north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005).

- 5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site, although it lies c. 0.6km from the site of the fort.
- 5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did however, build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).
- 5.5 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180). Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map, it shows that the surrounding area was agricultural land.

- 5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014). As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.
- 5.7 Greens map of the late 18th century shows the area having been developed, with a building at the corner of Charlotte Street and Reyner Street. To the west, at the corner of Faulkner Street and Charlotte Street the plot was empty. Swire's map of 1824 shows a similar situation. The 1851 OS town plan shows a similar situation again, although here the vacant plot was occupied by a rectangular building.
- 5.8 By this time Manchester was the largest textile centre in the world and the need for warehouses grew. Many of the residential properties were converted into textile warehouses and as residents gradually moved out to the suburbs the area was taken over by commerce. Depopulation of the area was reflected in the redundancy of St. James's Church and by the building of new warehouses from the mid-19th (GMAAS 2021).
- 5.9 Edward Walters was educated chiefly at Brighton although worked for several firms during his early days. In March 1832 he was sent to Constantinople to superintend the building of a small arms factory and some additions to the Arsenal for the Turkish Government. His return trip would later influence his work, returning via Smyrna, Malta, Sicily, Calabria, Naples, Rome, Florence, Pisa, Leghorn, Marseilles and Paris. Upon returning in 1838 Walters set up an office at 90 Fountain Street in Manchester. His earliest known commission was a warehouse for Richard Cobden at 16, Mosley Street. However, it was his proposals for the Salis Schwabe warehouse in Mosley Street, (now demolished), which established him as the foremost designer of commercial warehouses in Manchester. "In the design of this warehouse Walters had developed a distinct Manchester style of commercial architecture based on the Italian palazzo but modified to suit local conditions and requirements" (MVA). Walters built 6 warehouses on Charlotte Street; The first of these was in 1851, with the W. R. Callender & Sons

Warehouse at 2 Charlotte Street. Frazer House, at 36 Charlotte Street and 42 Portland Street, and William Scott & Company Warehouse (Lindencourt House) at 34 Charlotte Street were both erected in 1855. Edmund Potter Warehouse (Charlotte House) at 10 Charlotte Street was erected in 1857 and both E.R. Langworthy Warehouse at 12 Charlotte Street and Austen House at 14 and 16 Charlotte Street were both built in 1860. The Architects of Greater Manchester entry for 34 Charlotte Street notes that this building is “The least ornate of Walter's warehouses in Charlotte Street.... Constructed of brick with stone dressings, the decorative elements within the composition were reduced to a minimum, being restricted to the entrance doorways only.”

- 5.10 Slater's Directory of 1856 records Williams, John, Scott & Co., manufacturers at the property, and Williams, John, Nephew & Co. in 1861. By 1869 Williams had left the premises, with Paine & Hough, merchants recorded at the property, although by 1876 The partnership appears to have been dissolved, with Hough, John listed as a merchant there. Hough appears to have remained there until at least the early 1880's (Slater 1883).
- 5.11 Walters' original building design appears to have been roughly rectangular, only later being extended to the south along Reyner Street, where a straight joint is visible. The building was extended by the time of Goad's 1888 Insurance Plans. This shows the building in detail, with an 'L' shaped plan, extending south down Reyner Street. The building is labelled with 'various'. The extension is shown to have a narrow glass roof along the western wall, running north – south. A loading bay is shown to Reyner Street into the original building, as well as an L-shaped yard to the south, with an additional loading bay into the south elevation of the original building. The 1891 OS map shows the site much the same as Goads plan.
- 5.12 By 1895 the property was occupied by several manufacturing firms, as suggested by the label on Goad's 1888 plan. In occupation were Gee Giles & Sons; Warbrick & Co.; and, Williams J. D. & Co. This final entry suggests that, although unlisted, John Williams continued to operate out of the building throughout this period. By 1903 only two firms are listed in Slater's directory; Warbrick & Co., velveteen manufacturers, and William Chapman, handkerchief etc. manufacturer. The 1908 OS map again shows little change to the site.

- 5.13 Both firms continued to operate at the property through to 1913 (Slater 1913), although by 1925 Chapman had left. Alongside Warbrick & Co. were Rochdale Co-operative Manufacturing Society Limited; Ainscow, John & Co. Ltd., towel etc. manufacturers; and, Zenith Manufacturing Co., casement curtain manufacturers. Kelly's directory of 1933 records five firms at the property: Ainscow, Jn. & Co. Ltd; Parkinson, F. & M. Ltd. colored [sic] goods manufacturers; Milne, William & Co., yarn agents; Hockmeyer & Co. Ltd., fustian manufacturers; and, Pilkington, E. & Co., designers.
- 5.14 Both the 1922 and 1941 OS maps show no change to the site. However, the 1941 map does show the original section shaded red, showing it was partially damaged during the war. Kelly's directory of 1944 shows that the Ainscow, Parkinson and Hockmeyer firms were still present. These were alongside Rosenstraugh, M., woollen manufacture; Berry, W. A., manufacturers agent; and Oliver T. (photo-Litho) Ltd., designers and photo lithographers.

6. Site Visit and Pre-application Consultation

- 6.1 The site has been visited by Paul Butler Associates and the wider project team on a number of occasions and has involved an assessment of the heritage significance of the building. This assessment has then informed the revised proposals through a heritage-led approach.
- 6.2 The current application also follows the withdrawal of the following applications. These were withdrawn following correspondence with Manchester City Council. The current application proposal has been developed in response to the prior feedback received by the Council including discussions during a site meeting:

127058/FO/2020 'Elevational alterations in association with renovation of existing office building, to include provision of new fully accessible entrance on Charlotte Street, removal of redundant lift shaft to Reyner Street elevation and new windows to bricked up openings'

127059/LO/2020 'LISTED BUILDING CONSENT for internal and external alterations in association with renovation of existing office accommodation within building, to include provision of new fully accessible entrance on Charlotte Street, removal of redundant lift shaft to Reyner Street elevation, new windows to bricked up openings, replacement of glazing in existing frames with slim-line double glazing, internal reconfiguration of office spaces, installation of mezzanine floor within roof space, building cleaning and like for like repairs'

7. Description of 34 Charlotte Street

[To be read with plates provided at Appendix 2]

7.1 The HER entry describes the building thus:

Includes No. 39 Faulkner Street, the returned side to west. 1855. Architect: Edward Walters. Brick with stone dressings. 5 storeys & basement. 6 windows with segmental arched heads & keyblocks, sill bands. Quoins at sides. Ground storey has arched windows with keyblocks & central doorway in stone surround with cornice. Rusticated plinth, moulded stone eaves, slates. Textile merchants' warehouse, now also bar and offices. 1855, by Edward Walters; altered. Light red brick with sandstone dressings (roof not visible). Shallow rectangular plan parallel to street, with loading in left side wall. Simplified Italian palazzo style. Basement and 5 storeys, a 6-window façade, with channelled plinth, quoins, sill-bands to all floors, and moulded cornice. The ground floor has in the 4th bay a large round-headed stone doorway with channelled cavetto surround, swagged spandrels and a cornice; and round-headed windows with keystones linked to the sill-band above. The upper floors have segmental-headed windows with keystones. All these windows have recessed 4-pane sashes (except those at top floor which have 4-pane altered glazing). The right-hand side wall, 3 bays in matching style, has a large round-headed stone doorway to the 3rd bay (39 Faulkner Street). The left side wall (to Reyner Street) has, inter alia, a full-height former loading slot (now blocked). INTERIOR: open-well staircase with open string, 2 stout turned balusters per tread, and broad mahogany handrail with large raised grip; otherwise, not inspected. Forms part of a group of 5 similar buildings on this side of the street, 4 of them by the same architect.

Exterior

North elevation (Plates 2 - 7)

- 7.2 This forms the elevation to Charlotte Street and is 6 bays wide and 5 storeys tall over a basement. At ground floor levels bays 2, 3, 5 and 6 each contain a timber framed portrait window with arched lintel of brick with false keystone of sandstone. Below them are blocked basement windows. Bay 4 contains the main entrance, with a large personnel doorway in an ornate sandstone surround painted white. The lintel is rounded to match the windows and a set of stone steps lead up to it. Bay 1 contains an inserted doorway at street level, with the upper half of the window still visible above. Above the first three bays a sign reads "Manchester Associated Mills Ltd.". A simple sandstone string course runs across the face from the tops of the keystones. This projects slightly where it runs above the doorway to bay 4 and the whole forms the cills for the windows at first floor level. Each bay is identical, with a depressed arch lintel of bricks with false keystone of sandstone and jambs of recessed brick. A further sandstone stringcourse runs above the keystones and both the second and third floors are identical to the first. The fourth floor is again identical with the exception that the windows are shorter. To each side of the building are sandstone quoins and sandstone coping lies at the top of the face.

West elevation (Plates 8 - 12)

- 7.3 This forms the elevation to Faulkner Street and is three bays wide. At ground floor level bays 1 and 2 each contain a window matching those at ground floor level to the north elevation. Below each is a blocked basement window. Bay 3 contains a large personnel doorway with a sandstone surround, matching that on the north elevation, and also painted white. The upper floors match those on the north elevation, including the string courses, which projects slightly where it runs over the entrance to bay 3. While the quoins are present to the northern corner, there are none to the southern corner.

East elevation (Plates 13 - 19)

- 7.4 This forms the elevation to Reyner Street and is 6 bays wide. Bays 1 to 4 each contains a window at ground floor level with rounded arch lintel of brick and sandstone cill. Each has a blocked opening beneath except bay 1, which contains a fire escape door. Above these each of them contains a similar window, although with a depressed arch lintel rather than rounded. This section of the building is constructed in a browner brick and in English Garden Wall bond (3:1). Bay 5 is slightly recessed, with a visible straight joint and change in brickwork between this and bay 4. At ground floor level is a loading bay, with a modern loading door hung. Below is a blocked opening and above, each of the floors contains a simple portrait window with flat sandstone lintel over. Bay 6 contains a window at ground floor level matching those at the same level on the north elevation, with the string course continuing from there up to this bay. Above the bay has no further windows, although a blocked opening lies below. Bay 7 contains windows at each upper floor level, matching those to the north elevation.

South elevation (Plate 20)

- 7.5 This forms the loading yard area off Reyner Street. Only the east end was visible, which was 2 bays wide. Bay 1 contains a large loading bay at ground floor level with timber doors hung. Above, at each level of the building are a further set of loading bay doors. Bay 2 contains windows matching those of bays 1 to 4 of the east elevation at each level.

Interior

Ground floor (Plates 21 - 23)

- 7.6 The ground floor is accessed via the doorway from Charlotte Street. This leads into a small lobby area with blind window to the left and a dog-tooth cornice around the ceiling. A further doorway is set within an ornate timber surround leading into the building proper and the foot of the staircase. This staircase rises throughout the building giving access to each of the floors.

First floor (Plates 24 - 39)

- 7.7 The staircase leads up to the first floor. Modern stud walls have been inserted to the north side, creating a series of separate rooms. Within the northern end the bare timber floors boards are visible, although in some areas false floors have been incorporated. The ceiling comprises lath and plaster with timber batons and the timber beams are chamfered and stopped. The cast iron stanchions are also present. To the southern end the cast iron stanchions are still present, although the flooring is covered with ply. At the western end the ceiling rises up, in the location of the narrow glass roof shown on Goads 1888 plans. The ceiling itself is a mixture of timber boards and lath and plaster. At the far southern end a dilapidated timber staircase leads to the second floor.

Second floor (Plates 40 - 52)

- 7.8 The second floor was accessed via the main central staircase. This floor is similar to the first, although with few subdivisions. Once again, the cast iron stanchions are present, along with the chamfered and stopped timber beams and timber floor boards. The ceiling also shows the timber boards of the floor above, although in places this has been covered with modern ply sheets. Within the southern extension the floor has been raised in part, to the southwestern side.

Third Floor (Plates 53 - 65)

- 7.9 The staircase leads up into an open floor plan at this level, with the walls stripped to bare brick. In the north external wall, to the eastern side, a fireplace lies between the windows. The ceiling comprises lath and plaster and ply sheets, whilst the floor is bare timber boards. Cast iron stanchions support the timber beams. To the southeast corner lies the good lift. A blocked doorway lies in the south wall at the western end, formerly linking it to the neighbouring building. To the south, within the extension, this is again a single open space. The floor is a mix of ply and timber boards, and the ceiling lath and plaster. The cast iron stanchions once again support the timber beams. To the east side the staircase is enclosed behind timber panelling.

Fourth Floor (Plates 66 - 78)

- 7.10 The fourth floor comprises two open spaces of the main northern range and the southern extension. The whole has been reroofed and the northern range is spanned by five queen post trusses. The loading lift lies to the east end and adjacent to this is a hoist mechanism. The staircase from the third floor is encased within timber panelling. Within the southern extension the space is spanned by two king post trusses. A dilapidated staircase lies to the east side leading down to the third floor, hidden by timber panelling. All of the windows throughout the floor have been modified, showing the raising of the cills and each having a concrete lintel.

8. Heritage Significance of 34 Charlotte Street

[To be read in conjunction with heritage significance plans at Appendix 3]

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest which 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.
- Historic Interest which is 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.

Archaeological interest

8.2 The building retains several of its original features both internally and externally, such as the cast iron stanchions and timber beams. The floor plans are still legible, most notably on the upper floor and the link between the main building and the extension shows historic features, relating to the period before the extension was built. The archaeological interest is considered to be medium.

Architectural and artistic interest

- 8.3 The Architects of Greater Manchester entry for the building notes that this is “The least ornate of Walter's warehouses in Charlotte Street.... Constructed of brick with stone dressings, the decorative elements within the composition were reduced to a minimum, being restricted to the entrance doorways only”. Internally there is little of architectural or artistic interest. As such, the architectural and artistic interest is considered to be medium for the exterior of the original warehouse and low for the interior and southern extension.

Historic interest

- 8.4 The building was erected in 1856 by the famous architect Edward Walters. It was purpose built for William Scott & Company in his distinct Manchester style. The extension to the south was added between 1856 and 1888, but otherwise the exterior has remained relatively unchanged. The straight joint on the external wall shows it to have been a later addition. Also, on the fourth floor the doorway into the extension is shown to be inserted, with an arched lintel lying over showing it to have been a former window.
- 8.5 Internally, especially on the upper floors, the original warehouse layout is still in evidence, comprising large open spaces and retaining several of its original features, including the cast iron stanchions and chamfered and stopped timber beams, as well as the timber flooring and lath and plaster ceilings. Other original features and fabric include: 2 staircases, timber partitioning in the ground floor entrance, timber panelling to the extension staircase, corncicing and skirting boards, a lightwell, lift shaft and machinery, doors, window framing and glazing, hearth stone and fireplace. The historic interest is considered to be high for the original building and medium for southern extension. The lower floors have been more modified, through the insertion of stud walls to create separate areas within the floor.
- 8.6 The fourth floor windows have all been modified and modernised, with modern brick shown below and concrete lintels visible. This is throughout the floor including the southern extension. The 1940 OS bomb damage plan shows that the main building was damaged during the war, but that the extension was undamaged. This suggests that the windows were not altered as

a result of this, but happened later. Only a few of the windows within the building contain the original glazing, although many of the frames are original. The bomb damage shown may represent the breaking of the panes, which then needed to be replaced.

Level of significance

8.7 The building dates from the mid 19th century and has been only slightly modified throughout its life. It was built by a famous architect who developed his own Manchester style at a time when Manchester was the heart of textile manufacturing. The main interest is historical and archaeological. As such the building is of regional significance.

8.8 The elements of high significance which have a low capacity for change are those which are important to the historic character and appearance of the building and include; -

- The external facades to Charlotte Street, Faulkner Street and Reyner Street.
- The 2 original staircases.
- Timber partitioning in the ground floor entrance and timber panelling to then extension staircase.
- Window frames where present.
- Decorative features including the cast iron columns and sections of original skirting / cornicing, as well as the chamfered and stopped timber beams throughout the main building.
- The original timber floors and lath and plaster ceilings.
- The lift shaft and lift machinery to the fourth floor.
- Third floor fireplace and hearthstone.

8.9 The elements of medium significance which have a medium capacity for change are those which are original to the building or the extension but have capacity for carefully considered and justified intervention. These include; -

- The external facades to the rear yards and the facades of the extension.
- Windows containing the original/early frames but which have been reglazed.

- The lightwell within the south-western part of the extension.
- Windows to the extension containing early glass.
- Timber floor to the extension.
- Timber beams throughout the extension.

8.10 The elements of low significance which have a high capacity for change are those which are later additions to the building or the extension and detract from the historic character and appearance of the building, including; -

- The sections of raised flooring/ply, over the original timber boards throughout the building.
- The modern windows found throughout the fourth floor.
- Sections of modern plasterboard ceilings.
- Inserted stud partition walls.
- Modern skirting.
- Modern external paraphernalia attached to the building's elevations.
- Boarded lower ground floor windows.
- Inappropriate building signage.

9. Impact Assessment

9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

9.2 When assessing potential heritage impacts associated with the proposed scheme the key issues to consider are:

- Direct and indirect impact on 34 Charlotte Street;
- Impact on the setting of nearby listed buildings; and
- Impact on the character and appearance of the George Street Conservation Area.

Direct impact on 34 Charlotte Street

9.3 The impact of the proposed works on the application building/site are assessed in the table below, with appropriate mitigation identified where appropriate.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	<u>EXTERNAL WORKS</u>		
1.	Removal of paraphernalia and associated fabric repairs (historic alarm bells to Charlotte Street retained)	The elevations of the building have extensive paraphilia installed including wiring, cable runs, M+E equipment etc. which detracts from the building and the high significance of the elevations. Removal and associated fabric repairs will have a Major Positive impact on	Methodology of works to be conditioned.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		significance (to confirm historic alarms and signage are to be retained)	
2.	Removal of paint from lower ground floor and entrance area	Paint has been applied to the building in these areas. It is in poor condition and detracts from the visual appearance as well as concealing the historic stonework. The paint appears to have damaged the stonework preventing 'breathability'. Deterioration of stonework around the main entrance is particularly noticeable. Subject to an appropriate methodology for paint removal, there will be a Major Positive impact on significance.	Methodology for paint removal to be conditioned. Chemicals and abrasives should be avoided.
3.	Removal of identified mechanical plant within rear yard area, associated fabric repairs and installation of new M+E units	There is an excessive amount of mechanical plant and ductwork on the rear yard elevation of the building. Although this is considered the most appropriate location for such installations the quantity and ad hoc nature of the installations has a negative impact. A consolidated approach to M+E is proposed as part of the proposals and will have a Minor Positive impact compared to the existing situation. Where previous installations are removed appropriate fabric repairs will be undertaken.	Details of M+E installations to be conditioned together with details of any fabric repairs following the removal of previous installations.
4.	Alteration of karaoke bar entrance to enable installation of platform lift to provide level access to ground floor	A range of options were considered for providing level access into the building including adaption of the main entrance and adaption of the Reyner Street elevation to facilitate access to the building's existing lift.	Full and final details of works in this location to be

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		These options were discounted due to the extensive alteration to the appearance of the building, removal of fabric of higher significance, and concerns with creating access off Reyner Street which has a narrow and uneven footway. Following discussions with MCC on this element the proposed solution that has been arrived at through an options analysis is to create a lift access through adaption of the karaoke bar entrance to enable level access into the building and installation of a platform lift from the lower ground level (street level) to the ground floor reception. The area to be adapted has been subject to previous alteration with modern doors, signage and lighting installed and the ground floor window adapted. The proposed installation will have a contemporary appearance comprising minimal framing and glazing (incorporating signage for the karaoke bar). A new access control panel will be installed adjacent to the entrance. The heritage impact is considered Neutral as it relates to an area of previously altered fabric of negative heritage value. The design approach of the altered entrance / disabled access is of a high quality design allowing it to be clearly viewed as a later addition. In addition to being appropriate in heritage terms it is also noted	agreed by condition.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		that there are clear non-heritage related benefits in terms of providing level access into the building.	
5.	Ad hoc fabric repairs to masonry / stonework	A general programme of maintenance and repairs will be undertaken. These will improve the condition of the building physically and enhance its appearance thus there will be a Major Positive impact on significance.	Methodology and details of repair to be agreed.
6.	Repairs and refurbishment of windows	Existing historic windows will undergo repair, refurbishment and redecoration in accordance the scope of works set out within the Architectural Method Statement. It is confirmed that windows on the ground to third floors are historic. Much of the glazing has been replaced, with few panes of historic glass remaining. Some glazing is cracked, damaged or missing. To enhance the energy performance of the building double glazed units will be installed. These works will have a positive visual impact subject to adherence to the scope of works. Some historic panes of glass will be removed which will have a negative heritage impact, however it is not considered appropriate to retain a limited number of historic panes and the overall benefits of the installation of new panes will outweigh this loss. These works will have a Moderate Positive heritage impact.	Details of works to windows to be conditioned.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
7.	Installation of sash windows to fourth floor	The existing fourth floor windows are later inserted casement windows which have low heritage value. The replacement of these windows with sash windows which will match those on the floors below (with double glazing provided) will have a Major Positive heritage impact.	Detailed design of fourth floor windows to be conditioned.
8.	Reinstatement of windows and railings to lower ground floor openings.	Lower ground floor windows are currently boarded with basement railings missing. This has a negative impact on the heritage significance of the building. The reinstatement of windows and railings to these openings to an appropriate design will have a Major Positive heritage impact.	Detailed design of lower ground floor windows and basement railings to be conditioned.
9.	Siting of bin storage within rear yard space	It is appropriate to utilise the rear yard area for the storage of bins Use of this space is considered to have a Neutral heritage impact.	No mitigation required.
10.	Repair of rear loading bay doors at ground to second floor level, and reinstatement of loading bay doors at third and fourth floor level.	Existing loading bay doors at ground to second floor levels are in poor condition. These will be retained and appropriately restored. Doors are missing at third and fourth floor levels and will be reinstated to match the existing doors on the floors below. Subject to detailed design of the reinstated loading bay doors the heritage impact will be Major Positive .	Detailed design of loading bay doors to be conditioned.
	INTERNAL WORKS		
	GROUND FLOOR LEVEL		
1.	Removal of existing later stud partitions	Removal of contemporary fabric will have a Major Positive impact and allow for the	Care to be taken during works to

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		appreciation of the more open floorplate of the building.	ensure no historic fabric is harmed.
2.	Entrance screening	Timber screening around the entrance area will be retained and redecorated with appropriate repair and restoration. This will have a moderate positive heritage impact.	Final details and methodology of redecoration to be agreed.
3.	Provision of lift between ground to fourth floors	A new lift will be installed in the location of the existing lift. The approach will seek to retain and incorporate as many historic fixtures and fittings associated with the existing lift. Whilst there will be a degree of change to this significant feature, with appropriate mitigation the impact is judged to be Minor Negative .	Full details of works to install lift to be confirmed including details of the retention of historic fixtures and fittings.
4.	Works to facilitate installation of lift to provide level access from the street level to the ground floor	The installation of a lift to provide level access will result in the loss of some historic fabric as well as some later fabric. Whilst the loss of historic fabric is always regrettable, this fabric is not highly decorative and hence its significance is less. The works are considered to have a Minor Negative heritage impact although this needs to be weighed against the wider benefits of ensuring level access into and throughout the building.	No mitigation required
5.	Installation of stud partitions within amenity area to form shower rooms, plant room, WCs etc	A limited amount of new stud partitions are proposed to facilitate the functional reuse of the space. The installations will be reversible, with minimal attachment to the building and will have limited impact on the openness of the warehouse space. Overall it is judged there will be a Minor Negative heritage impact.	No mitigation required.
6.	Staircase redecoration and repair	General redecoration and repair of the original staircase will be required. This will have a Minor Positive heritage impact.	Final details and methodology of redecoration to be agreed.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
7.	Internal redecoration	A general scheme of redecoration is required and will enhance the spaces visually, whilst reflecting and referencing the industrial heritage of the building. Redecoration will have a Moderate Positive heritage impact.	Final details and methodology of redecoration to be agreed.
8.	Retention and incorporation of historic skirting	Retention and appropriate treatment of this historic fabric will have a Minor Positive heritage impact. Part of the skirtings will be concealed by floor build up however this will be reversible.	Final details and methodology to be agreed.
9.	Retention and incorporation of historic doors and surrounds	Retention and appropriate treatment of this historic fabric will have a Moderate Positive heritage impact.	Final details and methodology to be agreed.
10.	Overboarding of floors to provide fire and acoustic mitigation	It is understood that in order to achieve fire protection overboarding of floors will be provided. This will have a Minor Negative heritage impact by concealing floorboards, however it allows for the underside of floorboards / soffits to be retained in spaces. Clear intumescent coatings will be applied to floorboards / soffits.	Final details and methodology to be agreed.
11.	Installation of M+E	The proposal involves the necessary installation of new lighting, air conditioning and other services. The approach will retain the industrial aesthetic of the building with installations being exposed and therefore retaining the open character of the warehouse spaces. Whilst the approach is as sensitive as it can be the installation of M+E will have some Minor Negative impact. Future occupiers will be responsible for installing their own power and data which will run under the proposed new raised access floors.	Full details of M+E installation to be confirmed.
12.	Retention and incorporation of columns, stanchions, floorboards, sprinkler system, and beams etc. Cleaning and	The proposal will retain / expose these heritage features which will have a Moderate Positive heritage impact.	Final details of cleaning and decoration to be agreed.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	painting of columns/stanchions.		
FIRST FLOOR LEVEL			
13.	Removal of existing later stud partitions	Removal of contemporary fabric will have a Major Positive impact and allow for the appreciation of the more open floorplate of the building.	Care to be taken during works to ensure no historic fabric is harmed.
14.	Removal of ply boarding etc. to floors.	Removal of this poor quality contemporary fabric will have a Moderate Positive heritage impact.	Care to be taken during works to ensure no historic fabric is harmed.
15.	Retention and incorporation of historic skirting	Retention and appropriate treatment of this historic fabric will have a Minor Positive heritage impact. Part of the skirtings will be concealed by floor build up however this will be reversible.	Final details and methodology to be agreed.
16.	Retention and incorporation of historic doors and surrounds	Retention and appropriate treatment of this historic fabric will have a Moderate Positive heritage impact.	Final details and methodology to be agreed.
17.	Installation of stud partitions to form WCs	A limited amount of new stud partitions are proposed to facilitate the functional reuse of the space. The installations will be reversible, with minimal attachment to the building and will have limited impact on the openness of the warehouse space. Overall it is judged there will be a Minor Negative heritage impact.	No mitigation required.
18.	Provision of lift	A new lift will be installed to provide access to the upper floors of the building as well as the street level. This will be installed in the location of the existing lift. The approach will seek to retain and incorporate as many historic fixtures and fittings associated with the existing lift. Whilst there will be a degree of change to this significant feature, with appropriate mitigation the impact is judged to be Minor Negative .	Full details of works to install lift to be confirmed including details of the retention of historic fixtures and fittings.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
19.	Staircase redecoration and repair	General redecoration and repair of the original staircase will be required. This will have a Minor Positive heritage impact.	Final details and methodology of redecoration to be agreed.
20.	Overboarding of floors to provide fire and acoustic mitigation	It is understood that in order to achieve fire protection overboarding of floors will be provided. This will have a Minor Negative heritage impact by concealing floorboards, however it allows for the underside of floorboards / soffits to be retained in spaces. Clear intumescent coatings will be applied to floorboards / soffits.	Final details and methodology to be agreed.
21.	Installation of M+E	The proposal involves the necessary installation of new lighting, air conditioning and other services. The approach will retain the industrial aesthetic of the building with installations being exposed and therefore retaining the open character of the warehouse spaces. Whilst the approach is as sensitive as it can be the installation of M+E will have some Minor Negative impact. Future occupiers will be responsible for installing their own power and data which will run under the proposed new raised access floors.	Full details of M+E installation to be confirmed.
22.	Retention and repair/restoration of staircase and enclosure within extension	The rear staircase is in very poor condition but is a feature of heritage value. Its retention / repair / refurbishment will have a Major Positive heritage impact.	Full and final details to be provided.
23.	Retention and incorporation of columns, stanchions, floorboards, sprinkler system, and beams etc. Cleaning and painting of columns/stanchions.	The proposal will retain / expose these heritage features which will have a Moderate Positive heritage impact. New metal mesh ceiling panels will be installed which will retain views of historic fabric whilst reinforcing the industrial aesthetic of spaces.	Final details of cleaning and decoration to be agreed.
SECOND FLOOR LEVEL			
24.	Removal of existing later stud partitions	Removal of contemporary fabric will have a Major Positive impact and allow for	Care to be taken during

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		appreciation of the more open floorplate of the building.	works to ensure no historic fabric is harmed.
25.	Removal of ply boarding etc. to floors.	Removal of this poor quality contemporary fabric will have a Moderate Positive heritage impact.	Care to be taken during works to ensure no historic fabric is harmed.
26.	Removal of ply boarding etc. to ceilings	Removal of this poor quality contemporary fabric will have a Moderate Positive heritage impact.	Care to be taken during works to ensure no historic fabric is harmed.
27.	Retention and incorporation of historic skirting	Retention and appropriate treatment of this historic fabric will have a Minor Positive heritage impact. Part of the skirtings will be concealed by floor build up however this will be reversible.	Final details and methodology to be agreed.
28.	Retention and incorporation of historic doors and surrounds	Retention and appropriate treatment of this historic fabric will have a Moderate Positive heritage impact.	Final details and methodology to be agreed.
29.	Installation of stud partitions to form WCs	A limited amount of new stud partitions are proposed to facilitate the functional reuse of the space. The installations will be reversible, with minimal attachment to the building and will have limited impact on the openness of the warehouse space. Overall it is judged that there will be a Minor Negative heritage impact.	No mitigation required.
30.	Provision of lift	A new lift will be installed to provide access to the upper floors of the building as well as the street level. This will be installed in the location of the existing lift. The approach will seek to retain and incorporate as many historic fixtures and fittings associated with the existing lift. Whilst there will be a degree of change to this significant feature, with appropriate mitigation the impact is judged to be Minor Negative .	Full details of works to install lift to be confirmed including details of the retention of historic fixtures and fittings.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
31.	Staircase redecoration and repair	General redecoration and repair of the original staircase will be required. This will have a Minor Positive heritage impact.	Final details and methodology of redecoration to be agreed.
32.	Overboarding of floors to provide fire and acoustic mitigation	It is understood that in order to achieve fire protection overboarding of floors will be provided. This will have a Minor Negative heritage impact by concealing floorboards, however it allows for the underside of floorboards / soffits to be retained in spaces. Clear intumescent coatings will be applied to floorboards / soffits.	Final details and methodology to be agreed.
33.	Installation of M+E	The proposal involves the necessary installation of new lighting, air conditioning and other services. The approach will retain the industrial aesthetic of the building with installations being exposed and therefore retaining the open character of the warehouse spaces. Whilst the approach is as sensitive as it can be the installation of M+E will have some Minor Negative impact. Future occupiers will be responsible for installing their own power and data which will run under the proposed new raised access floors.	Full details of M+E installation to be confirmed.
34.	Reinstatement of lightwell feature in extension and provision of glass floor to allow light through to first floor below	The lightwell feature within the extension is in poor condition and beyond repair. It is proposed to reinstate this feature whilst complying with current building regulations. A contemporary glass floor will be provided to allow light through to the first floor level, whilst allowing utilisation of the lightwell space. The reinstatement of this feature will have a Moderate Positive heritage benefit, whilst being recognisable as contemporary alterations.	Full and final details of works to the lightwell to be conditioned and to have resonance with remaining elements of this feature
35.	Retention and repair/restoration of staircase and	The rear staircase is in very poor condition but is a feature of heritage value. Its retention / repair / refurbishment will have a Major Positive heritage impact.	Full and final details to be provided.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	enclosure within extension		
36.	Retention and incorporation of columns, stanchions, floorboards, sprinkler system, and beams etc. Cleaning and painting of columns/stanchions.	The proposal will retain / expose these heritage features which will have a Moderate Positive heritage impact. New metal mesh ceiling panels will be installed which will retain views of historic fabric whilst reinforcing the industrial aesthetic of spaces.	Final details of cleaning and decoration to be agreed.
Third floor level			
37.	Removal of ply boarding etc. to floors.	Removal of this poor quality contemporary fabric will have a Moderate Positive heritage impact.	Care to be taken during works to ensure no historic fabric is harmed.
38.	Removal of ply boarding etc. to ceilings	Removal of this poor quality contemporary fabric will have a Moderate Positive heritage impact.	Care to be taken during works to ensure no historic fabric is harmed.
39.	Installation of stud partitions to form WCs	A limited amount of new stud partitions are proposed to facilitate the function reuse of the space. The installations will be reversible, with minimal attachment to the building and will have limited impact on the openness of the warehouse space. Overall it is judged there will be a Minor Negative heritage impact.	No mitigation required.
40.	Provision of lift	A new lift will be installed to provide access to the upper floors of the building as well as the street level. This will be installed in the location of the existing lift. The approach will seek to retain and incorporate as many historic fixtures and fittings associated with the existing lift. Whilst there will be a degree of change to this significant feature, with appropriate mitigation the impact is judged to be Minor Negative .	Full details of works to install lift to be confirmed including details of the retention of historic fixtures and fittings.
41.	Staircase redecoration and repair	General redecoration and repair of the original staircase will be required. This will have a Minor Positive heritage impact.	Final details and methodology

	Proposed Works	Impact on significance	Mitigation required to be undertaken
			of redecoration to be agreed.
42.	Overboarding of floors to provide fire and acoustic mitigation	It is understood that in order to achieve fire protection overboarding of floors will be provided. This will have a Minor Negative heritage impact by concealing floorboards, however it allows for the underside of floorboards / soffits to be retained in spaces. Clear intumescent coatings will be applied to floorboards / soffits.	Final details and methodology to be agreed.
43.	Installation of M+E	The proposal involves the necessary installation of new lighting, air conditioning and other services. The approach will retain the industrial aesthetic of the building with installations being exposed and therefore retaining the open character of the warehouse spaces. Whilst the approach is as sensitive as it can be the installation of M+E will have some Minor Negative impact. Future occupiers will be responsible for installing their own power and data which will run under the proposed new raised access floors.	Full details of M+E installation to be confirmed.
44.	Retention of historic machinery adjacent to lift	Retention of this historic feature will have a Major Positive heritage impact.	No mitigation required.
45.	Retention and repair / restoration of staircase and enclosure within extension	The rear staircase is in very poor condition but is a feature of heritage value. Its retention / repair / refurbishment will have a Major Positive heritage impact.	Full and final details to be provided.
46.	Retention and incorporation of columns, stanchions, floorboards, sprinkler system, and beams etc. Cleaning and painting of columns/stanchions.	The proposal will retain / expose these heritage features which will have a Moderate Positive heritage impact. New metal mesh ceiling panels will be installed which will retain views of historic fabric whilst reinforcing the industrial aesthetic of spaces.	Final details of cleaning and decoration to be agreed.
	Fourth Floor Level		
47.	Removal of existing later stud partitions	Removal of contemporary fabric will have a Major Positive impact and allow for appreciation of the more open floorplate of	Care to be taken during works to

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		the building. Existing timber partitions within the space are of low heritage value and retention is not considered appropriate.	ensure no historic fabric is harmed.
48.	Installation of stud partitions to form WCs	A limited amount of new stud partitions are proposed to facilitate the function reuse of the space. The installations will be reversible, with minimal attachment to the building and will have limited impact on the openness of the warehouse space. Overall it is judged there will be a Minor Negative heritage impact.	No mitigation required.
49.	Provision of lift	A new lift will be installed to provide access to the upper floors of the building as well as the street level. This will be installed in the location of the existing lift. The approach will seek to retain and incorporate as many historic fixtures and fittings associated with the existing lift. Whilst there will be a degree of change to this significant feature, with appropriate mitigation the impact is judged to be Minor Negative .	Full details of works to install lift to be confirmed including details of the retention of historic fixtures and fittings.
50.	Staircase redecoration and repair	General redecoration and repair of the original staircase will be required. This will have a Minor Positive heritage impact.	Final details and methodology of redecoration to be agreed.
51.	Overboarding of floors to provide fire and acoustic mitigation	It is understood that in order to achieve fire protection overboarding of floors will be provided. This will have a Minor Negative heritage impact by concealing floorboards.	Final details and methodology to be agreed.
52.	Installation of M+E	The proposal involves the necessary installation of new lighting, air conditioning and other services. The approach will retain the industrial aesthetic of the building with installations being exposed and therefore retaining the open character of the warehouse spaces. Whilst the approach is as sensitive as it can be the installation of M+E will have some Minor Negative impact. Future occupiers will be responsible for installing their own power and data which will run under the proposed new raised access floors.	Full details of M+E installation to be confirmed.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
53.	Retention of historic machinery adjacent to lift	Retention of this historic feature will have a Major Positive heritage impact.	No mitigation required.
54.	Retention and repair/restoration of staircase and enclosure within extension	The rear staircase is in very poor condition but is a feature of heritage value. Its retention / repair / refurbishment will have a Major Positive heritage impact.	Full and final details to be provided.
55.	Retention and incorporation of columns, stanchions, floorboards, sprinkler system, and beams etc. Cleaning and painting of columns/stanchions.	The proposal will retain / expose these heritage features which will have a Moderate Positive heritage impact. New metal mesh ceiling panels will be installed which will retain views of historic fabric whilst reinforcing the industrial aesthetic of spaces.	No mitigation required.

Cumulative Impact

9.4 The table above has identified the impact of a range of works on the significance of the building. The majority of the works proposed will have positive impacts, generally relating to the refurbishment, repair and restoration of original fabric and decorative features as well as facilitating the reuse of the building. Whilst there are occasional negative impacts these are judged to be necessary in terms of facilitating the reuse of the building. The negative impacts are limited and have been determined through a conservation-led approach to minimise impact on the heritage values of the building / fabric. Furthermore, impactful works are largely reversible and new interventions will be read as later additions in line with heritage principles.

9.5 It has been found that whilst the scheme does have some minor negative impacts on listed fabric these are minimal and are required to facilitate the reuse of the building, whilst not affecting key historic features or decorative fabric. There are also a range of positive impacts (minor, moderate and major) and cumulatively the works will secure the reuse of the building, removing the possibility of deterioration and decay during vacancy. Positive impacts noted include:

- Removal of various paraphernalia and redundant M+E from the elevations of the building.
- Removal of paint from the lower ground floor and entrance area together with appropriate repair of stonework.
- A general programme of external repair and refurbishment including works to masonry and windows etc.
- A sympathetic conversion of the building to an office use which will allow the open warehouse character of the building to be retained and improved. The interior spaces will be decorated and finished in a manner which references the industrial aesthetic with floorboards, columns, historic machinery, sprinkler system and exposed brickwork as key features.
- Retention, repair and restoration of rear staircase and associated enclosure.
- Reinstatement of lightwell feature within the extension.
- Removal of later inserted fabric some of which is of poor quality and detracts from the building and its significance.
- A sensitive approach to the installation of M+E which reflects the industrial characteristics of the building.
- Ensuring disabled access to and throughout the building thus meeting latest requirements and improving its attractiveness for end occupiers.
- Removal of boarding to basement windows with reinstatement of windows and railings.

9.6 On balance it is considered that the positive aspects of the development will clearly and demonstrably outweigh the negative impacts, particularly when taking account of the conservation-led approach and mitigation that has been identified.

Indirect Impact on the Setting of 34 Charlotte Street

9.7 In terms of any indirect impacts it is noted that the setting of the building is defined by its townscape setting which provides built frontage to Charlotte Street, Faulkner Street and Reyner Street. The building forms the north east end of a block of buildings that are bound

by Charlotte Street, Faulkner Street, Nicholas Street and Portland Street. Apart from a servicing yard to the rear, the property is not associated with a curtilage or defined grounds.

- 9.8 As confirmed by the 'direct impact' table the extent of external alterations is minimal with the proposed scheme mainly relating to internal refurbishment and alteration to bring the building back into active use. The proposed scheme is not associated with any extensions, demolitions or other external works that would indirectly affect its setting. Indirect impact on the building's setting is therefore neutral.

Impact on the setting of nearby listed buildings

- 9.9 As noted previously Lindencourt is located in a part of the City Centre where there are numerous listed buildings as identified by the plan below. Those nearest to the subject property include 41 & 43 Faulkner Street (Grade II), 45 and 47 Faulkner Street (Grade II), 49 Faulkner Street (Grade II), Fraser House at 36 Charlotte Street (Grade II), 44 to 50 Portland Street (Grade II) and HER No. 12100.1.0) and 52 and 54 Portland Street (Grade II). A further 14 buildings are recorded on the HER to the south of the site along Portland Street, Reyner Street and Faulkner Street, all to the north of Princess Street. Figure 9.1 shows proximate listed buildings / structures.

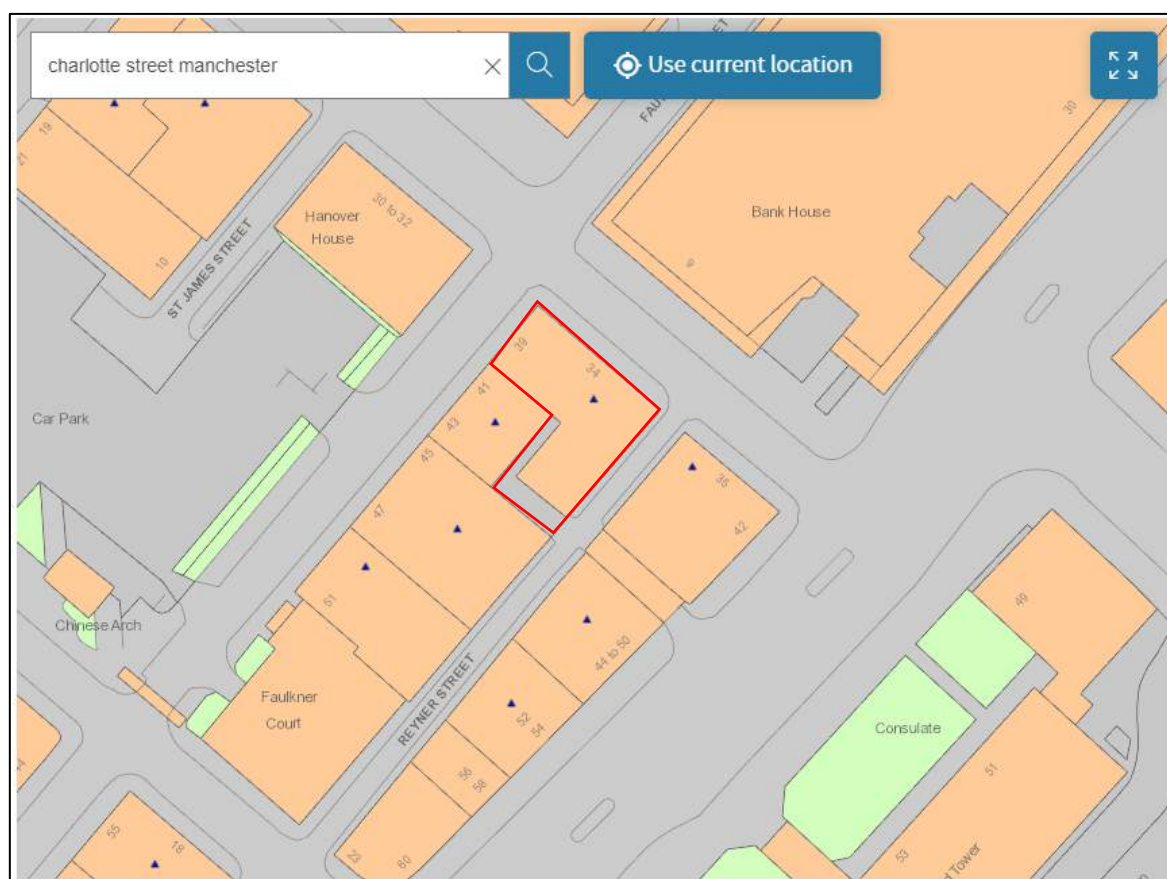


Figure 9.1: Plan showing the subject property in relation to other listed buildings / structures.

- 9.10 The internal works proposed will not affect the setting of nearby listed buildings although clearly the proposal will facilitate the reuse of the building which will be positive and will enhance the wider environment in which the other listed buildings are experienced.
- 9.11 Again, external works proposed are limited in scope and retain the existing facades of the building. The main external changes that will alter the appearance of the building relate to the removal of paraphernalia and redundant M+E; removal of paint from the lower ground floor and entrance areas; removal of boarding from basement windows and installation of windows and railings; and general repairs / refurbishment of external fabric. These works will visually enhance the appearance of the subject building. The upgrading of the building's appearance will indirectly enhance the wider environment in which proximate listed buildings are experienced. Moreover, through facilitating the active economic reuse of the building this will have a significant beneficial impact on this part of the City Centre and again enhance the wider general setting of nearby listed buildings. In summary and for the reasons

above the proposed scheme will have a positive impact on the setting of nearby listed buildings.

Impact on the character and appearance of the George Street Conservation Area

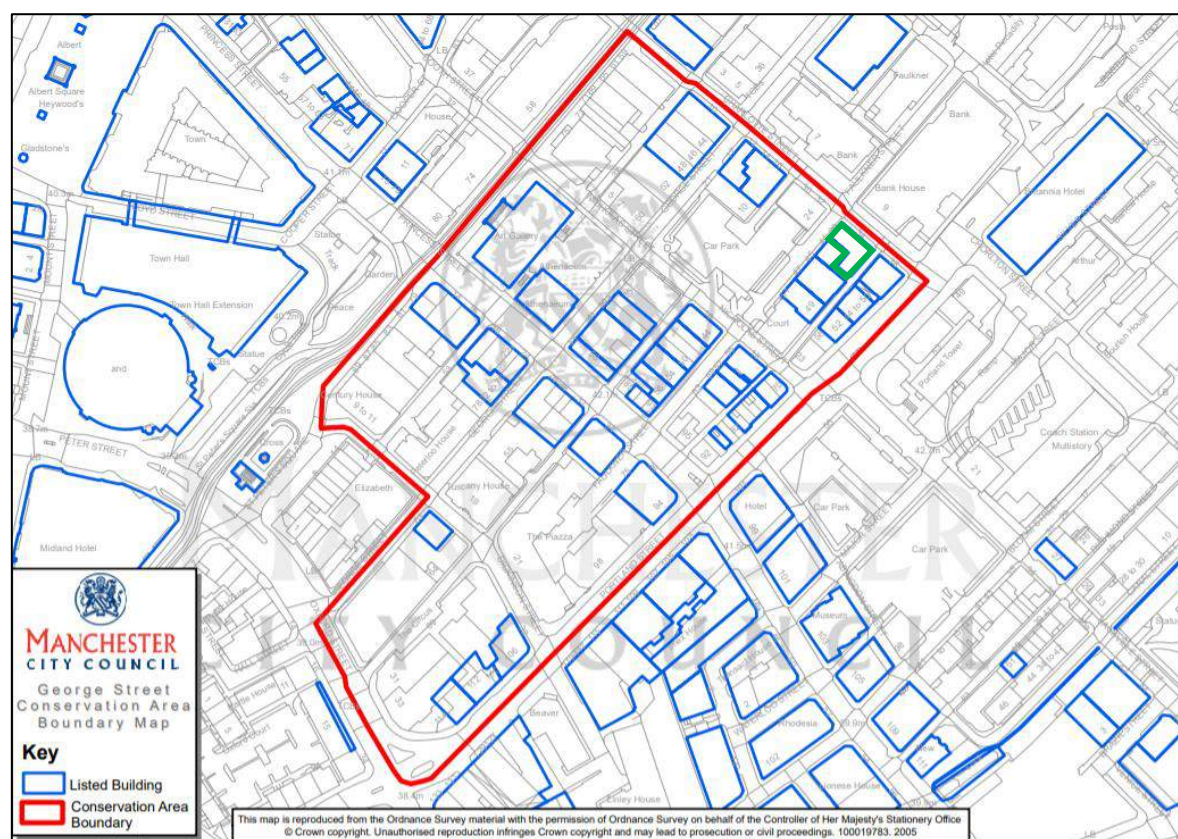


Figure 9.2: Plan showing the boundary of the George Street Conservation Area and listed buildings. The application site is outlined green.

- 9.12 For reasons previously discussed the proposed works are considered to have a positive heritage impact on the building, mainly internal but also enhancing the external appearance of the building. As such the scheme will have a positive impact on the character and appearance of the George Street Conservation Area. Crucially the scheme also facilitates the reuse of the building which will have a positive influence on the Conservation Area. On the basis of the above the proposed development will have a positive impact on the character and appearance of the George Street Conservation Area.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.13 This Heritage Statement has concluded that the scheme will be associated with mainly positive impacts as well as some negative impacts although these have been minimised and mitigated. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.
- 9.14 Given the minimal heritage impact and having regard to the relevant planning policy tests, the proposed works would be associated with less than substantial harm to the significance of the building. Having said this, mitigation identified within this report will help to lessen the harm as far as possible. Paragraph 202 of the NPPF 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'*.
- 9.15 Aside from the positive heritage benefits associated with restoring and repairing the fabric of the building and visual improvements; the proposal will be associated with a series of other public benefits which should be weighed against any harm caused. The main public benefit relates to returning the building to active use and providing a high quality refurbishment to facilitate modern office space within a historic listed building in Manchester City Centre.
- 9.16 The scheme will also ensure the future maintenance of the building and upkeep of the site which will enhance the wider environment including the George Street Conservation Area and the setting of other proximate listed buildings. Finally, occupation will also improve security and safety on surrounding streets by providing passive surveillance. It is our considered view that the public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraph 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

10. Conclusion

- 10.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of Lindencourt, 34 Charlotte Street, a largely vacant Grade II former warehouse. It has also considered the potential impact on the setting of nearby listed buildings and impact on the George Street Conservation Area.
- 10.2 The report has established that the proposed development has been designed to be sensitive to the heritage significance of the building. Importantly the scheme allows the application building to be brought back into active use and make a positive contribution to the Conservation Area and the wider City Centre environment. The proposed scheme will save the building and preserve it into the future, whilst high quality office accommodation will be delivered in a manner which is sensitive to the built fabric and the characteristics of the site. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

11. Bibliography

DCMS – Department for Culture, Media and Sport

HE – Historic England

HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

Sources

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Taylor, S 2000b "36 Princess Street, Manchester: Architectural Survey Report"

Taylor, S 2001a "70 – 72 Portland Street, Manchester: Architectural Survey Report"

Taylor, S 2001b "38 Whitworth Street, Manchester: Architectural Survey Report"

Trade Directories

Slater's Directory of Manchester 1856

Slater's Directory of Manchester 1865

Slater's Directory of Manchester 1868

Slater's Directory of Manchester 1869

Slater's Directory of Manchester 1871

Slater's Directory of Manchester 1874

Slater's Directory of Manchester 1885

Slater's Directory of Manchester 1895

Slater's Directory of Manchester 1905

Slater's Directory of Manchester 1924

Slater's Directory of Manchester 1935

Maps

1794 Green's map of Manchester and Salford

1824 Swire's map of Manchester

1851 OS 1:500 town plan Sheet 28

1888 Goads Fire Insurance Plan

1891 OS map Lancashire sheet CIV.10.5

1908 OS map Lancashire sheet CIV.10

1922 OS map Lancashire sheet CIV.10

1940 OS map Lancashire sheet CIV.10

Appendix 1: Historic Maps

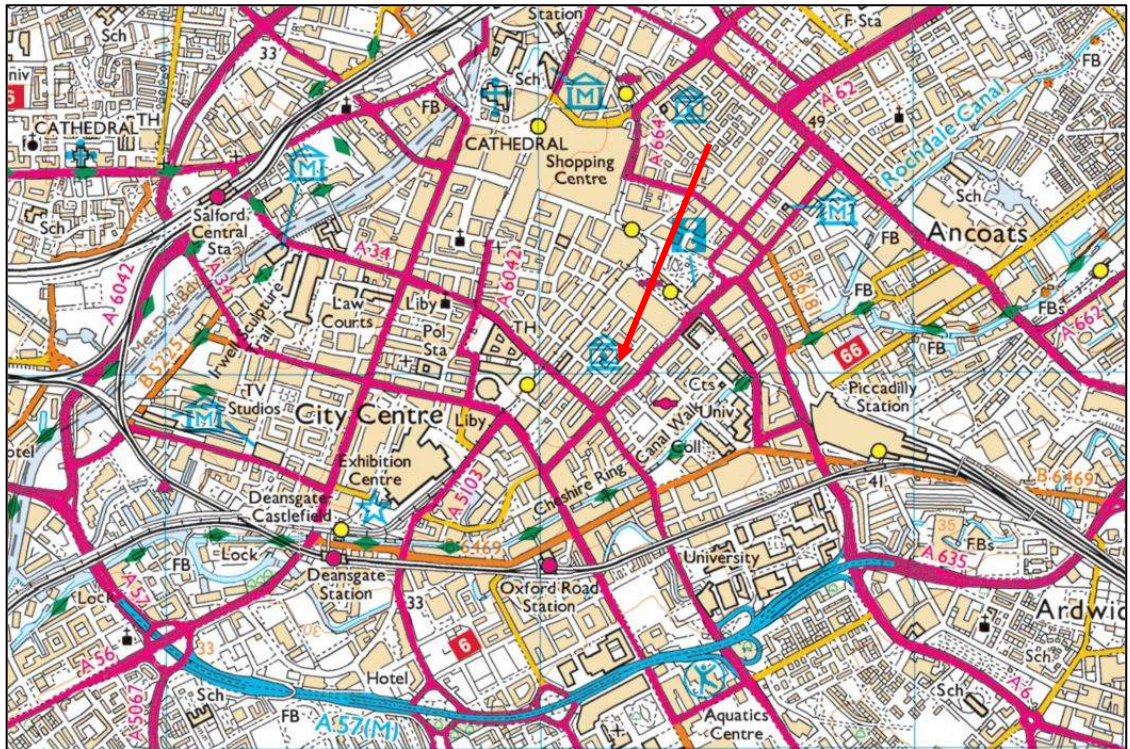


Figure 1: Location Plan

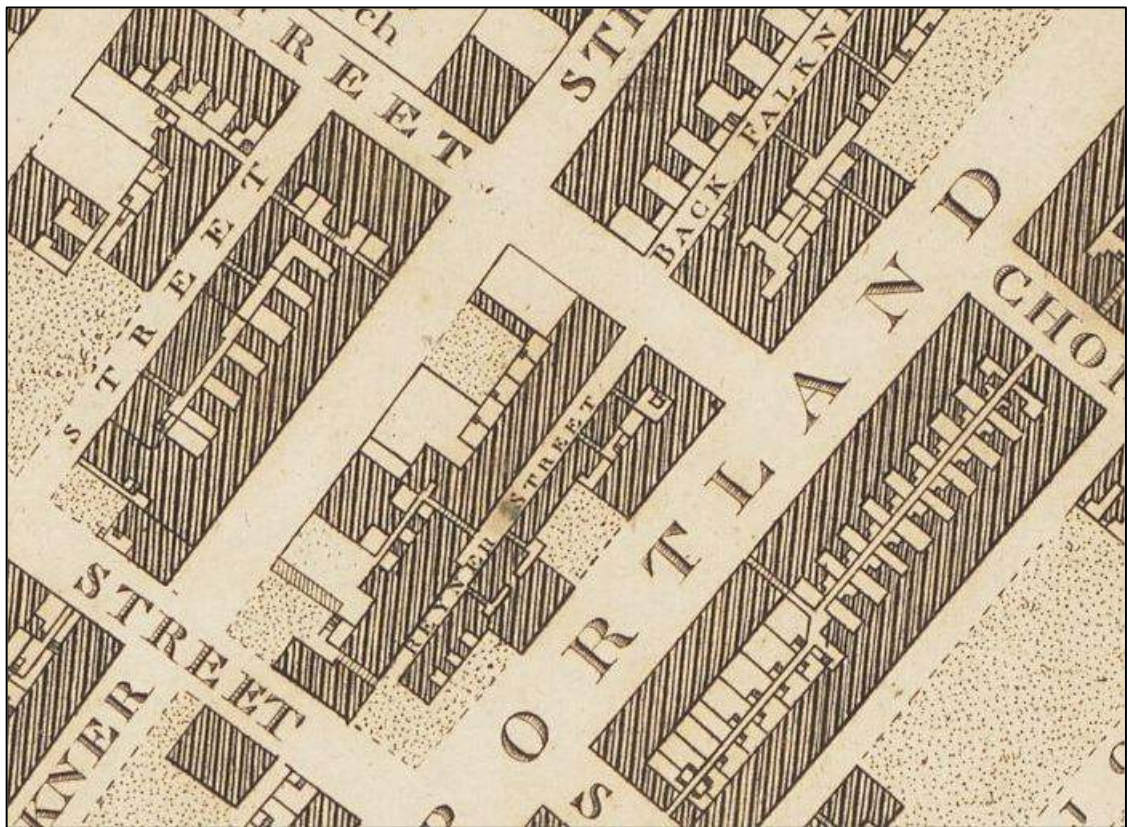


Figure 2: 1794 Greens map of Manchester and Salford

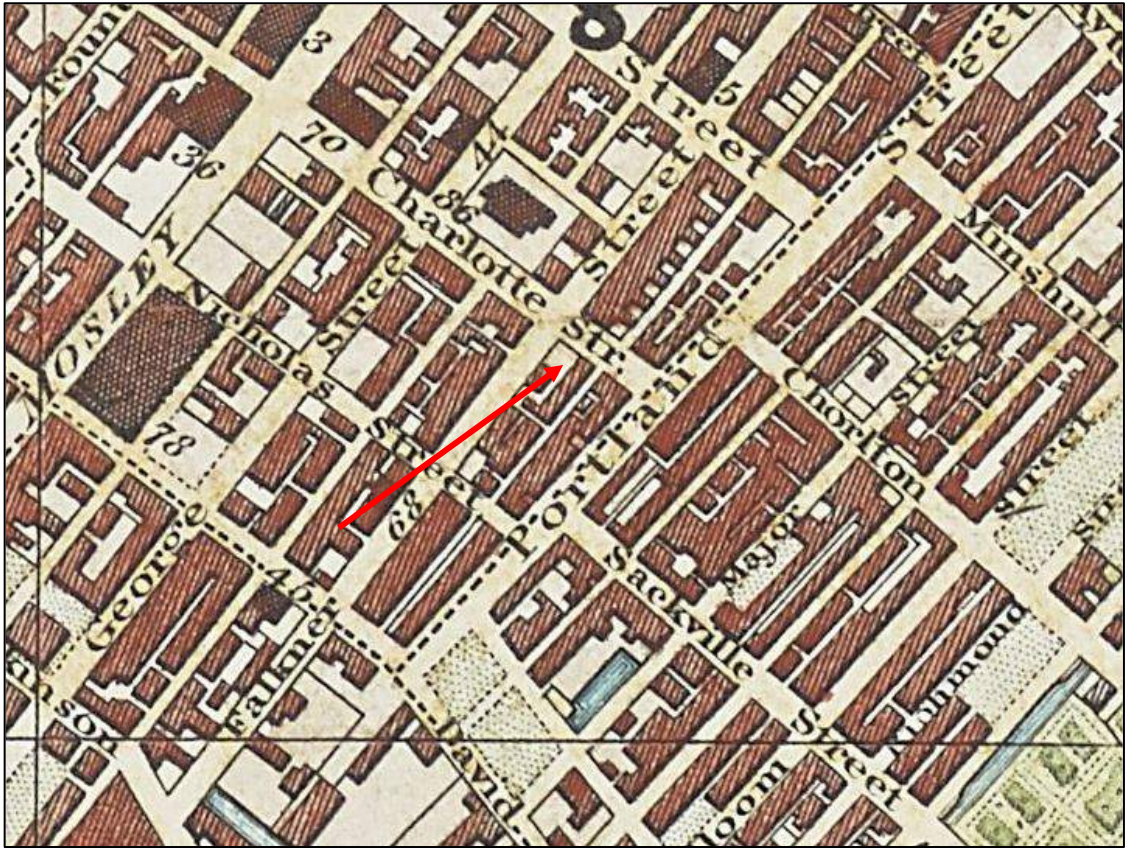


Figure 3: 1824 Swire's plan of Manchester



Figure 4: 1851 OS Town Plan sheet 28



Figure 5: 1888 Goads Fire Insurance Plan



Figure 6: 1891 OS map sheet CIV.10.5

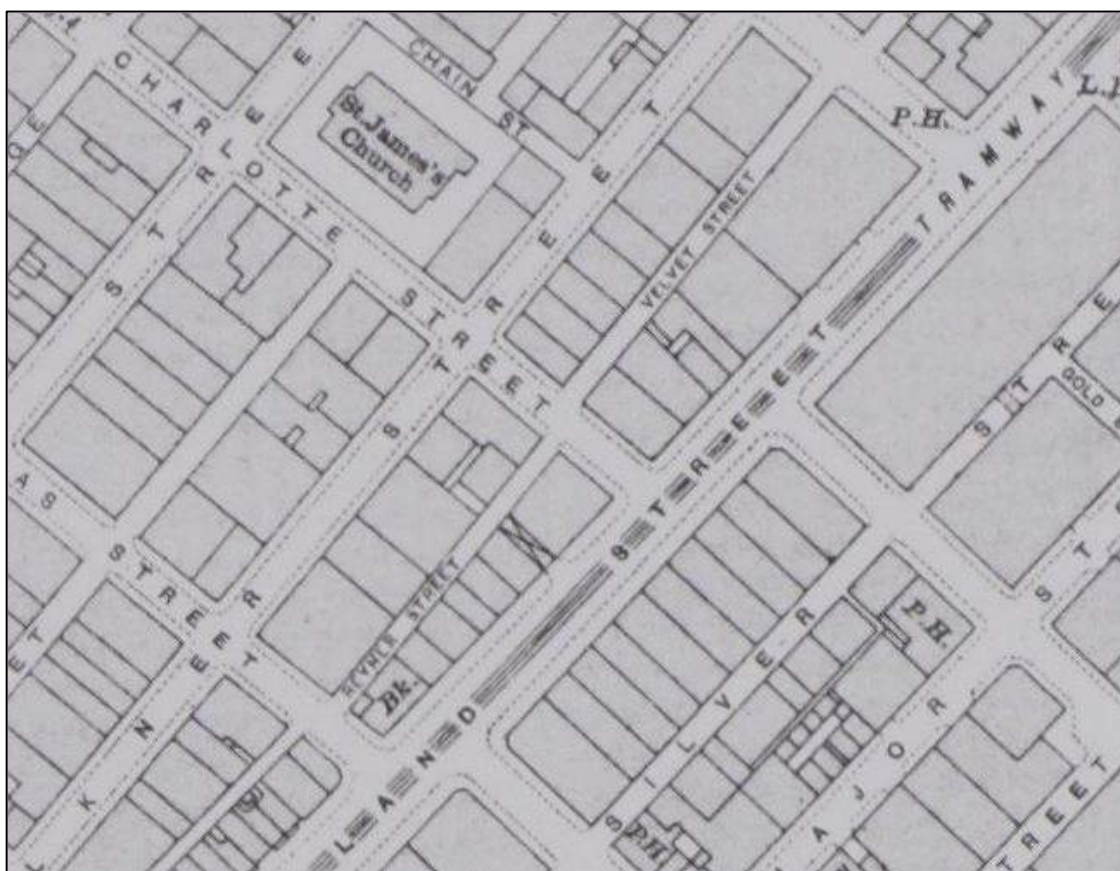




Figure 9: 1940 OS map sheet CIV.10 showing bomb damage

Appendix 2: Plates



Plate 1: General shot of the building



Plate 2: North elevation to Charlotte Street



Plate 3: As above showing ground floor



Plate 4: Inserted doorway at eastern end



Plate 5: Upper floors at eastern end



Plate 6: Detail of upper floor windows



Plate 7: Main entrance to bay 4



Plate 8: West elevation to Faulkner Street



Plate 9: Entrance detail

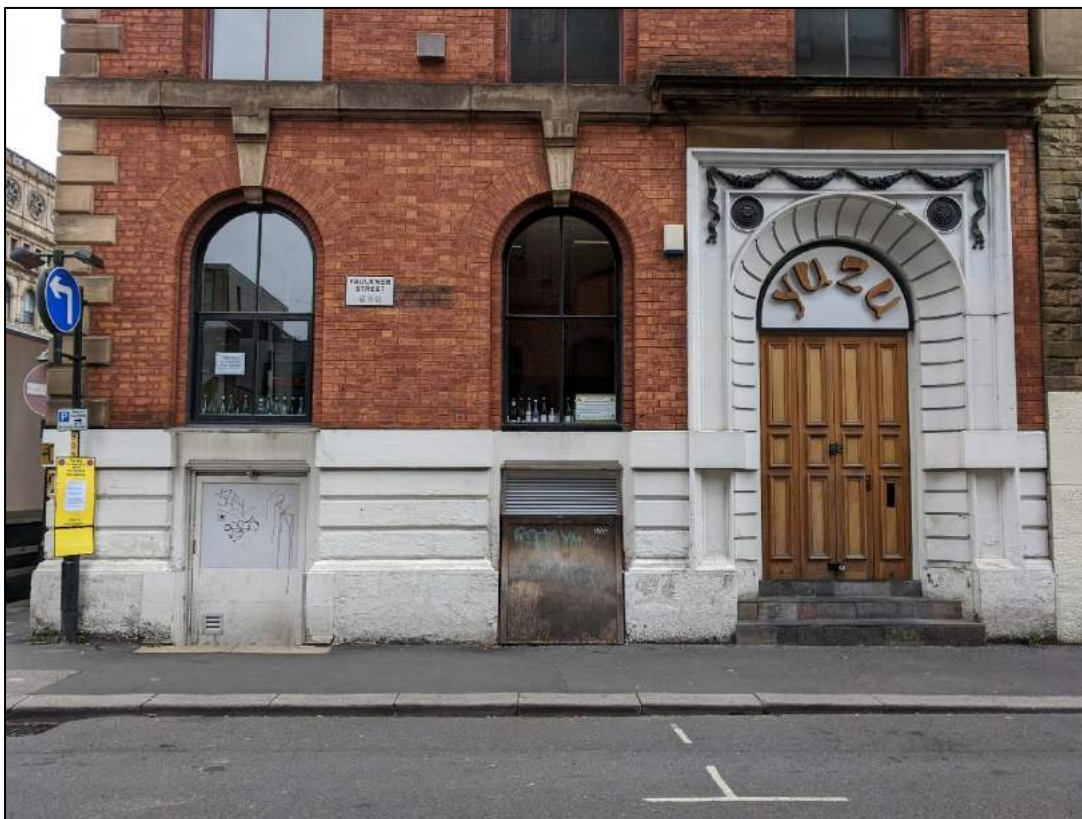


Plate 10: Ground floor detail



Plate 11: Upper floors



Plate 12: Upper floor window details



Plate 13: East elevation to Reyner Street



Plate 14: As above showing window detail



Plate 15: Recessed loading bay with goods lift



Plate 16: Recessed loading bay and straight joint (to left)



Plate 17: Ground floor of extension



Plate 18: Southern end of extension



Plate 19: Upper floor windows showing blind windows to fourth floor



Plate 20: South elevation



Plate 21: Entrance lobby



Plate 22: Entrance lobby



Plate 23: Main staircase

First Floor

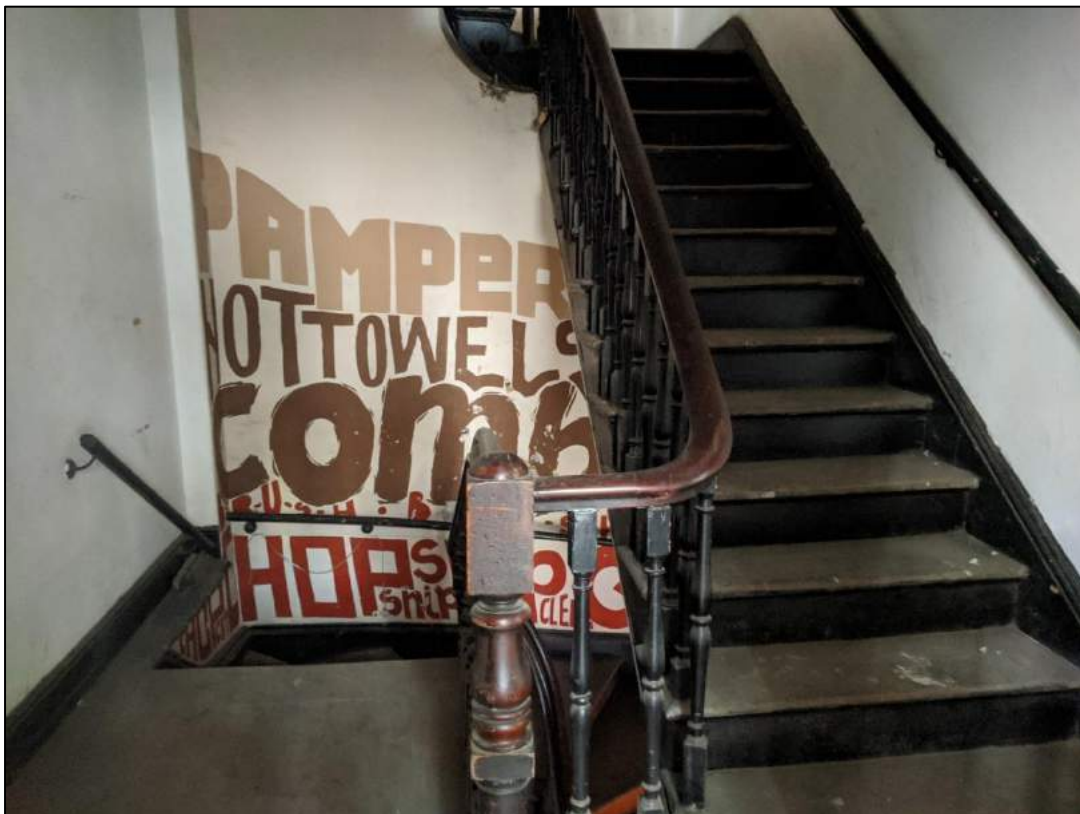


Plate 24: First floor staircase



Plate 25: Timber ceiling detail



Plate 26: Inserted wall



Plate 27: Chamfered and stopped beam



Plate 28: Goods lift



Plate 29: Inserted work space with false floor



Plate 30: Chamfered and stopped beam



Plate 31: Extension showing cast iron stanchion and doorway to staircase



Plate 32: Stanchion capital with remains of former light well (right)



Plate 33: Staircase within extension



Plate 34: As above



Plate 35: Decayed timber and lath and plaster ceiling



Plate 36: Blocked opening



Plate 37: Room to western end of main building



Plate 38: Inserted wall



Plate 39: Stanchion capital in main building with chamfered and stopped beam

Second Floor



Plate 40: Second floor of main building



Plate 41: As above

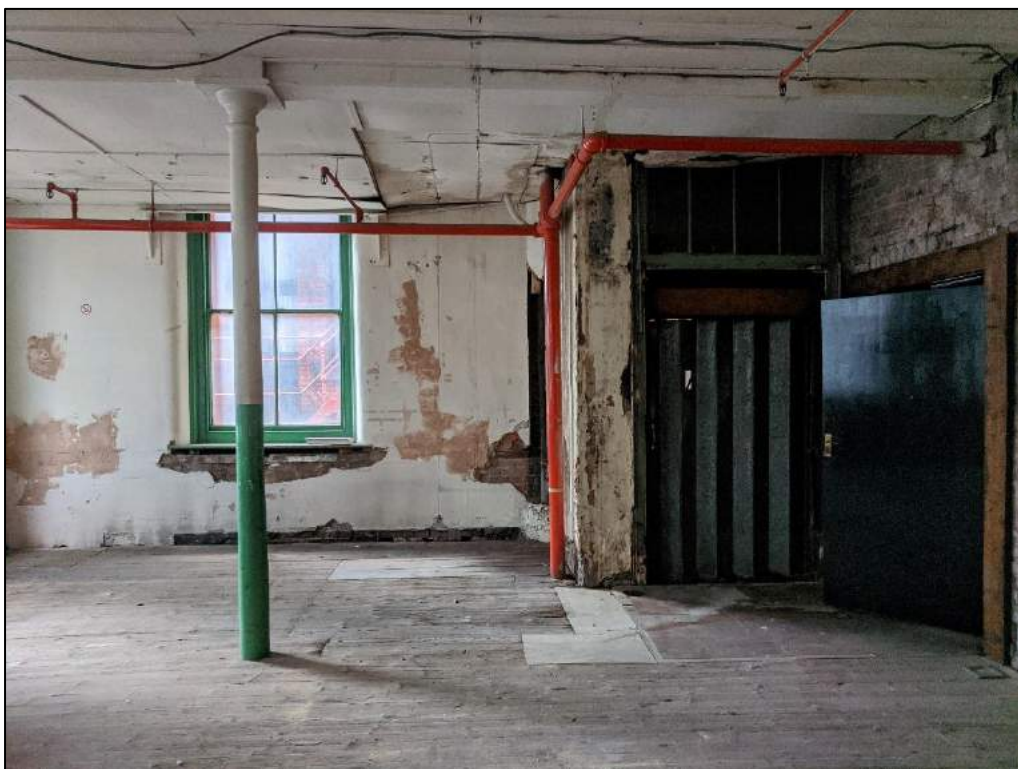


Plate 42: Goods lift to east side



Plate 43: As above looking towards staircase



Plate 44: Stanchion capital and beam detail



Plate 45: Inserted doorway into extension



Plate 46: West end of main building



Plate 47: Ceiling detail



Plate 48: Extension showing inserted walls



Plate 49: As above



Plate 50: As above



Plate 51: Lath and plaster ceiling



Plate 52: Main staircase to third floor

Third floor



Plate 53: Main building, third floor



Plate 54: As above



Plate 55: As above looking towards the west side



Plate 56: Goods lift



Plate 57: Example of timber floorboards



Plate 58: Stanchion capital and timber beam



Plate 59: South wall of main building showing inserted and blocked doorway to neighbouring building



Plate 60: Detail of walling showing brick arch of window below



Plate 61: Fireplace in northern wall



Plate 62: Extension



Plate 63: Timber panelling hiding staircase within extension



Plate 64: Staircase detail



Plate 65: Ceiling detail

Fourth Floor



Plate 66: Fourth floor of main building



Plate 67: Goods lift and inserted entrance to extension



Plate 68: Timber panelling around main staircase



Plate 69: West end



Plate 70: Detail of raised cill



Plate 71: Window detail showing concrete lintel



Plate 72: Timber panelling around staircase



Plate 73: lift/hoist mechanism adjacent to goods lift



Plate 74: Queen post truss and modern roof



Plate 75: Extension



Plate 76: King post truss



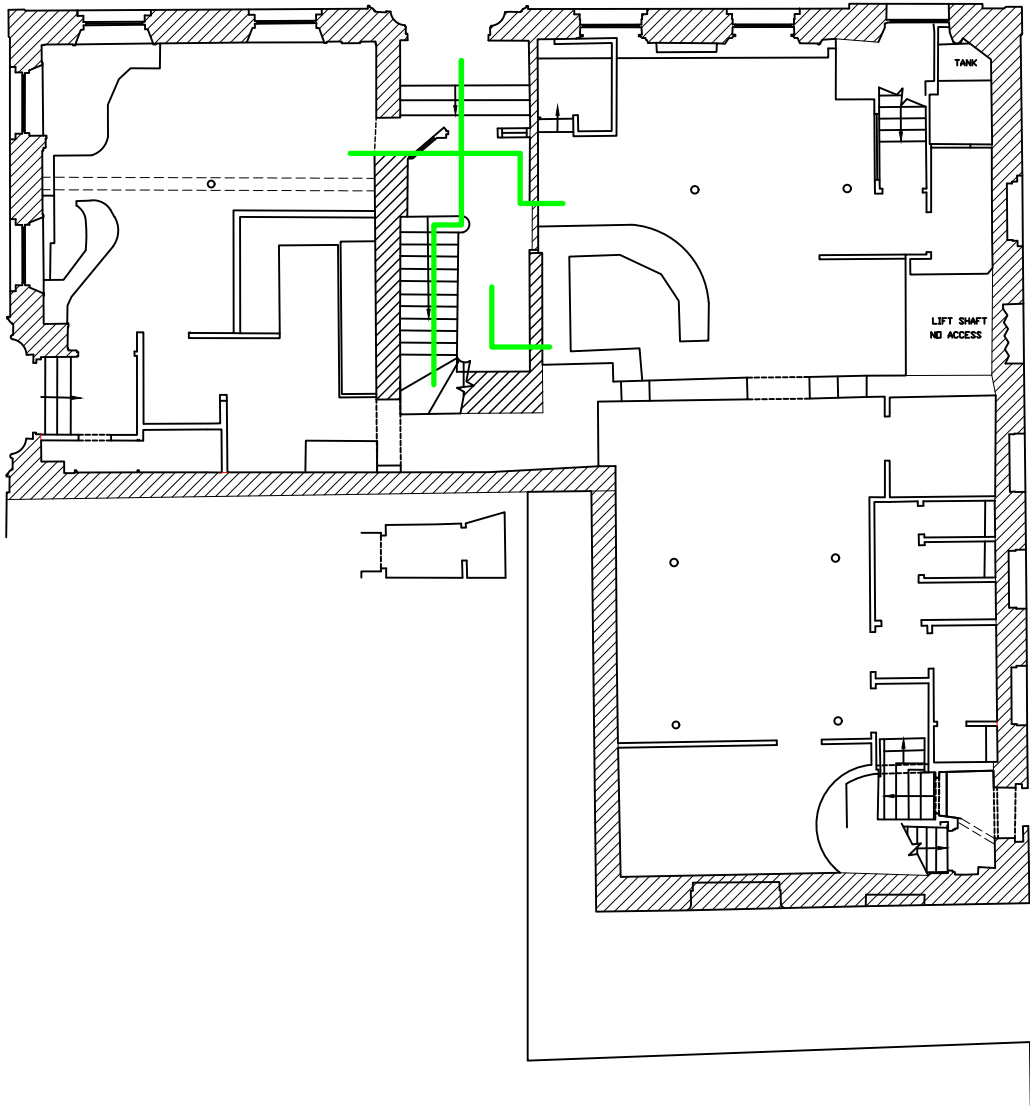
Plate 77: King post truss



Plate 78: Timber panelling containing extension staircase

Appendix 3: Figures – Heritage Significance Plans

Ground floor sprinkler details



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- Original sprinkler system
- Modern sprinkler system

client:	T&M Investments
job no.:	21.1585
fig no.:	1
scale:	Not to scale
date issued:	Jan 2023

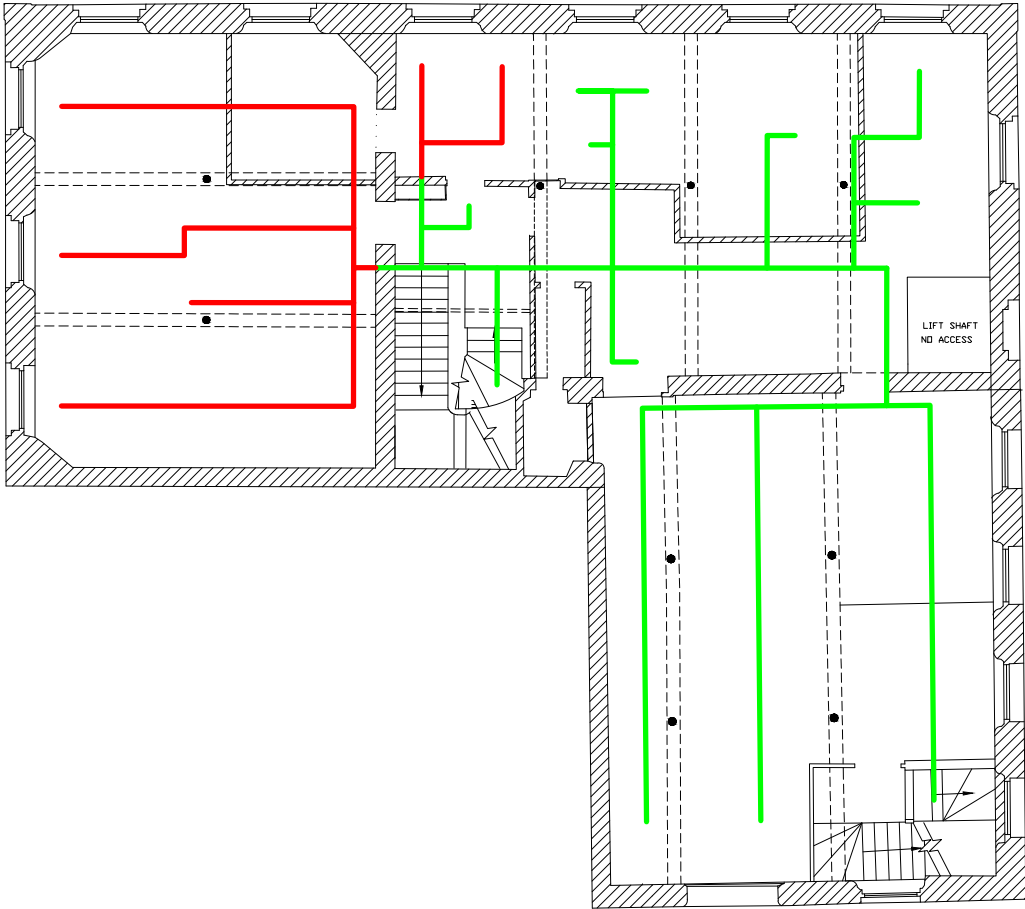
First floor sprinkler details



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- Original sprinkler system
- Modern sprinkler system

client:	T&M Investments
job no.:	21.1585
fig no.:	2
scale:	Not to scale
date issued:	Jan 2023

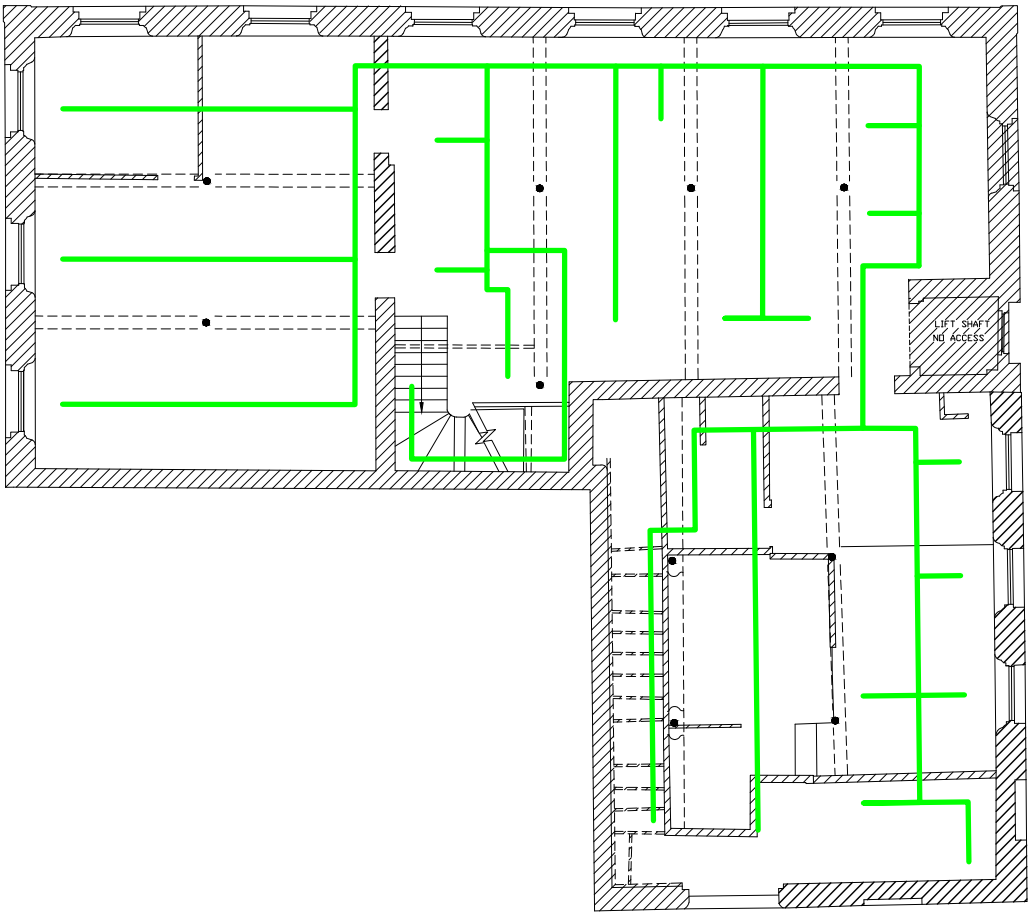
Second floor sprinkler details



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- Original sprinkler system
- Modern sprinkler system

client:	T&M Investments
job no.:	21.1585
fig no.:	3
scale:	Not to scale
date issued:	Jan 2023

Third floor sprinkler details

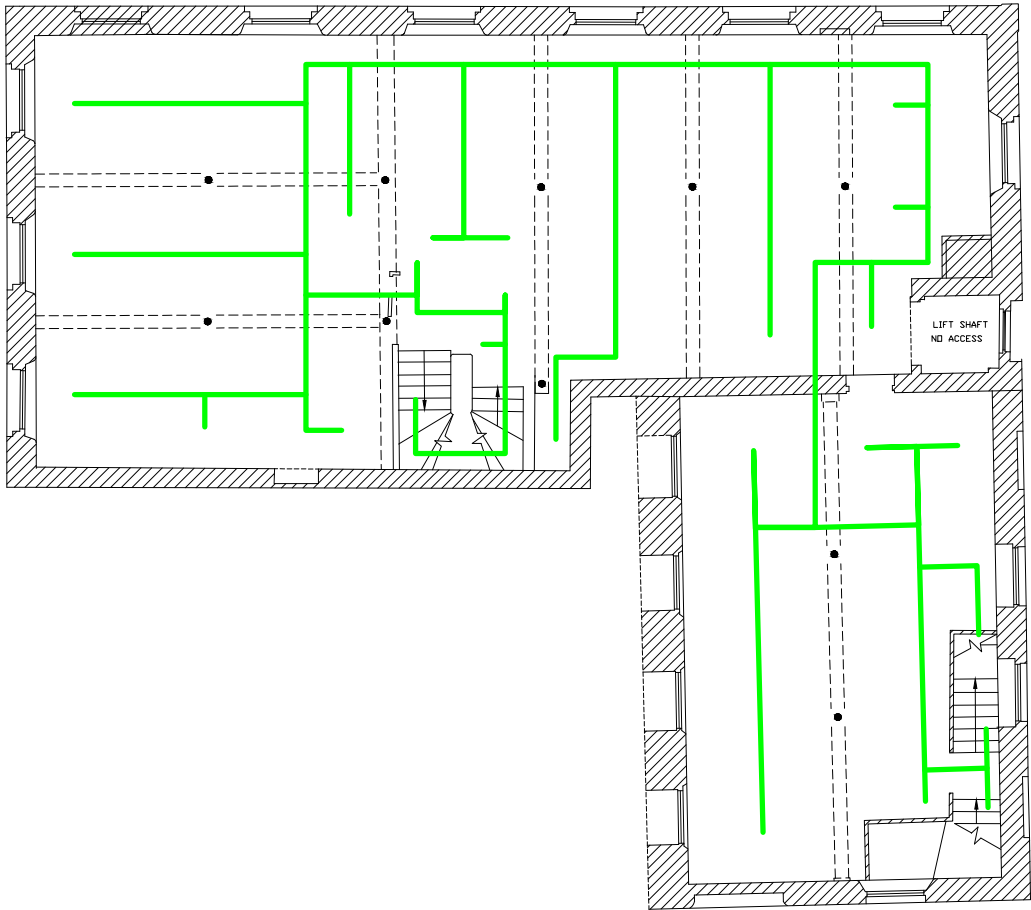


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- Original sprinkler system
- Modern sprinkler system



client:	T&M Investments
job no.:	21.1585
fig no.:	4
scale:	Not to scale
date issued:	Jan 2023

Fourth floor sprinkler details

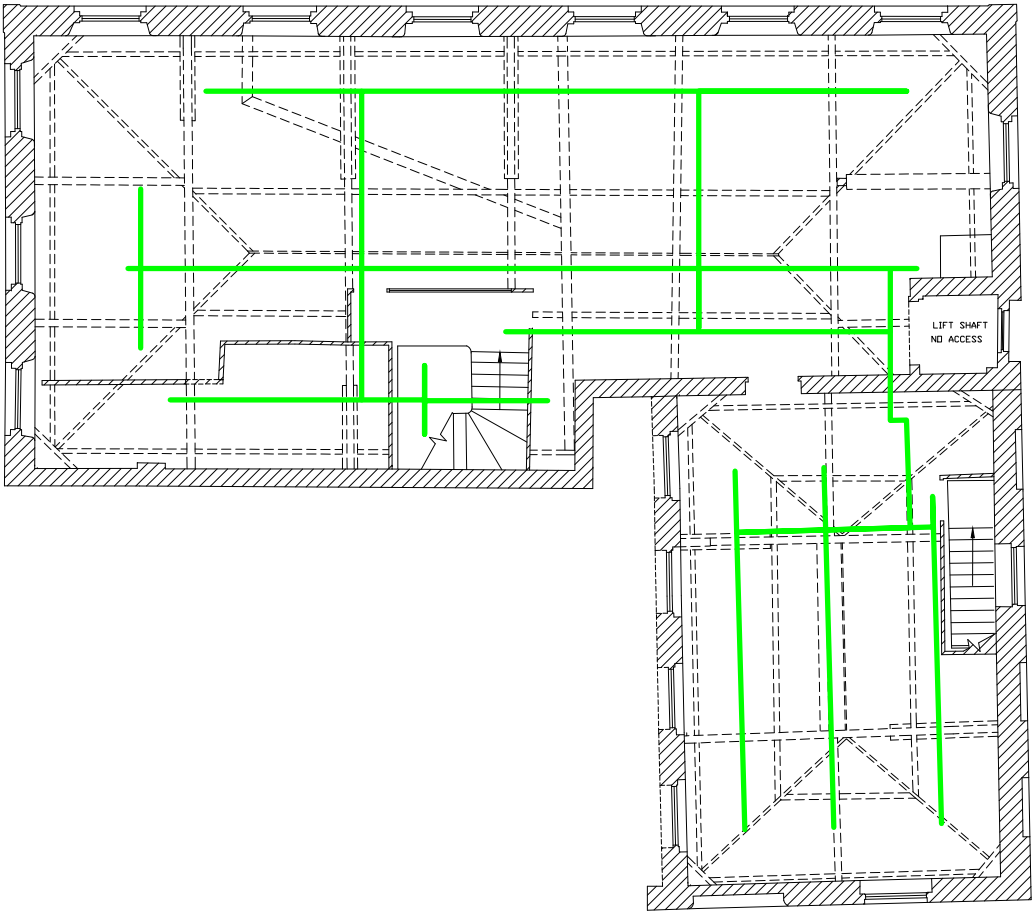


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- Original sprinkler system
- Modern sprinkler system



client:	T&M Investments
job no.:	21.1585
fig no.:	5
scale:	Not to scale
date issued:	Jan 2023

Northeast elevation window details



North East - Charlotte Street



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Original fabric
Replaced fabric

client: T&M Investments
job no.: 21.1585
fig no.: 6
scale: Not to scale
date issued: Jan 2023

Northwest and Southeast elevation window details



North West - Faulker Street



South East - Reyner Street



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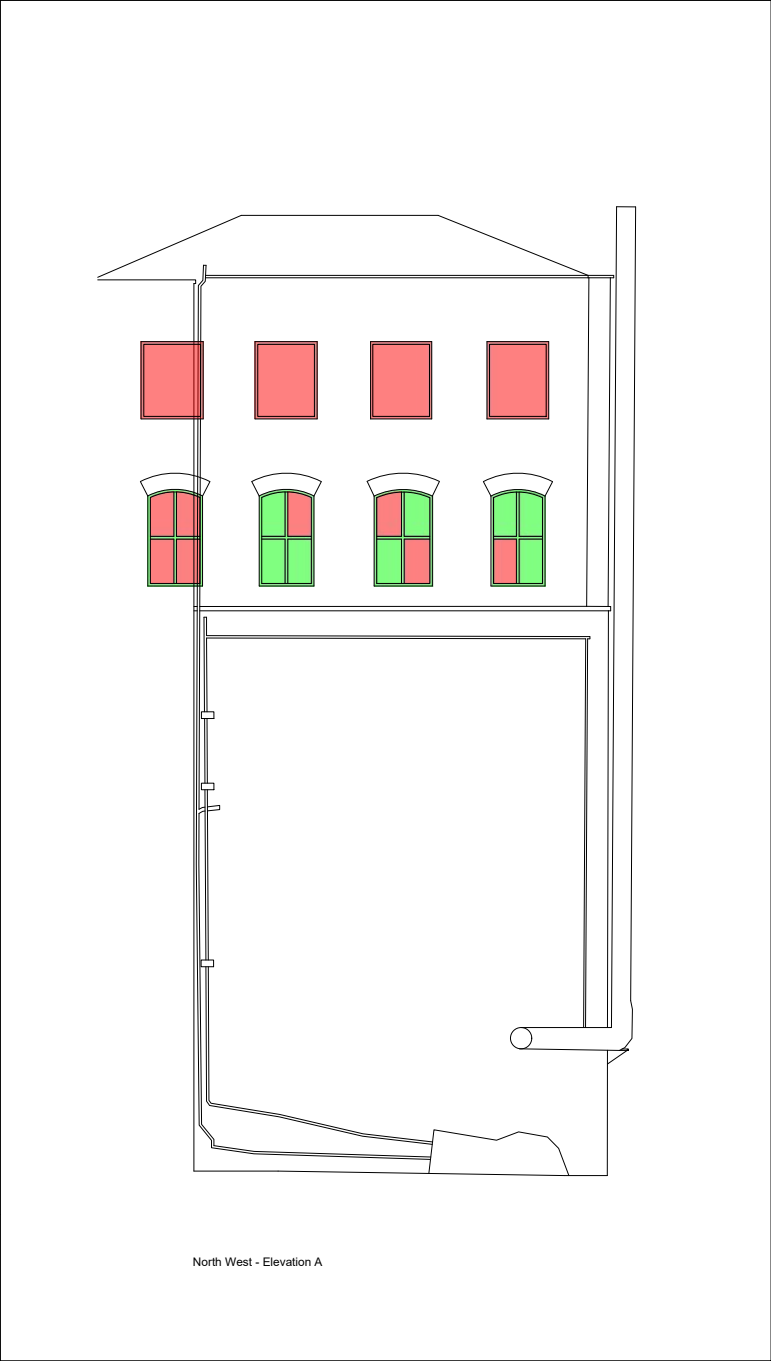
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Original fabric
Replaced fabric

client: T&M Investments
job no.: 21.1585
fig no.: 7
scale: Not to scale
date issued: Jan 2023

Southeast and Northwest elevation window details

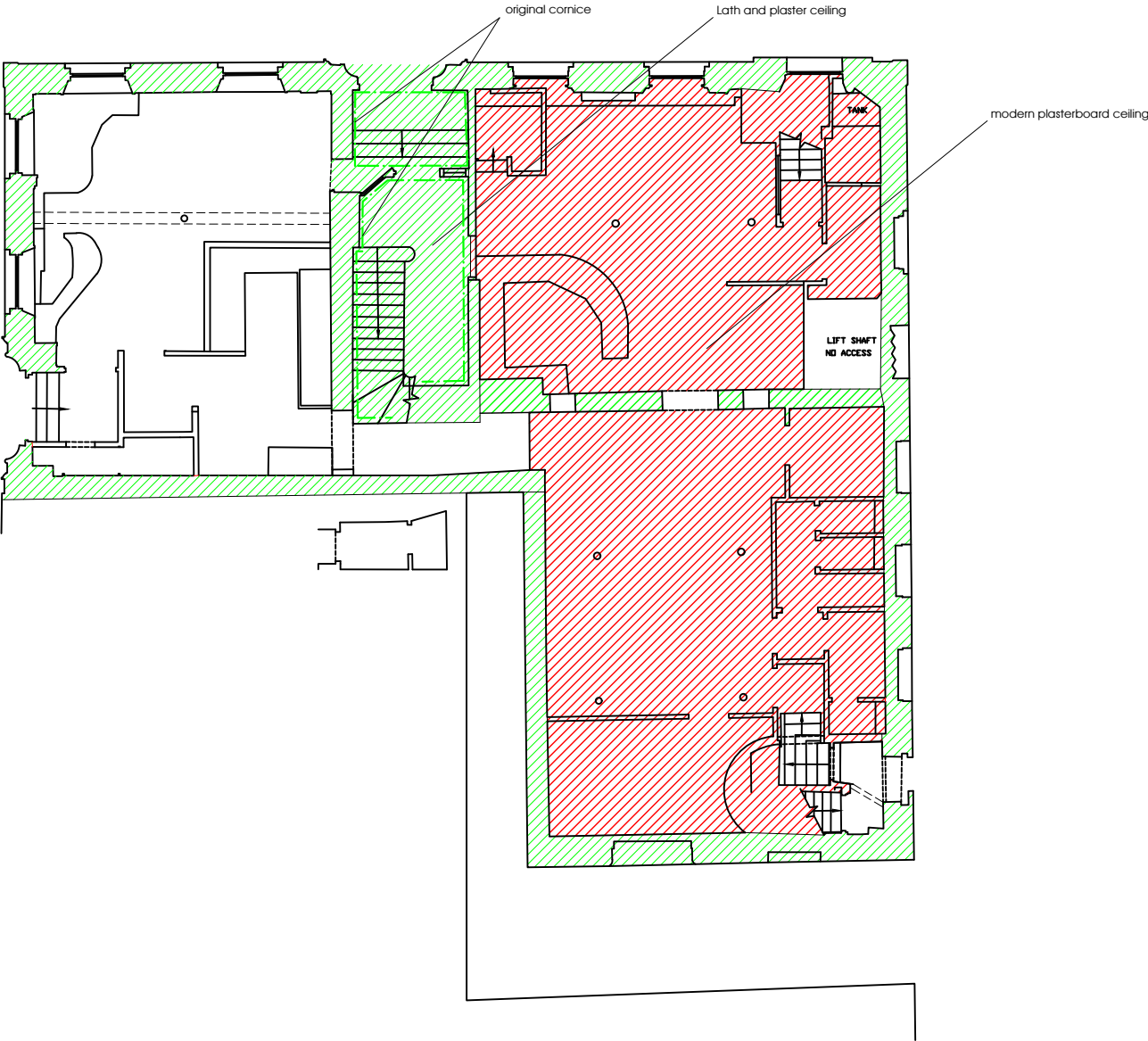



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-  Original fabric
 Replaced fabric

client: T&M Investments
job no.: 21.1585
fig no.: 8
scale: Not to scale
date issued: Jan 2023

Ground floor ceiling details



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-  High significance
-  Medium significance
-  Low significance

client: T&M Investments
job no.: 21.1585
fig no.: 15
scale: Not to scale
date issued: Jan 2022

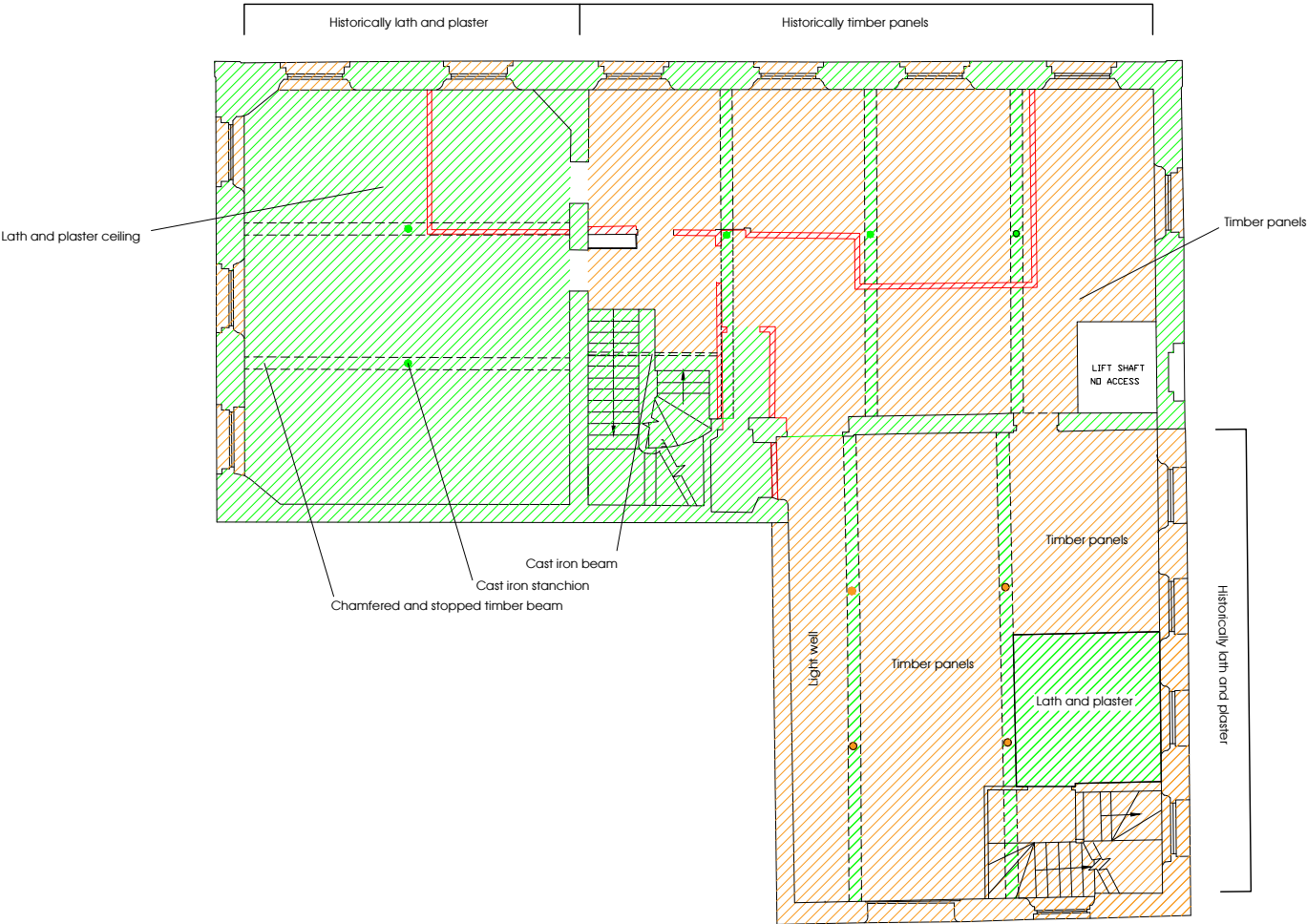
First floor ceiling details



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- High significance
- Medium significance
- Low significance

client: T&M Investments
job no.: 21.1585
fig no.: 16
scale: Not to scale
date issued: Jan 2022

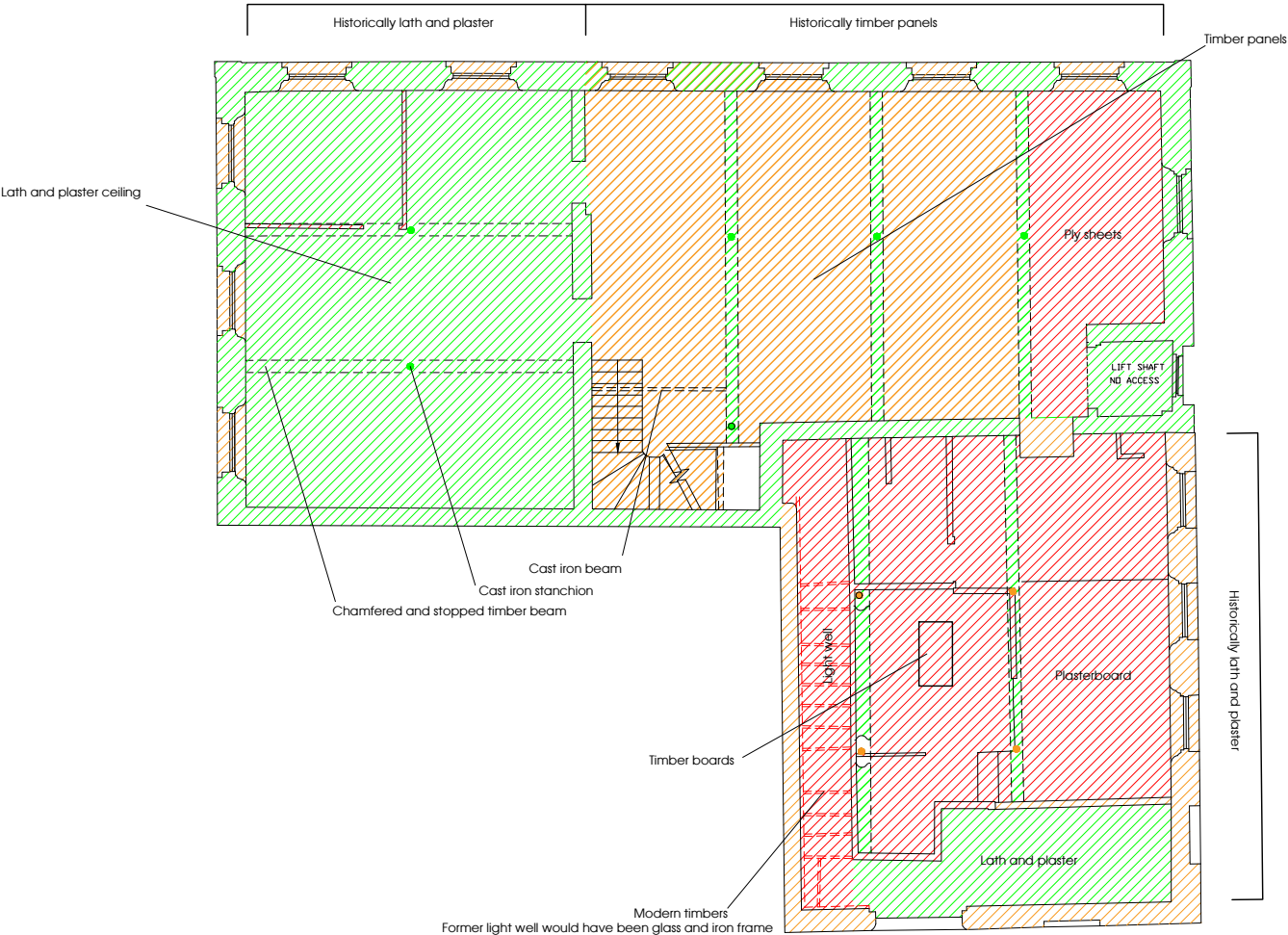
Second floor ceiling details



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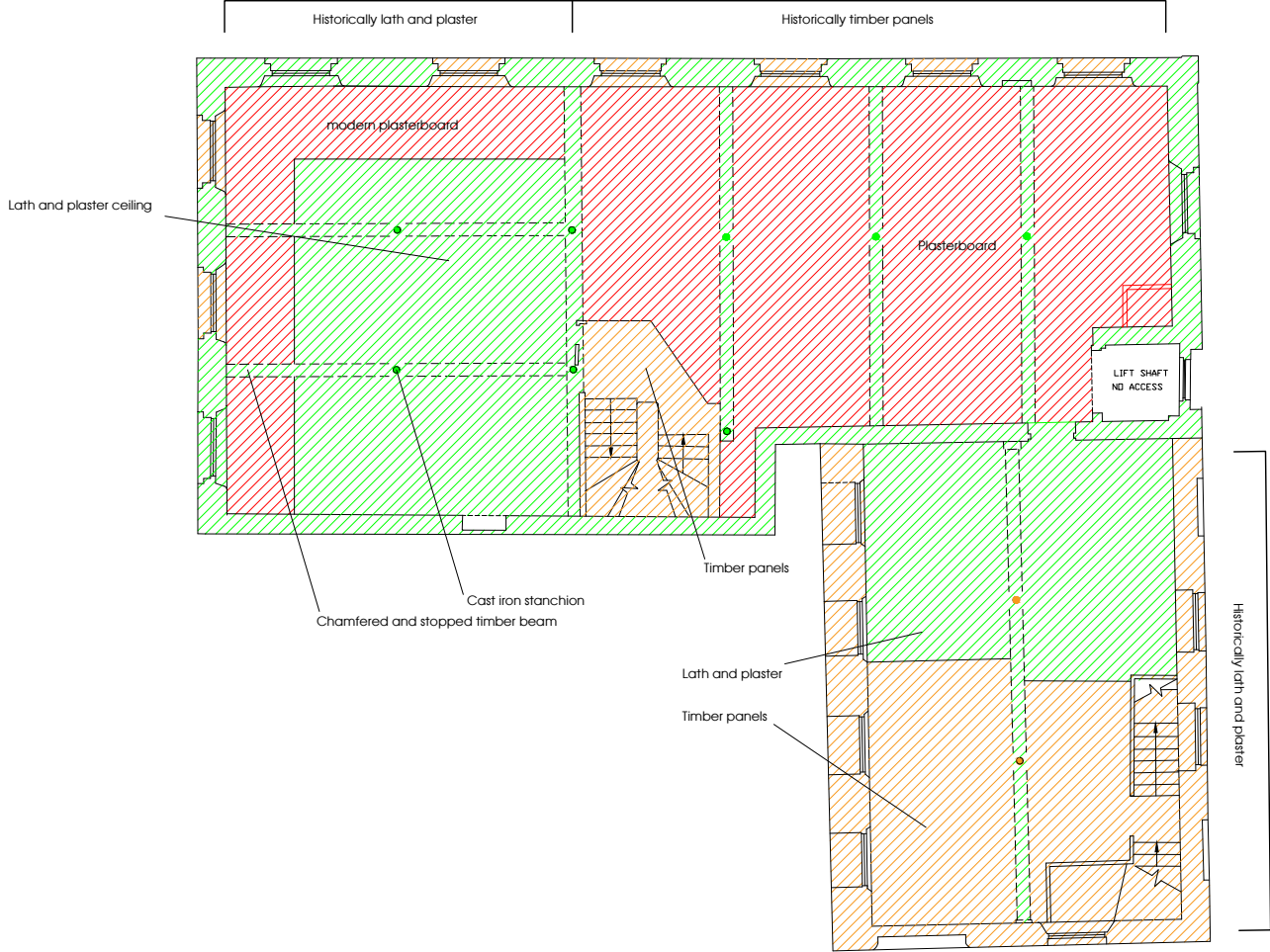
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- High significance
- Medium significance
- Low significance

client: T&M Investments
job no.: 21.1585
fig no.: 17
scale: Not to scale
date issued: Jan 2023

Third floor ceiling details



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- High significance
- Medium significance
- Low significance

client: T&M Investments
job no.: 21.1585
fig no.: 18
scale: Not to scale
date issued: Jan 2022