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Ginnel Basement, Ormond Building, Manchester – Heritage Statement and Design and Access Statement

Introduction

The following Heritage Statement (including Design and Access Statement) has been prepared by Heritage Architecture Ltd. (HA) on behalf of Manchester Metropolitan University ('MMU'). This document relates to the proposed internal alterations to the 'Ginnel Basement' at the Ormond Building, Manchester, M15 6BX. The building was listed at Grade II in 1974 and is not located within a Conservation Area.

Due to the minor internal nature of the proposals, it is considered that the development will not incur any adverse impact upon the character and appearance upon the settings of any listed buildings in the area. The focus of the following statement, therefore, is on the relative impact upon the significance of the Grade II listed building only.

The site comprises of a purpose-built office for the Chorlton Union with combined facilities for outdoor relief for the poor and homeless dating to 1881. The building has formed part of the Manchester Metropolitan University estate since 1970. The site is bounded by Lower Ormond Street to the east, Cavendish Street to the south, St Augustine's Catholic Church to the north and the Cavendish Building (part of the MMU Campus and connected internally to the Ormond Building) to the west.

The building was designed by Mangall & Littlewood in an asymmetric Italianate style, and features a decorative roofline of tall, coupled chimney stacks and small gables to the end of each street. The building is set over four floors including a basement level, with two principal elevations on Lower Ormond Street and Cavendish Street. The majority of stone decoration is concentrated on the corner of the building, with other areas of the external envelope decorated in mass-produced terracotta panels.

The building has undergone changes to its internal spaces, specifically through past refurbishment schemes and the reordering of the three previously separate parts of the building, the original uses and parts of which are still largely identifiable. The basement level of the building was originally designed to accommodate a number of functions, including a large kitchen with scullery and washroom, workrooms for the poor, storage, drying and disinfecting rooms. The basement has been substantially altered, particularly through works undertaken in the 20th century, with limited original fabric remaining including areas of timber partitioning, battened and panelled timber doors, glazed ceiling lights, and an original glazed screen.

The building underwent a major scheme of refurbishment in 2018.

Planning Policy and Guidance

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

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 16** is relevant to the current scheme as it requires the Local Planning Authority to "have special regard to the desirability of preserving the [listed] building or its setting or any features of

special architectural or historic interest which it possesses” when considering whether to grant listed building consent.

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. Of particular relevance is **paragraph 194 (NPPF, 2021)**, which states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”*. The following Heritage Statement is written in this context.

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

History and Description of the Site

A comprehensive review of the site / building’s history and description can be found in an extract from a full Heritage Statement on the Ormond Building prepared by Heritage Architecture in 2017 in **Appendix A**.

The basement area that the application is associated with comprises of a series of narrow rooms on the north-western side of the building. The rooms are accessed from internal doors from separate corridors/rooms, with one of the spaces accessed through the adjoining room. Two of the rooms were formerly the original boiler house and coal store for the building. The other slightly larger room contains the void below an original weighbridge in the ceiling above and which is visible within the space. The iron weighbridge was historically used to weigh the food which was distributed to the poor within the outdoor relief part of the building. The rooms sit below what is identified as the ‘Ormond Ginnel’, essentially a covered cartway that led into a large waiting room in the centre of the ground floor, hence their referral as the ‘Ginnel Basement’.

Research illustrates that the basement floor originally contained a number of rooms given over to the ‘outdoor relief poor’ (i.e. those subject to a program of social welfare and poor relief to alleviate poverty without the requirement to enter an institution) and were used as workrooms in times when the workhouse was overcrowded in winter months or other times of economic distress. Work undertaken in the basement included cutting wood and oakum picking. A large kitchen, scullery and wash house were also provided in the basement, hence the requirement for the purpose-built boiler house.

The subject rooms are similar in character and form, with masonry brick walls, a concrete soffit and steel beams supporting the ceiling above. There are a number of original ceiling lights within the soffit, containing diamond patterned iron grills and containing thick plate glass. The rooms are plain and utilitarian in character, with no obvious architectural decoration or

The existing steel beams are showing significant signs of corrosion and the basement slab level has experienced varying degrees of localised, minor degradation which, through on-site investigations, has been identified as primarily having been caused by water ingress. There are currently temporary props in place to support the ceiling/floor above which, it is understood, have been in place for 1-2 years. Photographs of the rooms in their existing condition are provided below (**Figures 1-6**).



Figure 1: Temporary props supporting soffit.



Figure 2: Corroded steel beams, deteriorated concrete soffit, and original ceiling light.



Figure 3: Corroded steel beams, deteriorated concrete soffit, and original ceiling light.



Figure 4: Corroded steel beams, deteriorated concrete soffit, and original ceiling light.



Figure 5: Temporary props supporting soffit.



Figure 6: Corroded steel beams, deteriorated concrete soffit, and original ceiling light.

Assessment of Significance

A comprehensive assessment of the Ormond Building's significance can be found in **Appendix A**, however we have summarised the components of the Ginnel Basement and its relative significance in the following discussion.

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2021) and uses Historic England's methodology outlined in its 2019 document, "*Statements of Heritage Significance*". Historic England's "*Conservation Principles. Policies and Guidance*," 2008, has also been utilised as part of the following assessment.

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

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

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

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

Elements and features of **high significance**, include:

- Original iron weigh bridge in the ceiling of the Ginnel Basement
- Original ceiling lights with diamond grills and thick plate glass
- Original masonry walls

Elements and features of **no heritage significance** include:

- Modern temporary props used to support the concrete soffit

Although utilitarian in character, the areas of the building which are the subject of this Heritage Statement are considered to possess both architectural and historical interest within the context of the wider building. The former use/character of these spaces is still legible despite changes to the basement in the 20th century, and their functional, ancillary relationship with the rest of the building remains appreciable. The physical quality of historic fabric has deteriorated and is in need of reinforcement and protection to ensure its future conservation.

The Proposals

As identified above, the existing historic steel beams in the identified areas of the Ginnel Basement are significantly corroded. Site investigations have identified that the basement slab level has also experienced varying degrees of localised minor degradation which is primarily due to water ingress. Subsequently, there are areas of the concrete slab that have spalled or generally deteriorated.

The proposals comprise the construction of a blockwork wall to be built directly off the basement ground level bearing slab to provide immediate support to the historic beams within the concrete soffit across the identified areas of the Ginnel Basement. The blockwork wall will be built up to the underside of the existing beams, packed and shimmed as required to provide the necessary support. Lintels will be provided at the base of the blockwork walls to bridge over the existing manhole and gulleys as required. The beams themselves will be sanded to remove loose steelwork and painted as required. All spalled and loose concrete will be removed to the ground bearing slab and will be repaired in a sensitive manner.

The details of these works are illustrated in the detailed plans provided with this application pack; the documents submitted include:

Curtins Structural Engineers (Existing Plan and Proposed Repairs):

- Ormond Building. Specification for Intrusive Structural Investigations. 12 April 2021
- 078665 CUR XX B1 DR S 0001. P02. Ormond Building. Existing Plan on Ginnel Basement. June 23.
- 078665-CUR-XX-B-DR-S-100-1000. P04. Ormond Building. Proposed plan on Ginnel Basement indicating new support structure. July 22.
- 078665-CUR-XX-GF-DR-S-2000. P03. Proposed plan on Ginnel ground floor indicating structure below. July 22

RSK:

- P1212 Ormond Building, Manchester. Structural Investigation Report. 2nd April 2022

Heritage Impact Assessment Methodology

Section 7 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, states that *'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'*.

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive *'heritage benefits'*, by avoiding or minimising 'harm' to the: fabric, character, appearance and experience of the designated heritage asset.

The required tests as outlined in NPPF (2021) paragraphs 199 and 202, require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 1, Appendix B** for the criteria used in this Heritage Statement for assessing heritage impact.

Heritage Impact Assessment

The proposed works to the Ginnel Basement will introduce a modern blockwork wall into the historic spaces alongside new lintels which bridge gulleys and a manhole at ground level. Site investigation has demonstrated that the existing condition of the Ginnel Basement soffit is poor and in need of remediation to prevent further deterioration. The use of props has provided a temporary solution in the support of the soffit but does not represent a long-term viable option.

It is proposed that the blockwork walls will be positioned along the centre of the Ginnel Basement alignment, meaning each of the rooms within the Site area will effectively be carved into two, creating two narrow chambers within each space (see supporting drawings). This intervention will limit the ability to move freely within the subject rooms, although access between the chambers will be provided by means of the overhead lintels to be introduced. Given these areas are not primary spaces within the overall hierarchy of the building, the change to the spatial quality of the rooms is not considered to substantially alter an appreciation of its overarching heritage significance. The utilitarian, functional quality of the spaces will remain legible and the new interventions will avoid features of high significance such as the original weighbridge and ceiling lights.

Physical intervention into the historic fabric, such as the original masonry walls, is required to facilitate the works including the insertion of the new lintels. These alterations will likely result in a very limited degree of harm to historic fabric, although the undertaking of the work in a sensitive manner will reduce the overall impact and ensure it is as contained as possible. The repair of degraded areas of concrete will secure the future conservation of the slab and, in tandem with the blockwork wall and insertion of lintels, will improve the structural integrity of this part of the building.

Whilst a limited degree of harm is considered to arise from the subdivision of the space and intervention to historic fabric, it is considered that the proposals will result in a **neutral impact** on the ability to appreciate the special interest of the Grade II listed Ormond Building as a whole. The introduction of a more permanent solution to the support of the concrete soffit in the rooms aids the ongoing and future conservation of the building.

Design and Access Statement

This section of the report forms the Design and Access Statement which supplements the listed building consent application. The following should be read in conjunction with the drawings prepared by Curtins in support of this application for Listed Building Consent.

Design

The site is a Grade II listed building located to the south Manchester city centre. The proposed works which are the subject of this Listed Building Consent application relate to the Ginnel Basement within the lower-ground level of the building.

The historic concrete soffit in each of the rooms is currently being supported by temporary props due to issues related to the corrosion of historic steel beams. The proposals comprise modern intervention required to support the failing soffit and reinforce the structural integrity of this part of the building. The works are described in more detail above in relation to the heritage impact assessment.

An options appraisal was undertaken to assess the different options for repair that have been considered, these included:

- A. Existing Arrangement to be maintained (i.e. no intervention);

- B. Repair of the existing, with replacement on a like for like for like basis where required;
- C. New steelwork supports;
- D. Blockwork spine wall;
- E. Brickwork spine wall;

Refer to Appendix C for further details on the options considered.

The options appraisal concluded that the construction of a concrete blockwork wall was the most efficient long-term repair available and has therefore been developed for construction. The new materials introduced under the current proposals will add to the existing palette, and will include:

- Blockwork walls along a singular alignment across the rooms;
- Concrete lintels;
- Mortar repair to areas of spalled/loose concrete.

The structural engineer has provided the following justification for the mortar repair choice:

The proposed concrete solution of Renderoc HB45 for the mortar repair has been specified due to its medium fresh wet density which is suitable for repair of slabs, beams and soffits (i.e. all areas where repairs are required in the ginnel basement, allowing for the same product to be utilised throughout, allowing very little wastage).

A low-permeability characteristic, as well as high compressive strength are required due to the increase in local loading on the ground bearing slab. This specific product is ideal in the given environment.

The proposed mortar repair is extremely durable and will provide long-term protection to any embedded steelwork within the repair locations. The surrounding parts of the structure will also benefit from the application of the coating, which will limit the advance of chlorides and carbon dioxide by bringing them to the same level of protective standard as the repair itself.

The polymer-based repairs have been specified as they give a suitable level of flexibility and strength, providing an acceptable match to the existing. The proposed specification allows the minimum extent of area to be repaired and remediated as it can be applied in layers of as little as 10mm thick which further improves flexibility.

The proposals have been designed to minimise heritage impact as far as possible whilst providing an effective and long-lasting solution to support and reinforce the soffit level in this part of the basement. The aim of the proposals is to remove the risk of further deterioration of historic fabric by releasing pressure from the existing steel beams which are deteriorated to a significant extent.

Prior to commencement a hammer test will be undertaken to remove all failed and spalled concrete. Due to the continuing deterioration of the slab, this is best done immediately before commencement of repairs.

Access

Access from the ground floor entrance will be as existing where communal stairs lead down to the basement level. Both of the larger rooms are accessed from existing doors at basement level, leading from separate rooms/corridors respectively. The smallest room is accessed via one of the other subject rooms. No changes to access into the rooms is proposed.

Movement around the two rooms will be restricted by the introduction of the blockwork walls, with circulation facilitated through breaks in the wall bridged by overhead concrete lintels. These breaks will enable access into each 'chamber', so all parts of the basement rooms are still accessible despite the introduction of the blockwork walls.

In summary, the proposed works will not limit access into the Ginnel Basement from the lower ground floor but circulation and movement within the chambers will be restricted to some degree, albeit they will remain as accessible spaces.

Conclusions

Whilst the introduction of new blockwork walls and supporting lintels within the Ginnel Basement rooms would incur some degree of negligible adverse impact (as this would intrude on the existing plan form and result in direct alterations to historic fabric), these works are balanced against the improved structural integrity of the area and the localised repair of the concrete soffit in a sensitive and appropriate manner. The works will facilitate the future use of the ground floor area above the Ginnel Basement and the building's overall structural condition.

The proposed works are thus considered to be compliant with the required tests outlined within local and national planning policy. In particular, the proposed works will comply with MCC's Extant UDP Policy DC19, which states that *"in determining applications for listed building consent ... the Council will have regard to the desirability of securing the ... continued use of such buildings"* as long as there would be *"no adverse effect on its architectural or historic character"*.

**Appendix A – Stephen Levrant Heritage Architecture, Ormond Building, Significance Appraisal
(extract from Heritage Statement prepared in 2017)**

3 HISTORICAL DEVELOPMENT

3.1 Introduction

In order to understand the heritage significance of the subject site, as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.

This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of central Manchester.

3.2 Brief Historical Background and Development of the Area

The area of Chorlton-on-Medlock, to the northern end of Oxford Road, was largely open farmland with isolated cottages and farmsteads until the late 18th Century. Oxford Road itself was opened in 1790, connecting the town centre of Manchester to the suburb of Rusholme and further south.

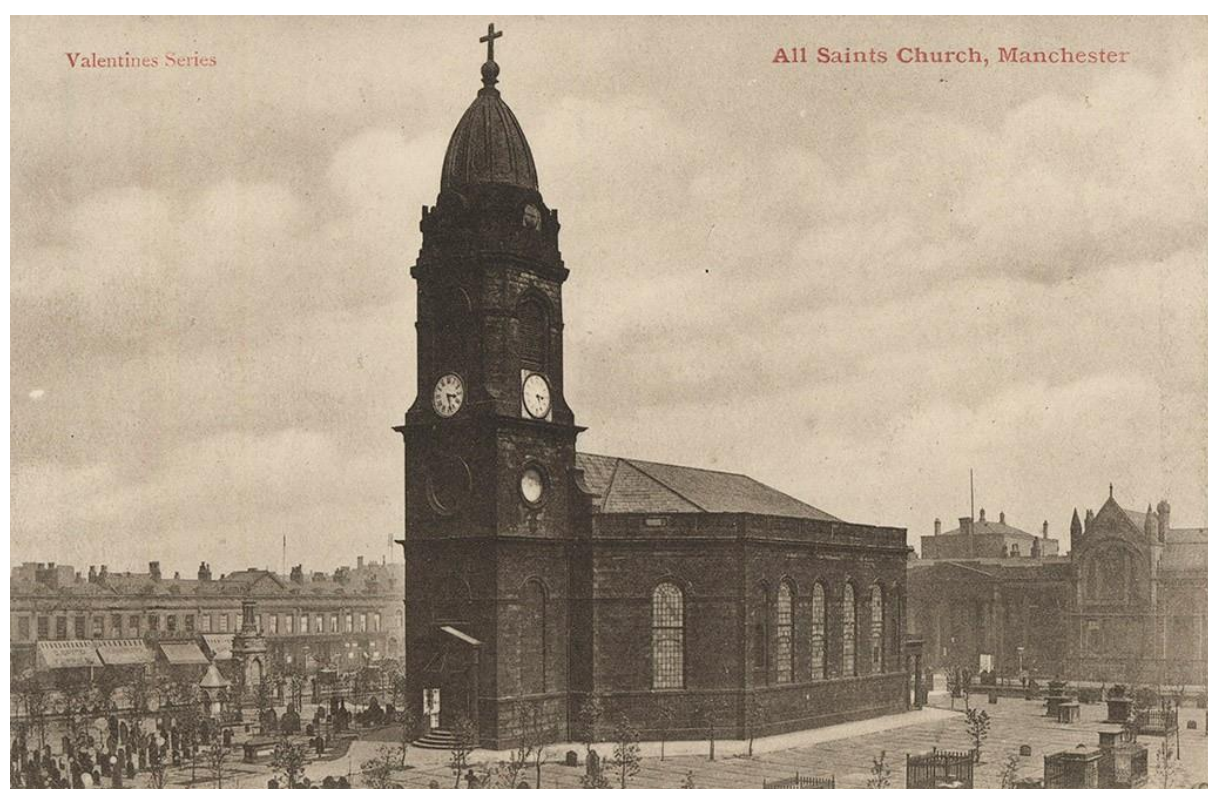


Figure 3: A view looking diagonally south-east across Grosvenor Square and All Saints Church in 1900.

The sale of the large Chorlton Hall estate in the 1790s, which was located close to the subject site, saw the land being laid out with speculative streets, largely following a grid pattern. Gradually small clusters of exclusive townhouses began to be constructed along these streets, including Grosvenor Square.

Due to the pressures of commercial and industrial development during the early-19th century, and the rapidly growing cotton industry in Manchester, areas such as Chorlton-on-Medlock began to be hastily developed to cater for working class housing. Grids of streets away from the principal thoroughfares were densely developed with back-to-back housing, adjacent to the large new factories and mills. Around the subject site, mills and housing were developed cheek-by-jowl.

All Saints Church was erected in the centre of Grosvenor Square in 1820 and was eventually demolished in 1949 following extensive bomb damage suffered during the Second World War.

During the mid-to-late-19th century the dominant residential use of the immediate area surrounding the Subject Site, and further south along Oxford Road, shifted again with the opening of Owen's College (now Manchester University) in 1873, which saw a vast and sprawling campus being developed and extended throughout the 19th and 20th centuries.

Manchester Royal Infirmary's relocation from Piccadilly Gardens to Oxford Road in 1908 and its ongoing expansions resulted in it being one of the largest hospitals in England, and now occupies large swaths of Oxford Road to the south of the site.

The expansion and growth of these two institutions witnessed dramatic change to the area which, alongside commercial growth, saw the gradual erosion of the historic street pattern to the area around the subject site and the change in the built urban form from buildings of predominantly small residential footprints to large institutional blocks.

By the 1950s the resident population in the area had begun to diminish as large swathes of 18th and 19th century workers terraces were became victims of mass house clearance programmes. This saw the larger part of the neighbouring Hulme district becoming the site of new house and flat building throughout the 1960s.

Substantial enemy bomb damage suffered in the area during the Second World War resulted in mass house clearances during the 1950s/60s and 70s, followed by the construction of the major new high level double carriageway, which was opened as the Mancunian Way immediately north of Grosvenor Square in the late 1960s. The new road saw further erosion of large areas of the historic streets.

Post-war redevelopment and large programmes of expansion and extension by Manchester Polytechnic (now Manchester Metropolitan University) saw the southern half of Oxford Road increasingly grow with purpose-built educational institutions.

3.3 Map Regression

In order to understand how the site and the area around it have developed in detail historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.



1809 Dean & Pigot – This map was surveyed approximately 13 years following the formation of the street grid pattern of the immediate area, and shows the streets to still be largely undeveloped by this time. The gardens to the centre of Grosvenor Square can clearly be seen to be planted with trees with a formally designed path network around its perimeter.

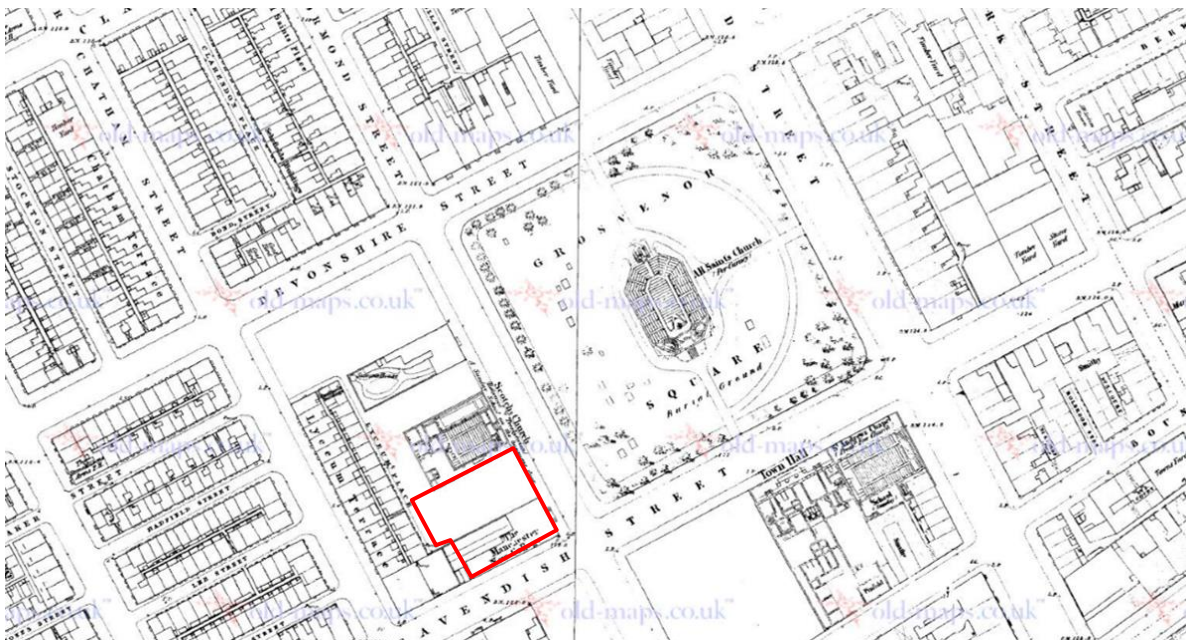
This map shows that the only house to have been constructed around the perimeter of the square at that time was that of Samuel Marsland, who's house occupied the of the future Chorlton Union Offices (the Subject Site). Marsland had planned the square as an exclusive residential square to equal that of the fashionable London squares at that time. To the rear of Marsland's house is a coach house/stable block fronting Chatham Street to the west.



1821 Pigot – This plan illustrates the area 12 years following the above map, and shows how the immediate area around Grosvenor Square is yet to develop. All Saints Church was built in the centre of the Square the previous year. The map shows that around the perimeter of the square only two small developments have taken place,

that being 5 terraced townhouses to the north on Sydney Street and 8 terraced shops to the east on Oxford Road.

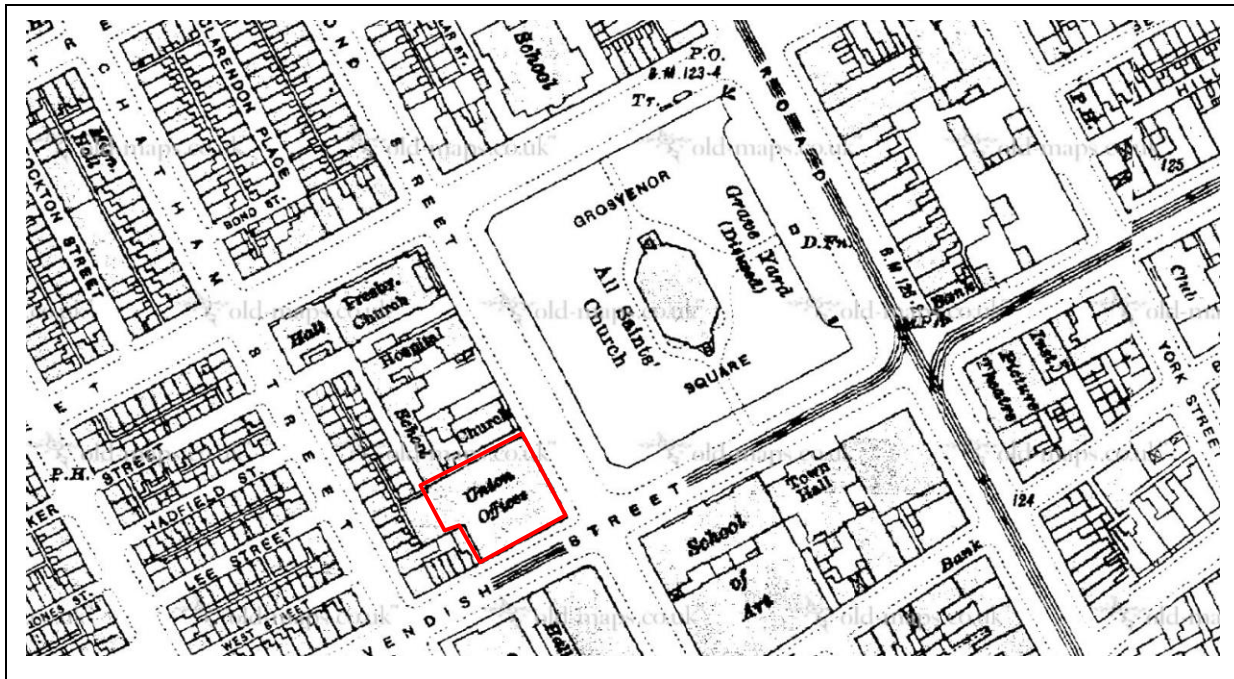
The most obvious change to this map is the construction of All Saints Church to the centre of the formal gardens in Grosvenor Square.



1851 OS – By the middle of the 19th century the north and east side of Grosvenor Square had been completed with further speculative houses and shops. The western side of the square is still largely undeveloped, with one further townhouse and the Scotch Church having been constructed. The site of the Ormond Building can be seen clearly defined on the corner of Cavendish Street and is marked as being the New Manchester College, who moved into Samuel Marsland's former home in 1840. The building appears to have been extended along its northern side. Sydney Street, to the north of the square, has now been renamed Devonshire Street.



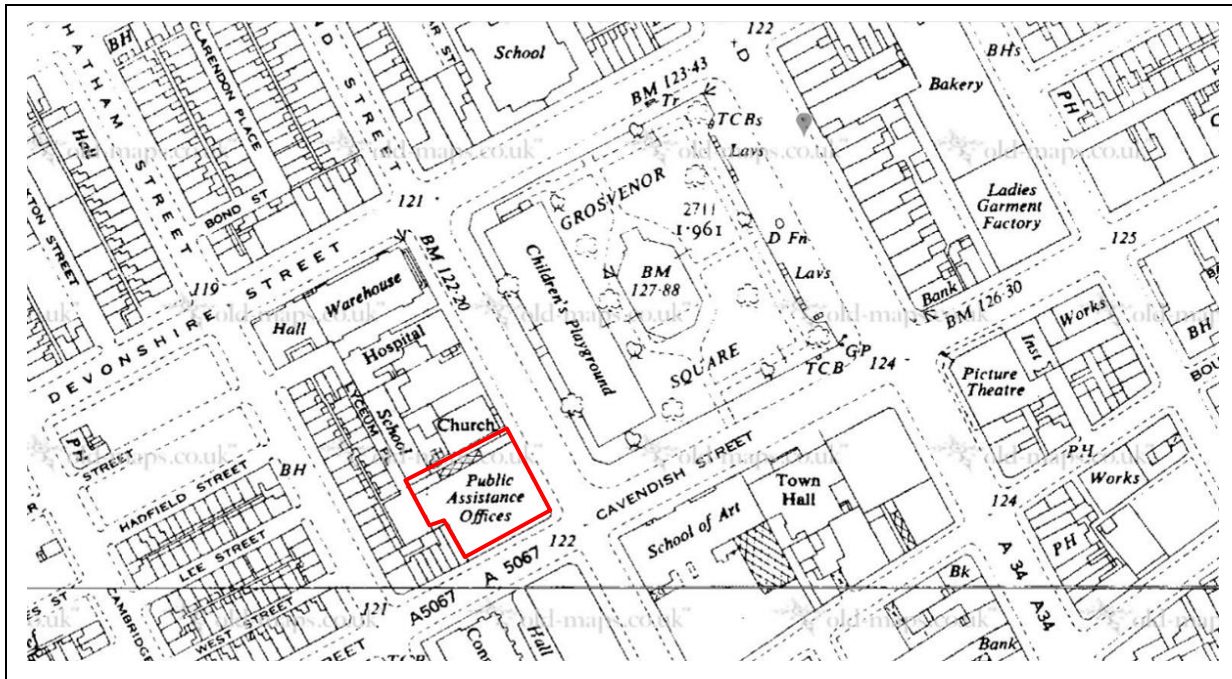
1891 OS – The 1891 map shows the new Chorlton Union Offices building for the first time, having been completed in 1881. The area surrounding the building has now been fully developed with a mix of terraced houses and slum dwellings along with churches and public buildings such as Chorlton Town Hall and the School of Art to the south of the square.



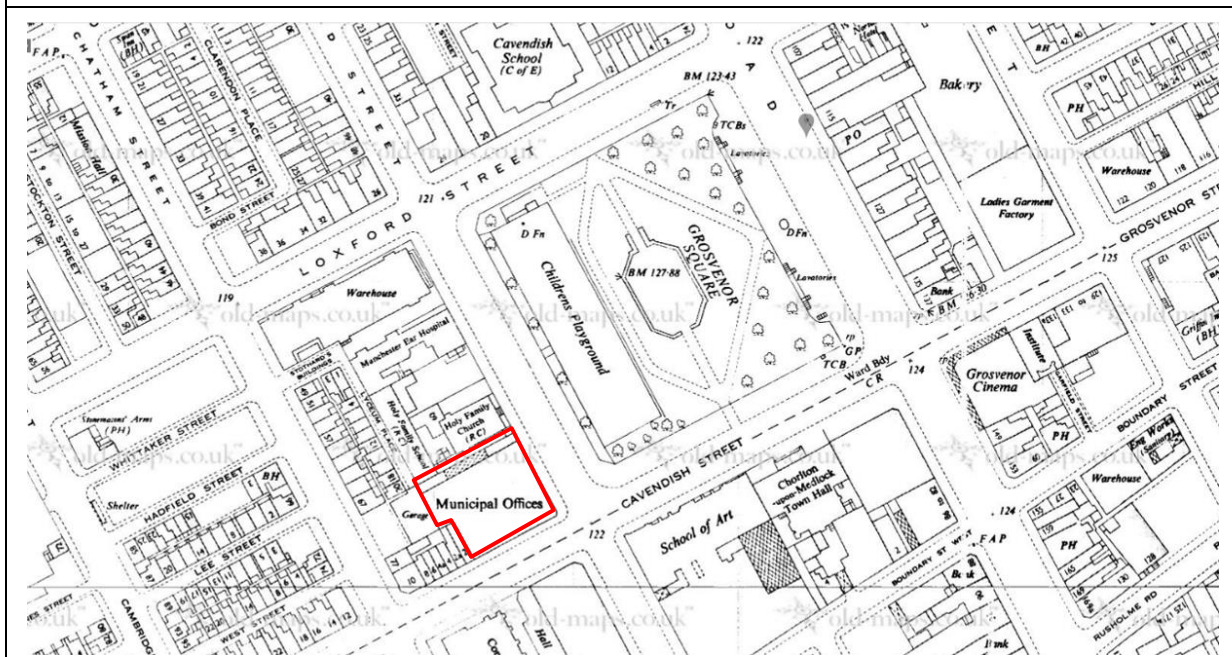
1922 OS – The 1922 map shows that the Ormond Building is unaltered and still under the ownership of the Union. The new St Augustine's Primary School has been constructed adjoining the north-west corner of the subject site, replacing a row of terraced houses. The west side of Grosvenor Square is now fully developed with a new Presbytery Church and Hall having been built at its northern end. The second townhouse to be built on the west side is now used as an ear hospital.



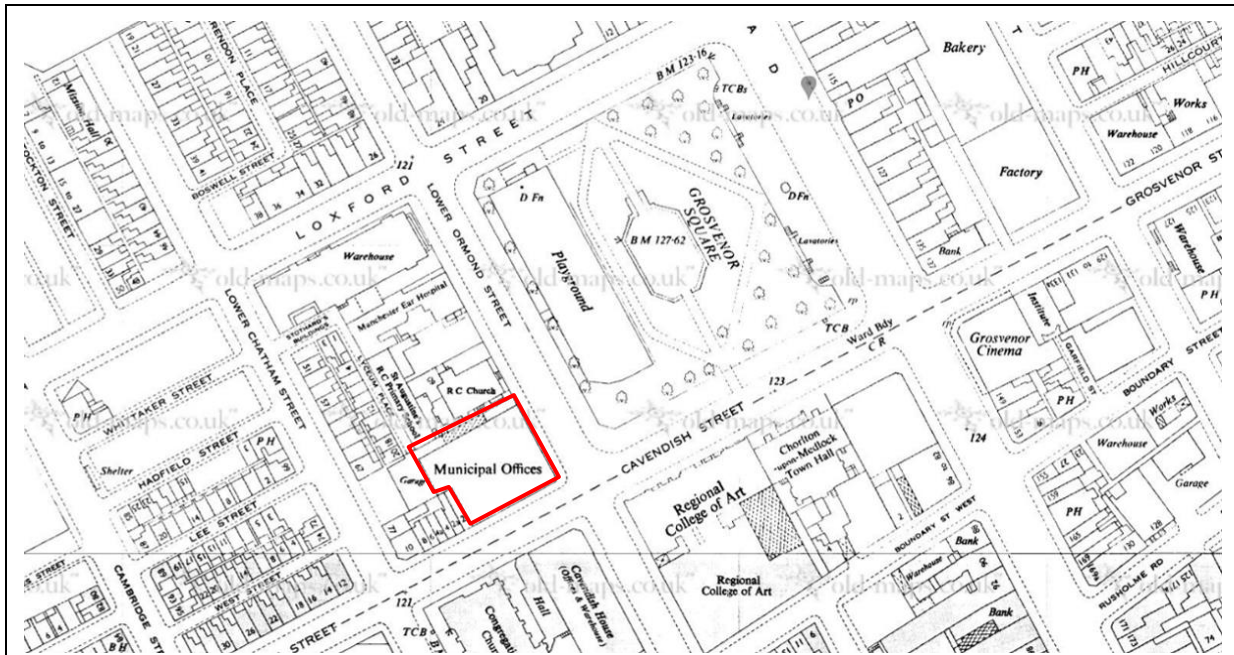
1932-5 OS 1940 Blitz map – This map was surveyed between 1932 and 1935, and was again reissued as a bomb location map in 1940 showing areas of enemy bombing during Manchester's 1940 air raids. The map shows the Ormond Building to be now occupied by the Public Assistance Office. The map also shows the high explosive bomb which was dropped on the southern end of All Saints Church in December 1940.



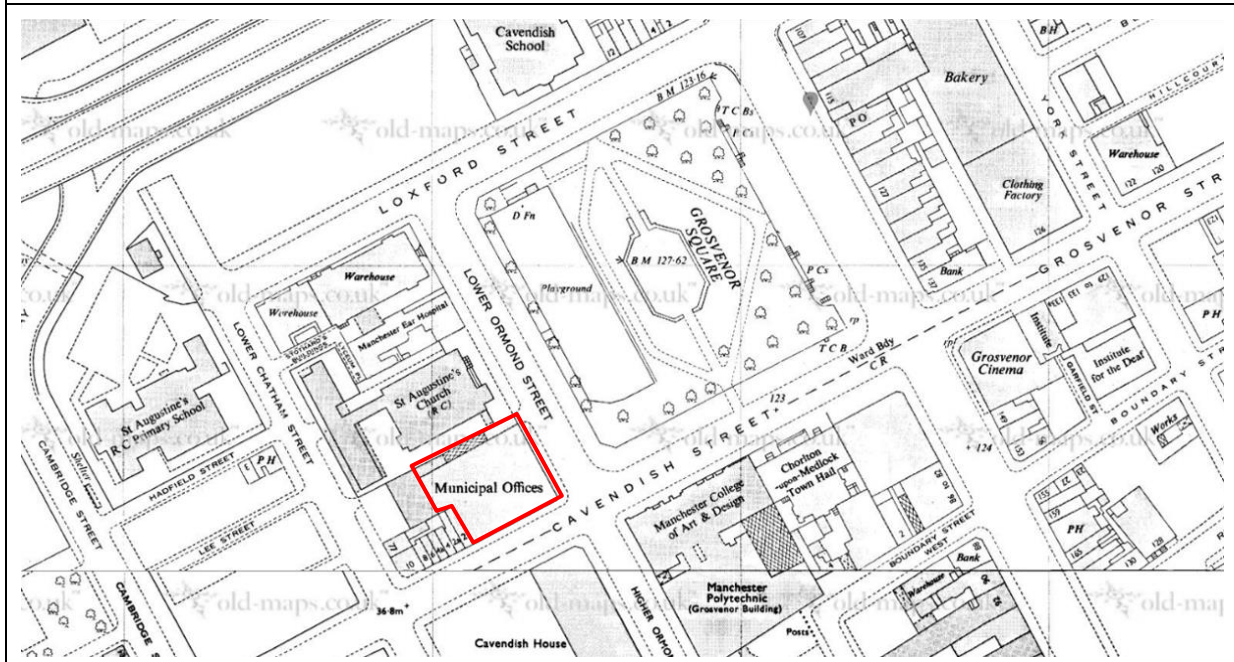
1950 OS – By 1950 the destroyed All Saints Church to the centre of Grosvenor Square has been demolished and the square landscaped as a public park, including a children's playground which was laid out in 1934. The Ormond Building is still marked as being the Public Assistance Offices, and appears to be unaltered. Blocks of terraces to the west of the site can be seen to have been cleared following bomb damage during the Second World War.



1952 OS – This map shows the subject site to now be known as Municipal Offices, and marks the small building at the rear (west) as being a garage.

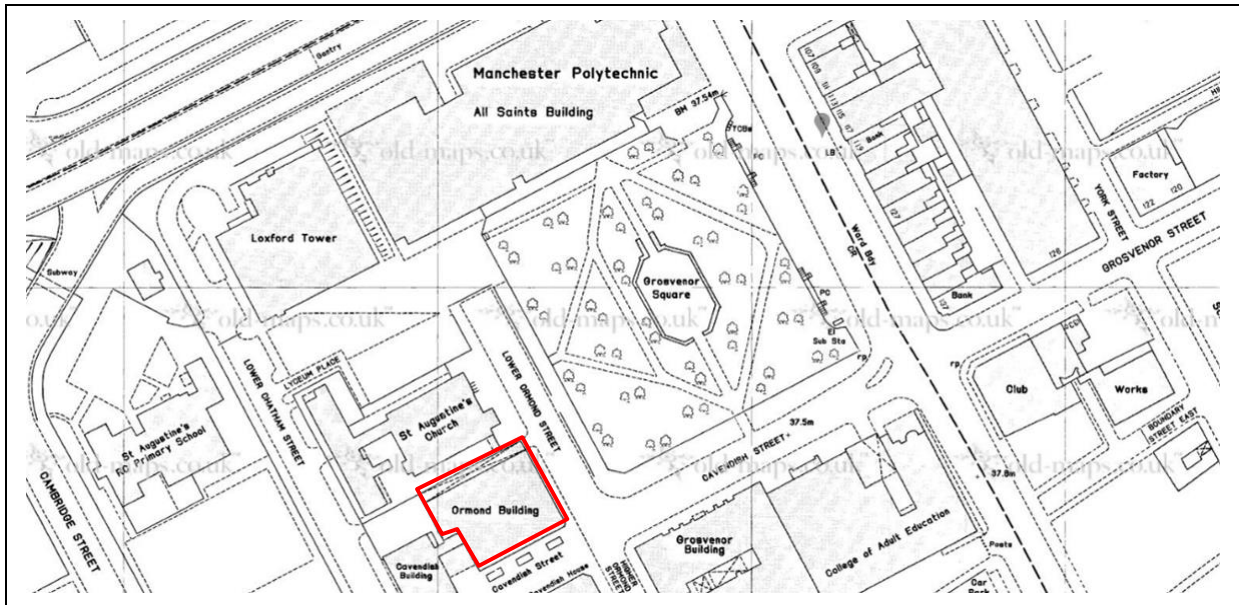


1961 OS – By the start of the 1960s the subject site remains unaltered.



1969 OS – By the close of the 1960s the former St Augustine's Church to the north of the Ormond Building has been demolished and replaced with a modern church building. This demolition also saw the demolition of the St Augustine's Primary School and both Lyceum Place and the former terraces that formed it.

By 1969 the recently completed high level Mancunian Way had been completed to the north of Grosvenor Square, resulting in a dramatic change in the urban form to this part Manchester and the streetscapes to the north of the site.



1987 OS – By the end of the 1980s expansion by the Manchester Polytechnic saw large new campus buildings being erected to the north side of Grosvenor Square, including the All Saints Building and Loxford Tower.

Devonshire Street to the north of the square has now been removed and forms part of the pedestrianised public realm of the Polytechnic campus. The subject building is now called Ormond Building and forms part of the Manchester Polytechnic campus.

3.4 Historical Development of the Site

The area surrounding the Ormond Building was originally known as Grosvenor Square, but is now commonly known as All Saints, or All Saints Park because of the former All Saints Church which was located in the centre of the green. All Saints Church was constructed in 1820, and subsequently demolished in 1949 following bomb damage during the Second World War in December 1940, and converted into a small public park.

Grosvenor Square was planned in 1793 by mill owner Samuel Marsland. Marsland purchased the land surrounding the Subject Site from the sale of the rural Chorlton Hall Estate. Marsland planned and developed this large parcel of open pasture as a new and elite residential suburb of Manchester. As well as Grosvenor Square itself, new surrounding streets were laid out and given imposing names, such as Lower Ormond Street, Cavendish Street, Clarendon Street and Devonshire Street following established, exclusive streets in London.

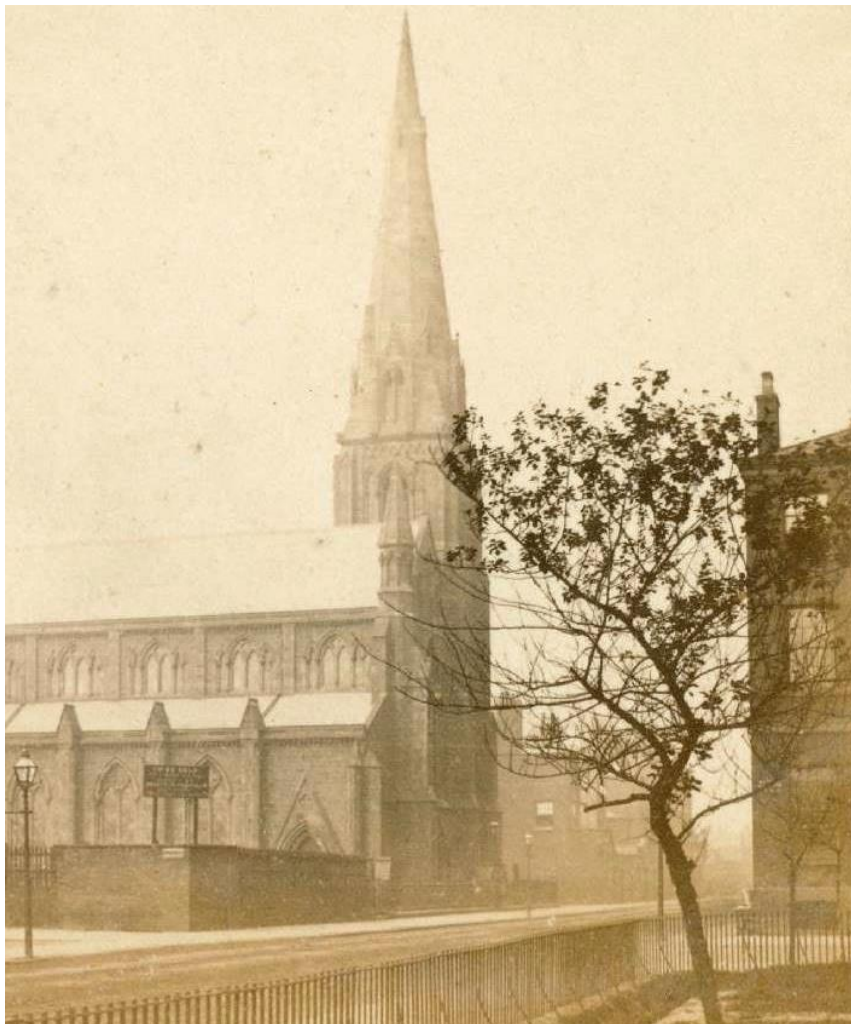


Figure 4: The only known photograph of Samuel Marsland's 1796 townhouse, seen here in 1865 on the corner of Lower Ormond Street and Cavendish Street to the extreme right and now the site of the Ormond Building. Marsland's former house was under the occupation of the Chorlton Union during this period, before the building became too small for its uses and demolished in 1880.

Marsland constructed a long and narrow, detached town house for himself on the western side of his new Grosvenor Square in c1796, which is now the site of the Ormond Building. This red brick house was typically Georgian in its style, and was of three floors over a semi-basement. The entrance was via a flight of steps from its narrow Lower Ormond Street elevation.

Marsland's speculative high class development did not succeed, and by the 1810s his own house was still the only house in Grosvenor Square, prompting residents in the area to mock his failed development as "Marsland's Grove". By 1820 the formal garden at the centre of the square was purchased from Marsland for the erection of the All Saints Church.

The house was advertised to let following Samuel Marsland's death in 1837, and was eventually purchased by the Chorlton-Upon-Medlock Lyceum, which opened here on December 8th 1838. A Lyceum functioned much like a working men's institution such as the Mechanics Institution in Manchester, and sought to educate residents from a humbler background in subjects such as science.

An article in the Manchester Guardian dated 8th December 1839 described the purchase of Marsland's home for use of the Lyceum as being:

"...large and commodious premises, No. 68 Grosvenor Square, corner of Cavendish Street, which have been suitably fixed up".

"We understand that the arrangements are all in a state of great forwardness; that the directors have met with great encouragement to proceed; that teachers have been assigned to the classes; and that, from the cordiality with which the working classes in the district generally have hailed its establishment, this institution may be expected, in a short time, to make itself very extensively useful"

"The Lyceum comprises within its design – 1. A news room, supplied with the best newspapers and periodicals. 2. A library. 3. Lectures on subjects of popular interest. 4. Classes for reading, writing, arithmetic, grammar, geography, drawing, geometry, French, music etc. 5. A gymnasium. 6. A coffee room. 7. An essay and discussion society. 8. Concerts and other meetings of members and their families, for social and rational recreation."

The building was again sold in 1840 and purchased by the New Manchester College, who moved there in October of that same year. The New Manchester College had been founded in Manchester in 1786, but removed to York in 1803. Increased demand for the college had resulted in the necessity of it being relocated back to Manchester. An article in the Manchester Guardian dated 30th September 1840 proclaims: *"Commodious premises have accordingly been provided in Grosvenor Square, Chorlton-Upon-Medlock; and then the classes are to open on Monday next"*.

The Chorlton Union, who were in charge of running the workhouses in the district, purchased the building in June 1855 for use as their new offices, having relocated from their original home close by

at the Chorlton Union Workhouse on Leaf Street/Stretford Road (now the location of the Hulme Arch). The Union relocated their board room, of which they held weekly meetings of the Guardians of the Poor, together with the offices of the Clerk to the Guardian's and the Relieving Officers into the building.

After 25 years of occupying Marsland's former home, the Board members decided a new and enlarged building was required. An advertisement to architects was articulated in the Manchester Guardian on the 31st January 1880, explaining that the Guardians of the poor of the Chorlton-Upon-Medlock desired to receive plans from architects for the "*re-arrangement or reconstruction*" of their existing premises in Grosvenor Square, that being of Samuel Marsland's original house of 1796 which had been altered and extended through the previous institutions which had occupied it since his death.

Alterations had already been considered to alter the existing premises, however it was determined that they were unsuited for the administration of the Poor Laws and were make-shift in nature. Architect's Mangnall & Littlewood had undertaken outline designs for a new building however committee member Mr Nicholson highlighted that if it was deemed necessary to demolish the existing building, then: '*the competition with respect to (appointing) an architect must be free and open*' amid concerns that without competition there would be no protection for the spending of public money.



Figure 5: Artists impression of the principal facades of the new Chorlton Union Offices in 1880.

Committee member Mr Shaw, stated that Mangnall & Littlewood '*had simply made plans in accordance with the directions of the committee*', pointing out that should the necessary Government approvals be obtained to demolish the existing 1790s structure, then they still had the option for an open competition for designs.

A third amendment before the Chorlton Union Board, that they should invite designs for the rearrangement of the present offices was lost by 11 to 4, and that the architectural plans sent in by Messrs Mangnall & Littlewood were to be adopted.

The article goes on to describe the architect's intension of the design, saying that it was the aim of the architects to *"give great care and considerations to the classification of the poor, namely the able-bodied poor who seek out-door relief, and vagrants, and at the same time to give good accommodation and convenience to the relieving officers"*.

On 2nd December 1880 the contents and building materials of the existing 18th Century Union Offices in Grosvenor Square were auctioned *"in consequence of the erection of new office"*. Items included: stock bricks, iron pillars and beams, fire grates, chimney pieces, massive wooden door and frame, flagging, skylights, doors, windows, two handsome black marble mantelpieces and a large-sized Constantine's convoluted stove for warming and ventilating.

The larger new building was constructed on the site of the smaller existing Union Offices, which required the building to occupy the site of the adjoining Nursery Institute. The Institute, or Day Nursery was established on the site in the early 1870s, and provided the children of poor widows with employment, shelter, food and care while the children's mothers were working away from home. This scheme cost widow's 1d (1 Pence) a day, otherwise it was subsidised by charitable donation. The Nursery avoided having to leave children unattended when not in school.

By the middle of February 1881 the entire site had been cleared, and the cornerstone of the new building was laid by the chairman of the Chorlton Board of Guardians, Mr Charles Cutting, on 25th March 1881. The contractor who submitted the winning tender of £9537 was Mr James Herd; this was £1287 more expensive than the initial anticipated cost.

During the construction of the new offices, the Chorlton Union moved its premises temporarily from Grosvenor Square close-by to No. 171 Oxford Street. Once the new offices were opened in 1882 the contents of the temporary office were auctioned at their new office on the 23rd March of that year. According to The Builder Magazine, the building was deigned to be *"Italian in character"* and was of red/orange brickwork to its principal elevations, with Yorkshire stone plinth. Decoration was largely in red terracotta.

The building was designed in three distinctively separate parts, with the principal entrance for Union staff and the board from Lower Ormond Street into the part of the building devoted to offices and board rooms etc. which was the part of the building facing onto Cavendish Street.

The part of the building dedicated to poor relieve and outdoor relief made up the greater part of the ground floor to the northern side of the building, and was entered from the loading or cart way further north along Lower Ormond Street. This covered roadway led into a large waiting room in the centre of the ground floor via a utilitarian stone staircase.

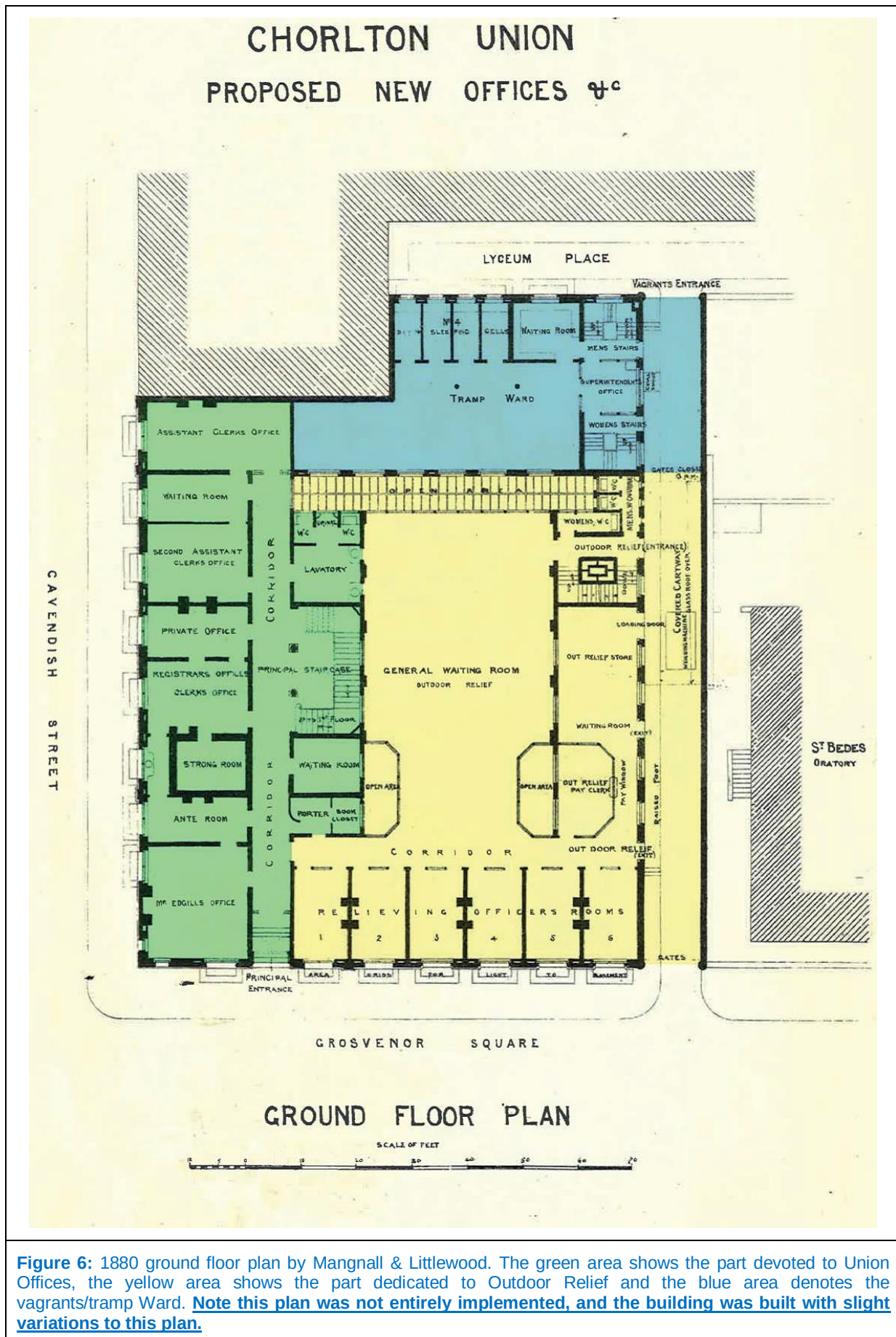


Figure 6: 1880 ground floor plan by Mangnall & Littlewood. The green area shows the part devoted to Union Offices, the yellow area shows the part dedicated to Outdoor Relief and the blue area denotes the vagrants/tramp Ward. Note this plan was not entirely implemented, and the building was built with slight variations to this plan.

The waiting room contained a row of 6 partitioned and glazed offices along the east (Lower Ormond Street) aspect. To the north of the space was a long, open room combining a small waiting room and a glazed pay clerk's office with pay window to issue money to the deserving poor who had already been assessed by the Relieving Offices in the adjoining room.

The smaller eastern end of the building was devoted to the Tramp Ward and Vagrants ward, and was entered from a separate entrance from the former small street of Lyceum Place to the west. Here iron gates entered into the western end of the aforementioned cart way and was separated from the remainder of the cart way through a second iron gate.

A Superintendent's office was located between segregated male and female stair cores either side of the office. Men's workrooms were located both on the ground floor level and basement level below and also contained sleeping cells.

The ground floor office was to be devoted to the administrative department with various offices used by the Union and people who had business with the Union. The entrance from the street was through a small vestibule with panels of coloured terrazzo to the walls and double glazed doors leading into a long highly decorated corridor.

The Clerk to the Board, Mr Edgill, had his office beneath the corner window immediately next to the main entrance. Here his office led through into an ante room and registrar's office, which was partially separated by a fireproof strong room to hold paperwork and files.

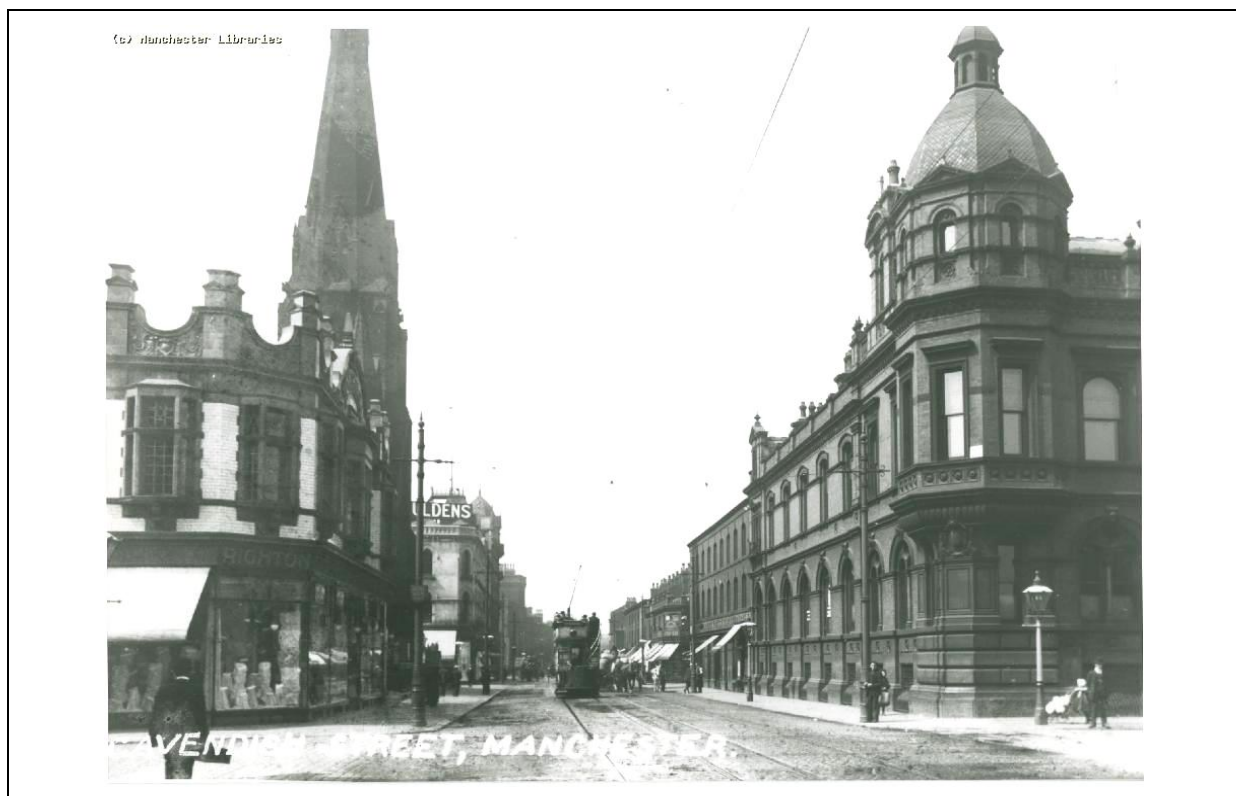


Figure 7: A view looking west along Cavendish Street in 1905, showing the Union Offices to the right. It was a few blocks further west along Cavendish Street where the Chorlton Workhouse was located.

The main corridor was lined with brown and white patterned tiles up to dado level with a grey terrazzo plinth. The floor, similar to that of the entrance vestibule, was of poured terrazzo in white, grey and red panels with borders. To the centre of the hallway a grand stone and cast iron staircase opened out into a wider part of the corridor, which was top lit with lay lights at first floor level and had walls clad with brown, cream and pink encaustic tiles.

The basement floor contained a number of rooms for the use of the outdoor relief poor and were used as workrooms in times when the workhouse was overcrowded in winter months and other times of distress. The poor could be found work in the basement cutting wood, oakum-picking or other indoor activities. A large kitchen, scullery and wash house were also provided in the basement.

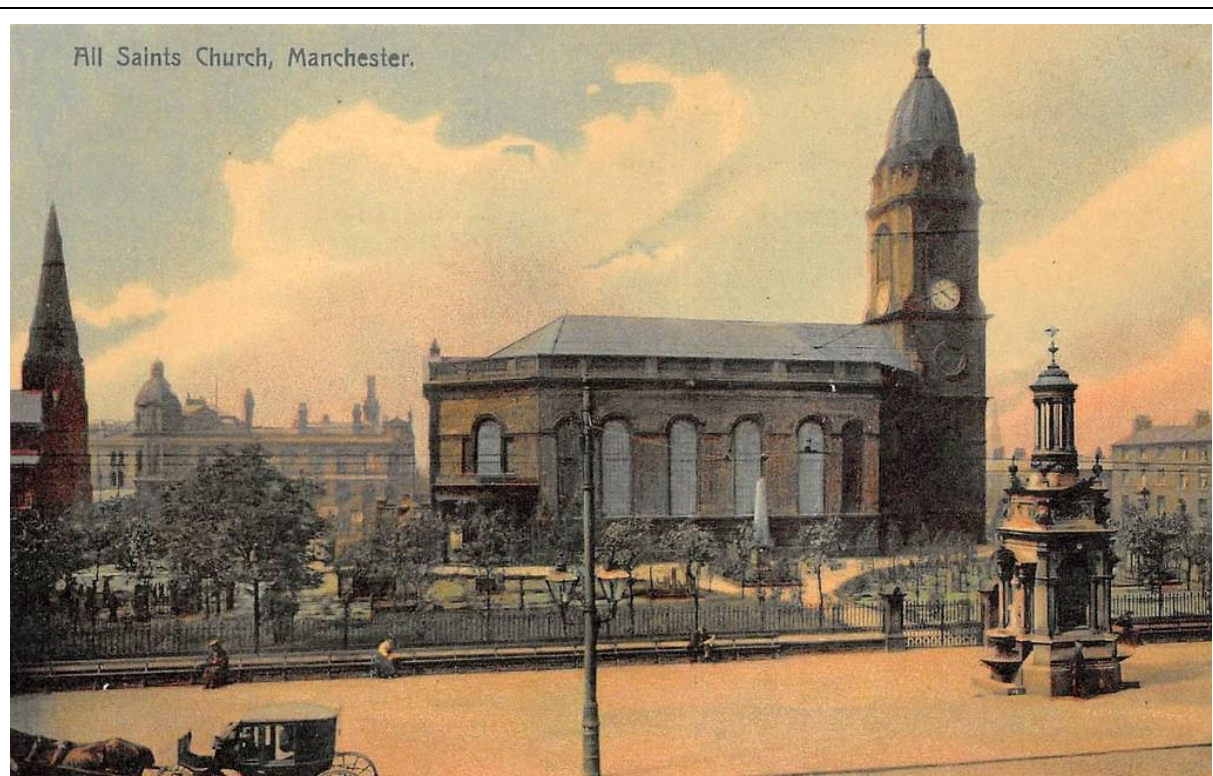


Figure 8: A view looking west from Oxford Road across All Saints Church and Grosvenor Square to the Union Offices in the 1890s, which can be seen to the left.

The first floor of the office extended over the ground floor outdoor relief rooms and was chiefly devoted to board rooms and committee rooms. It also contained a room for school Attendance Officers and a room for Warrant Officer's and Commitment Officers.

The most decorative part of the building was found in the large board room located over the main entrance, which extended into the corner turret on Lower Mosley Street and Cavendish Street. This room was almost double-height which extended into a raised portion of roof housed within a mansard to accommodate the extra height, of which the ceiling contained a large plastered dome.

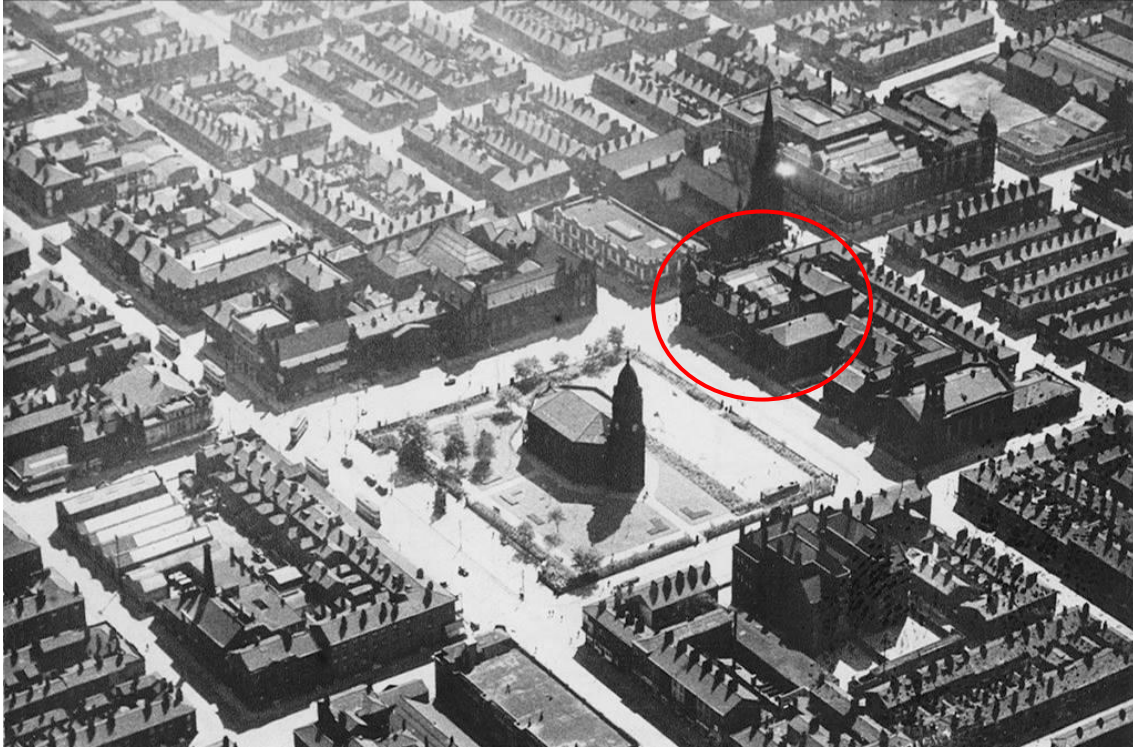


Figure 9: An aerial view looking in south-westerly direction across Grosvenor Square in 1937.



Figure 10: An aerial view looking down onto the Ormond Building from the south as seen in 1949. This photograph was taken in the year the bomb damaged All Saints Church to the right was finally demolished.

In 1915 the Sub-committee of the Board of Guardians decided to combine the staff of the Registrar's office at the New Bridge Street Union Offices, with that of the Registrar's office at the Ormond Building; it is likely that following this move the panelled council chamber on the first floor of the building was installed to allow for ceremonies in the Union Offices.

The Board of Guardians system was abolished in 1930, and many workhouses and Union Offices, such as the Ormond Building, were re-designated as Public Assistance Institutions, becoming the responsibility of local councils. The building remained a Public Assistance Office and Social Welfare

Office until c1947 when it became a Registry Office, dealing with births, marriages and deaths. This use is marked on the 1950 map as “Municipal Offices”, (see Section 3.3).

In 1970 the building was purchased by the Manchester Polytechnic School (later becoming Manchester Metropolitan University) to become a centre for advanced studies and admin. In the late 1970s the row of contemporary shops adjoining the western aspect of the Ormond Building on Cavendish Street were demolished, along with the Victorian Cavendish Street Congregational Chapel on the opposite side of the street to make way for a large modern university extension.

The Cavendish Building was opened in 1978 and saw the Ormond Building being linked via a multi-storey bridge spanning Cavendish Street. By the late 1980s the building had been renamed “Ormond Building”.

In 2008 alterations were carried out to the link between the Ormond Building and Cavendish House, providing a new entrance and link corridors, new staircases and lifts, and toilets/disabled access.



Figure 11: The Lower Ormond Street elevation in 1958 when in use as the Municipal Offices and All Saints Registrar's Office.



Figure 12: Looking west along Cavendish Street towards the Subject Site in 1976, showing the clearance of buildings in the distance.



Figure 13: This view shows the final phases of MMU's Cavendish House nearing completion in 1978. The building used a multi-floor bridge to span Cavendish Street and saw the demolition of the former shops adjoining Ormond Building and the Cavendish Street Chapel.

3.5 Building Description



Figure 14: An aerial view looking north-west across the subject site.

The building is set over four floors including basement, with two principal elevations on Lower Ormond Street and Cavendish Street. The building was designed by Mangnall & Littlewood in an asymmetric Italianate style, and features a decorative roofline of different tall, coupled chimney stacks and small gables to the end of each street.

The majority of stone decoration is concentrated on the corner of the building, where the architectural elaboration is fully expressed. As was the aim of the architects, expensive decoration was kept to a minimum, with other areas of the building having mass-produced red terracotta panels and balustrading to the corner parapet. The brick, stone and terracotta external walls were sand-blasted at some point following 1970 which has damaged the surface of the building materials throughout.

The Lower Ormond Street elevation contains the original Union Office entrance to the left, which is entered via a small set of stone steps (now painted). The entrance is heavily decorated with a carved stone pediment featuring console brackets with carved faces to each. The impressive corner oriel turret also contains much carved stone carving, having a rusticated stone plinth at basement and ground floor level, and ogee/pulvinated oriel at first floor level denoting the original board room.

The northern end of the Lower Ormond Street elevation originally contained six small Relieving Officer's rooms of cast iron Suffragette Emmeline Pankhurst was employed as an Officer. Each room contains a large, timber Venetian window with rounded central columns with moulded foliage to their capitals. The centre of each window has a curricular glazed panel which is operable on a pivot. The internal face of each of these windows contains carved foliage to each spandrel.

The majority of the timber basement windows are original and retain their decorative cast iron grills. Four of the basement windows on Lower Ormond Street were altered and removed before 1972, being replaced with brick/block infill and cement rendered over. All glass to the basement windows has been replaced with modern Georgian wire glass. The first floor contains simple one-over-one sash windows set in simple brick segmental openings with some stone embellishment.

The Cavendish Street elevation is largely similar to that of Lower Ormond Street, however this elevation omits the heavy decoration seen around the main union entrance.



Figure 15: The corner of Lower Ormond Street (right) and Cavendish Street (left).



Figure 16: The corner turret.



Figure 17: Decorative red terracotta parapet wall.



Figure 18: The lower Ormond Street elevation, which was originally used for Outdoor Relief. The cart way to the right gave sole access into this part of the building for claimants.



Figure 19: The principal entrance into the offices of the building.



Figure 20: The cart way entrance, which retains its original cast iron gates beneath c1930s timber gate and glazed fanlight.



Figure 21: The Cavendish Street elevation, showing its link into the 1970s Cavendish Building to the left.

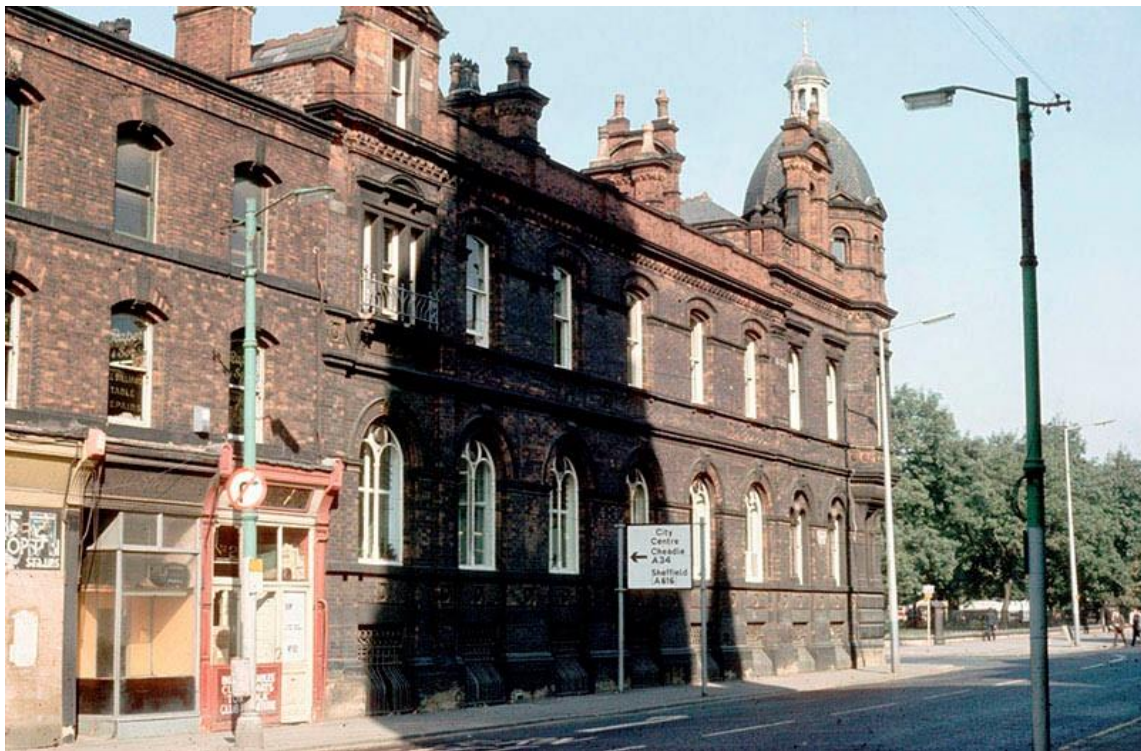


Figure 22: The same view as seen in 1970, showing the original row of terraced shops to the left.



Figure 23: The link between the Ormond Building and Cavendish House.



Figure 24: The corner of Lower Ormond Street and Cavendish Street.

The north elevation of the building is largely concealed from view due to the close proximity of the neighbouring St Augustine's Church. This elevation has always been treated as a utilitarian façade, which uses a lesser quality brick with no ornamentation or carvings.

A section of white glazed brick was incorporated into the ground and first floor part of the elevation so as to allow for more light to the former St Augustine's Church which stood on the site of the present church before it was demolished in 1968.

The centre of the elevation exposes the original covered cart way, which linked the Lower Ormond Street outdoor relief entrance with the Lyceum Place vagrant/tramp entrance. Here the elevation is pushed back at first floor level to allow for light to enter the cart way through a glazed roof.

The 5 classical stained glass windows above the glazed roof, at first floor level, form the northern wall of the council chamber on the first floor. This room was created in the c1920s by constructing it over the ground floor outdoor relief waiting room soon before the workhouse union being disbanded in 1930 and taken over by the Public Assistance Offices.

The stained glass windows appear to have been salvaged from another building and inserted into this position as part of the construction of the room. This would have formed a new civic function room in order to accommodate wedding ceremonies.

A two-storey timber corridor links the rear of the Council Chamber with the rear of the former vagrant wing. This was constructed by the City Architect in 1949 to provide an escape route from the Chamber.



Figure 25: A view looking down across the recessed north elevation as seen from the second floor. This view shows the inserted stained glass windows to the first floor council chamber to the right.



Figure 26: The north elevation from Lower Ormond Street, showing the plain nature of this façade which was originally partly concealed by the original St Augustine's Church.

The west elevation originally fronted onto a small street called Lyceum Place, named as such due to the former Lyceum which occupied the original Chorlton Union Offices previously to the Ormond Building. This elevation is purposely utilitarian in its execution, and was intended to only be seen by tramps and vagrants entering into their designated part of the building through the gated cart way to the left.

The elevation uses a low quality brick with simple undecorated window openings. Each opening contains either a six-over-six sash window or a four-over-four sash window, each having an opening light above.



Figure 27: The original cast iron fanlight railings of the vagrant/tramp entrance, which was originally entered from Lyceum Place. The timber gates are mid-20th century replacements of the original iron gates.



Figure 28: The vagrants/tramp ward entrance and elevation (west), showing the rear of Cavendish House to the far right.



Figure 29: A detail of the original iron gutters on the west elevation.

3.6 Interior

The building was originally divided internally into three different parts, each part catering for very separate uses. The three parts catered for the outdoor poor relief, where food and money was issued to deserving cases, a vagrant/tramp ward which catered for homeless people with temporary sleeping cells and workrooms, and the principal board members office which provided private offices and committee/board rooms for members of the Chorlton Union.

Each separate part of the building was physically separated from one another through the use of iron gates, light wells, and separate entrances and staircases. Each part was decorated and designed with these original individual functions in mind, with high quality fixtures, fittings and decorative schemes to the offices, simple decorative schemes to the outdoor relief part, and purely functional and unadorned treatment to the vagrant/tramp ward, expressing a clear hierarchy of spaces within the building.

3.6.1 Ground Floor

The ground floor offices retain much of their original decorative scheme, and are entered from Lower Osmond Street through a red and grey terrazzo panelled vestibule with twisted ribbon design dado rail. The two original glazed vestibule doors survive and are housed within a highly decorative timber frame. The principal corridor also uses panels of coloured terrazzo, which extend up the walls to form a short plinth. Below the moulded plaster dado rail, the dado is clad with aesthetic movement designed cream and brown glazed tiles.

All the doors leading off the main corridor have deeply projecting, slender Gothic timber doorframes, terminating at floor level with a carved column base. The panelled doors are a mixture of original and modern doors which copy the original design. All original door knobs have been replaced with modern faux-Georgian brass door handles.

A c1996 reconstruction of the original glazed porter's desk can be found to the right of the entrance vestibule, and would have originally led into a small waiting room. The middle of the corridor opens-out into the principal staircase to the first floor board rooms, and is top-lit by replacement c1920s/30s metal-framed lay lights set into the ceiling.

The staircase is of stone (now painted) with decorative cast iron balustrading, which are fixed proud of each stone step. The walls of the staircase are clad in different glazed tiles of brown, white and pink. A large and imposing original Victorian free-standing cast-iron radiator can be found to the centre of the stairwell, which was made by Goddard & Massey of Nottingham between 1882 and 1887 and features decorative cast iron panels in the Aesthetic Movement style of birds and foliage around its perimeter.



Figure 30: The entrance vestibule.



Figure 31: The principal office corridor.



Figure 32: The c1996 glazed porter's office and desk.



Figure 33: The principal office staircase from ground to first floors. Note the highly decorative original free-standing radiator.



Figure 34: Looking up into the double-height staircase hall, showing the stone balustrade, carved spandrels and glazed lay lights to the ceiling.

A panelled timber screen, concealing the stairs to the basement floor, is located beneath the main staircase. The structure would originally have been much shorter in length and contained tightly within the corner of the room; this was subsequently altered and extended out into the hallway during the 1910s/20s to accommodate a new and wider timber staircase which still exists behind.

The original dimension of the staircase is illustrated by the splayed border in the terrazzo floor and the extended tiled wall behind the panelling which is now over-painted. The panelled structure was again modified and altered in c1996 when its panels and mouldings were part altered/replaced.

The ground floor offices are largely similar in terms of style, size and decoration, having painted plaster walls with simple cornicing. Originally each office would have had a chimneypiece, of which all have now been removed and infilled.

The highest quality office was that of the former Clerk of the Board, Mr Edgill, whose office was located immediately left of the entrance and is decorated with fine pierced plaster cornice and a highly decorative plaster ceiling rose.

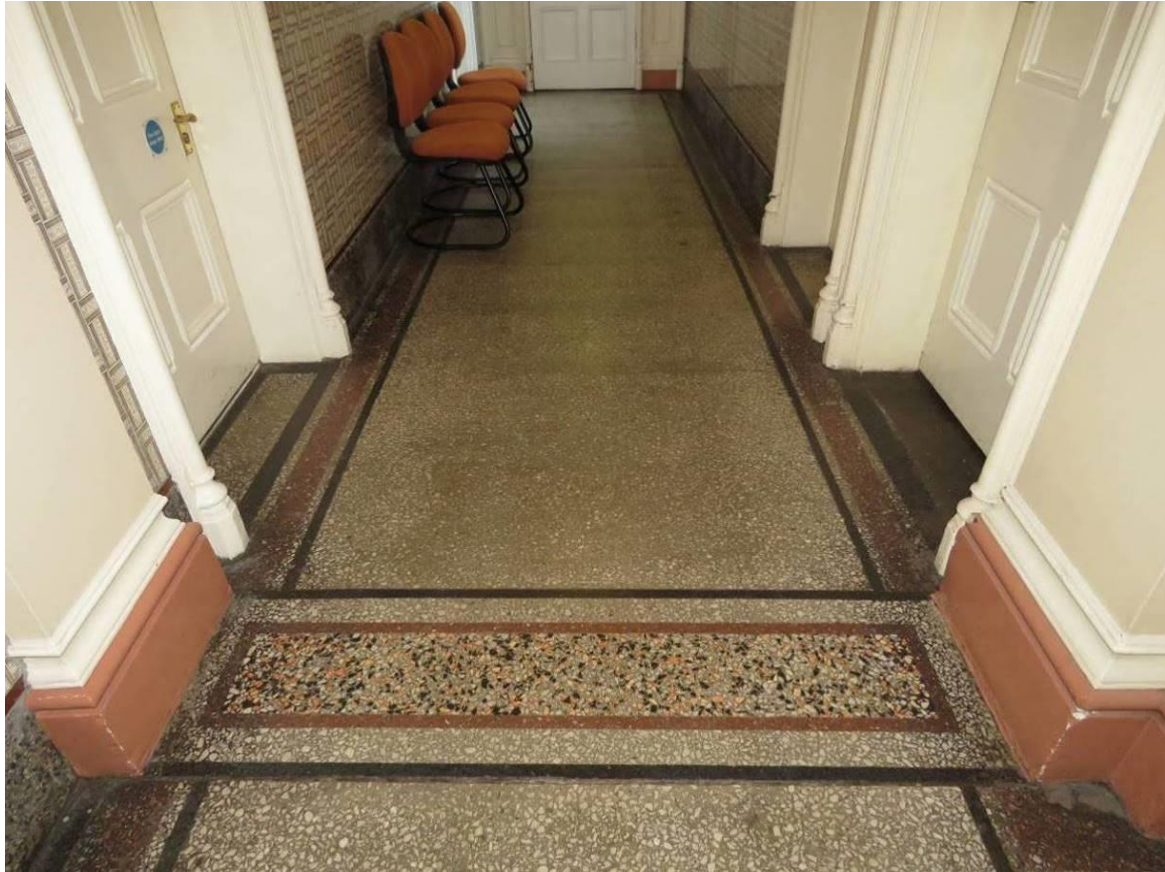


Figure 35: The original terrazzo floor.



Figure 36: The highly ornate plaster ceiling rose in the former Clark to the Board, Mr Edgill's office.



Figure 37: Looking up at the plain plaster cornice in the former corridor originally dividing an anti-room from the strong room (left).

The outdoor relief part of this floor was accessed by Union members through a glazed door next to the porter's desk in the main corridor. Here a large and open waiting room was located, with a row of six small offices along the Lower Ormond Street elevation.

These offices remain, and have kept parts of their original glazed fronts which look out onto the former waiting room area. Each office is decorated with plastered walls and simple cornice. All chimneypieces have been removed.



Figure 38: Looking west into the glazed cart ginnel, which formed the entrance into the outdoor relief part of the ground floor from Lower Ormond Street.



Figure 39: Looking east at the iron-gated ginnel entrance from lower Ormond Street.

The waiting room area is the most altered part of the floor. Originally this room contained two light wells to the eastern end of the space, each allowing light and fresh air into the waiting room and Pay Clark's office to the north-east of the room, and Porter's office to the south-east.

These light wells appear to have been removed previous to the building passed into the hands of local government in 1930, and the originally double height waiting room was divided into two floors to create the panelled council chamber on the first floor.

It was also during these works that the side rooms to the north of the space had their ceilings removed and replaced with a concrete and steel floor, which extended over the waiting room to create the council chamber.



Figure 40: An original 1881 gasolier, which would have originally hung either over the main staircase or beneath the dome of the board room.



Figure 41: The secondary iron gate within the ginnel, which originally divided the vagrants from the outdoor relief.



Figure 42: The substantial original cast iron weighbridge, set within the concrete floor structure of the cart way. The scales would have weighed food provisions coming into the outdoor relief for issuing to the poor.



Figure 43: A small cupboard to the western end of the ginnel which was originally the location of the men's vagrant stairs. The remains of the staircase can be seen below in the basement.

These side rooms were designed to store food for the poor and contained spaces for issuing money and provisions to poor men and women who had already been seen by the Relieving Officers in the glazed offices to the east of the floor, and as such were simply decorated with painted brick walls and simple windows.

The vagrant ward at the rear (west) of the floor was separated from the outdoor relief section via a large iron gate in the cart way. Originally the space contained a large open space containing two cast iron columns (now boxed in) which had a series of sleeping cells to its west, overlooking the former Lyceum Place through narrow simple windows. This part of the building was substantially altered in recent years and has been subdivided into smaller rooms and corridors.



Figure 44: Looking east across the former double-height outdoor relief waiting room, which was original top lit (now the location of the Council Chamber). The concrete and steel ceiling structure was inserted in the c1920s when the building ceased to be used as a Union Office.

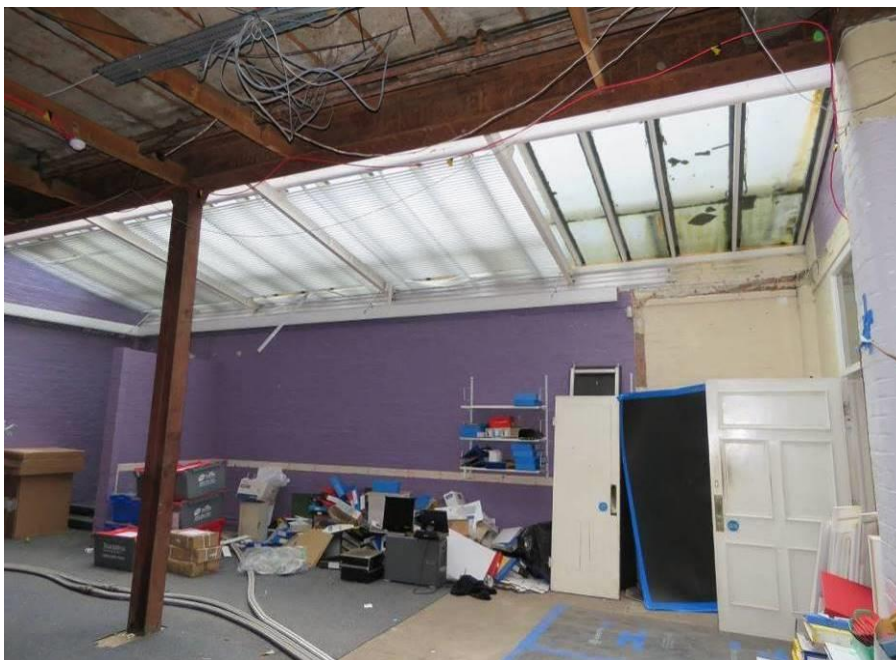


Figure 45: The western end of the former waiting room, showing the glazed roof lights which originally formed a light well. This area was opened up into the remainder of the room in the c1920s.



Figure 46: The central light well between the former outdoor relief waiting room (right) and remainder of the building (left).



Figure 47: A room on the northern side of the outdoor relief ward which was originally part waiting room and part pay clerks glazed office and cash counter.



Figure 48: Looking south along the join between the original waiting room corridor (left) which is supported by a decorative cast iron column, and the altered c1920s inserted ceiling to the right, which was originally an open area.



Figure 49: One of the six relieving officer's rooms to the eastern end of the outdoor relief ward. Which would have originally contained a chimneypiece to the right.

3.6.2 Basement Floor

The basement level was originally designed to accommodate a number of functions including a large kitchen with scullery and wash room, workrooms for the poor in which they could undertake menial tasks for money, and storage. A small room was provided for the drying of vagrant's clothes, which could be heated by steam and dried on a drying horse with radial arms. A disinfecting oven was located next to this room for the disinfecting of vagrant's clothing and rugs from their beds.

The area of the basement beneath the outdoor relief part of the ground floor was originally used for as outdoor relief workrooms used in times of hardship or in winter months, or when spaces could not be found in the local Chorlton Workhouse.



Figure 50: Looking north-west across the floor.



Figure 51: The glazed brick and red brick of the southern elevation.



Figure 52: The sand-blasted cast iron columns and ceiling structure.



Figure 53: A detail of the decorative treatment to the top of a column.

The basement was the most substantially altered floor in the building, having several refurbishments during the 20th century. The basement has recently undergone a paint removal scheme to remove traces of Asbestos from the paintwork to walls, ceilings, columns and other features. This programme of works also involved the removal of modern partitioning and ceilings.

The basement now retains very little original fabric except for the masonry walls themselves. Areas of original fabric that survive are two timber partitioned rooms beneath the vagrant ward, to the western end of the basement.

These two rooms were found whilst removing modern plasterboard as part of the above works, and contain unusual drop-down glazed windows to their upper sections. An original glazed screen was also discovered to the eastern end of the floor which would be likely to have formed part of the vagrant's workrooms.



Figure 54: One of two original timber partitioned rooms, which may have been used as work rooms.

Some examples of original battened timber doors and panelled doors also survive within the basement, and would have denoted the importance and usage of the different areas of the basement, with battened doors being used for more functional rooms.

The concrete ceiling structure contains a number of original ceiling lights with diamond patterned iron grills containing thick plate glass. These lights allowed light into the windowless central basement rooms from the floor of the above outdoor relief waiting room, which itself was originally top-lit by roof lights before the c1920s council chamber was constructed over it.

The basement windows are largely original, and have had their glazing replaced with modern Georgian wire glass. Some areas of original cast iron window opening mechanisms also survive.



Figure 55: The underside of the original cast iron weighbridge as seen above in the ground floor cart way.



Figure 56: A previously concealed original/early glazed screen.

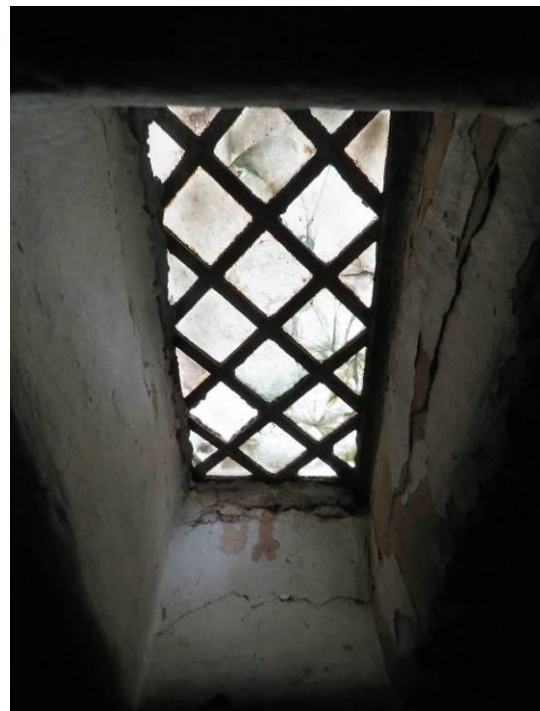


Figure 57: One of a number of original diamond pattern iron floor/ceiling lights.

3.6.3 First Floor

The first floor is largely made up of small offices which originally would have catered from administrative staff and different departments for education and welfare. The main corridor is largely similar in terms of layout and design to the corridor on the ground floor, and contains late-Victorian/early-Edwardian embossed paper to the lower part of the walls.



Figure 58: The first floor landing looking over to the board room entrance.



Figure 59: The first floor main corridor looking east towards the staircase.

The large and ornately decorated original board room is located in the south-east corner of the floor, and is entered through double doors set within an elaborately carved frame and pediment.

The board room was intended to be the grandest room in the building, and was used by the board of Governor's to discuss current issues. Renowned suffragette Emmeline Pankhurst attended meetings in this room to discuss issues regarding funding and welfare. The room features a raised ceiling with a central dome set within a mansard roof. The room is decorated with much decorative plasterwork to the ceiling and walls.

Offices on this floor are largely similar to those found on the ground floor and have had their original chimneypieces removed, but retain their plaster cornicing and deep skirting and some panelled doors. Other doors have been remade using the original design.



Figure 60: The original board room.



Figure 61: The elaborate domed ceiling of the board room.



Figure 62: A typical office on the first floor, showing plain plaster cornice and picture rail.



Figure 63: The first floor council chamber which was inserted in the c1920s/30s above the original outdoor relief waiting room below. The 5 stained glass windows are partly religious and partly civic in their design and were likely to have been salvaged from another building to be installed here.



Figure 64: The c1930s ceiling lay lights which is lit by three large sky lights in the roof.



Figure 65: The interior of the narrow c1949 external corridor, which linked the rear of the council chamber to the main building.

The centre of the first floor contains a large rectangular room which was constructed in the c1920s/30s in the space originally used to illuminate the ground floor outdoor relief waiting room below.

The room is entirely different in style to that of the remainder of the building, and features highly polished hardwood panelling and doors which, along with the religious/municipal stained glass windows, are likely to have been removed and salvaged from another building and installed into this space. The slight difference in the appearance and wood used in the panelling is likely to have arose from the need to match new (c1920s/30s) panelling with the salvaged material to create a complete decorative scheme, which has, in places, been re-veneered subsequently.

The vagrant's wing of the first floor is designed and decorated entirely differently to the main offices, and used the same painted brick and simple battened doors, as used on the ground floor of the vagrant ward directly below. The spaces have largely been subdivided with modern plasterboard partitions to form small offices, but retain the original cast iron columns to the middle of the floor.



Figure 65: The simple painted brick vagrant staircase.

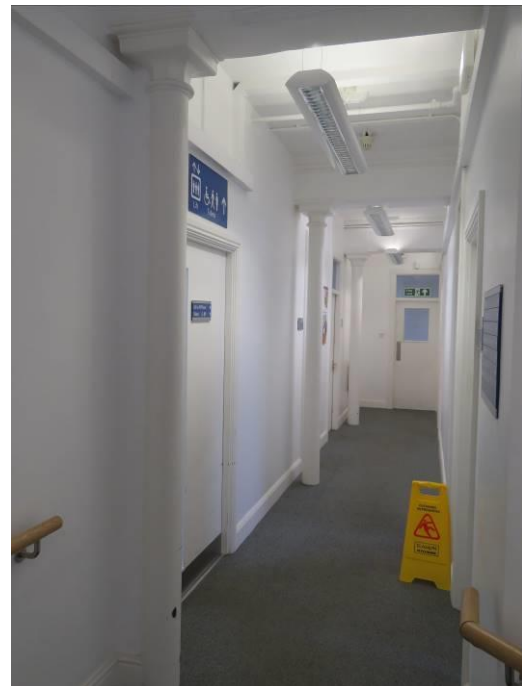


Figure 66: The now altered first floor vagrant ward, showing the three original cast iron columns which supported this formally open plan space, replicated on ground and second floors.



Figure 52: The first floor tramp and vagrant ward corridor, looking into the c1949 corridor extension.



Figure 53: The altered 2006 toilets to the southern end of the formally open plan vagrant floor.

3.6.4 Second Floor

The second floor of the building is substantially smaller than that of the floors below, and is divided into two unconnected parts. The first part, to the north-east corner of the floor was originally a self-contained caretakers flat, and now contains low significance spaces with little architectural embellishment.

This part of the building is entered solely from the corridor below on the first floor, via a narrow flight of original timber stairs with unusual horizontal banded newel posts. The second floor landing leads into four rooms which were inaccessible at the time of survey, but retain their original panelled doors.



Figure 52: The narrow staircase up to the former caretakers flat.



Figure 53: The landing of the caretakers flat.

The larger part of the second floor is located to the western side of the floor, and is accessed via the two former vagrant staircases and a new c2006 staircase to the south. This area of the second floor, as seen on the first and ground floors was part of the vagrant wing, and would have originally been open-plan.

This space was originally open into the roof structure, which is of king post construction supported by three cast iron columns which are still in situ. Alterations to this part of the floor in recent years has seen the space subdivided into smaller rooms, which have retained the exposed roof structure.



Figure 54: A typical plain battened door as found in the vagrant part of the building.

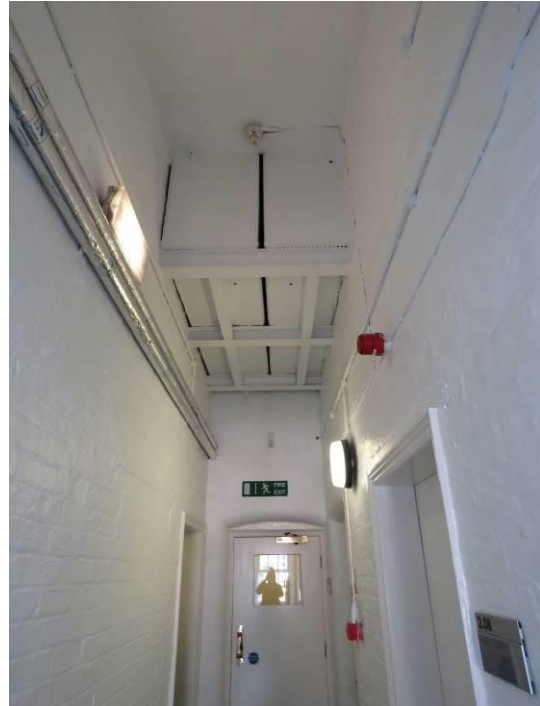


Figure 55: Looking up from the second floor vagrant corridor at the original metal water tanks supported in the roof structure.

4. SIGNIFICANCE ASSESSMENT

This significance appraisal is structured to provide an objective description of the Ormond Building.

The assessment of significance accords with the requirements of the Planning (Listed Building & Conservation Area) Act 1990, and the NPPF and uses Historic England's methodology outlined in its 2008 document, *"Conservation Principles, Policies and Guidance"*.

Consequently, the designated heritage asset's significance is determined by an analysis of the relevant aspects of the following:

- **Evidential Value** – *this relates to the potential of the Ormond Building to yield primary evidence about past human activity;*
- **Historical Value** – *relevant to ways in which the present can be connected through the Ormond Building to past people, events and aspects of life;*
- **Aesthetic Value** – *focusing on the ways in which sensory and intellectual stimulation is derived from the Ormond Building;*
- **Communal Value** – *relating to the meaning the Ormond Building has for the people of Manchester and the collective experience of memory it holds.*

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the building. This has been used to inform and justify the capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The assessment of the significance is based on both desktop research and on-site visual surveys.

High significance relates to those parts or elements of the structure deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and has been largely been avoided in the proposed development.

Considerable significance relates to those components of the structure deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, and/or

alterations) could potentially cause a moderate adverse impact on the special interest of the buildings.

Low significance relates to those components of the structure deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.

None/Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition, removal or alteration) could potentially have a beneficial impact on the special interest of the building.

4.1 The Ormond Building

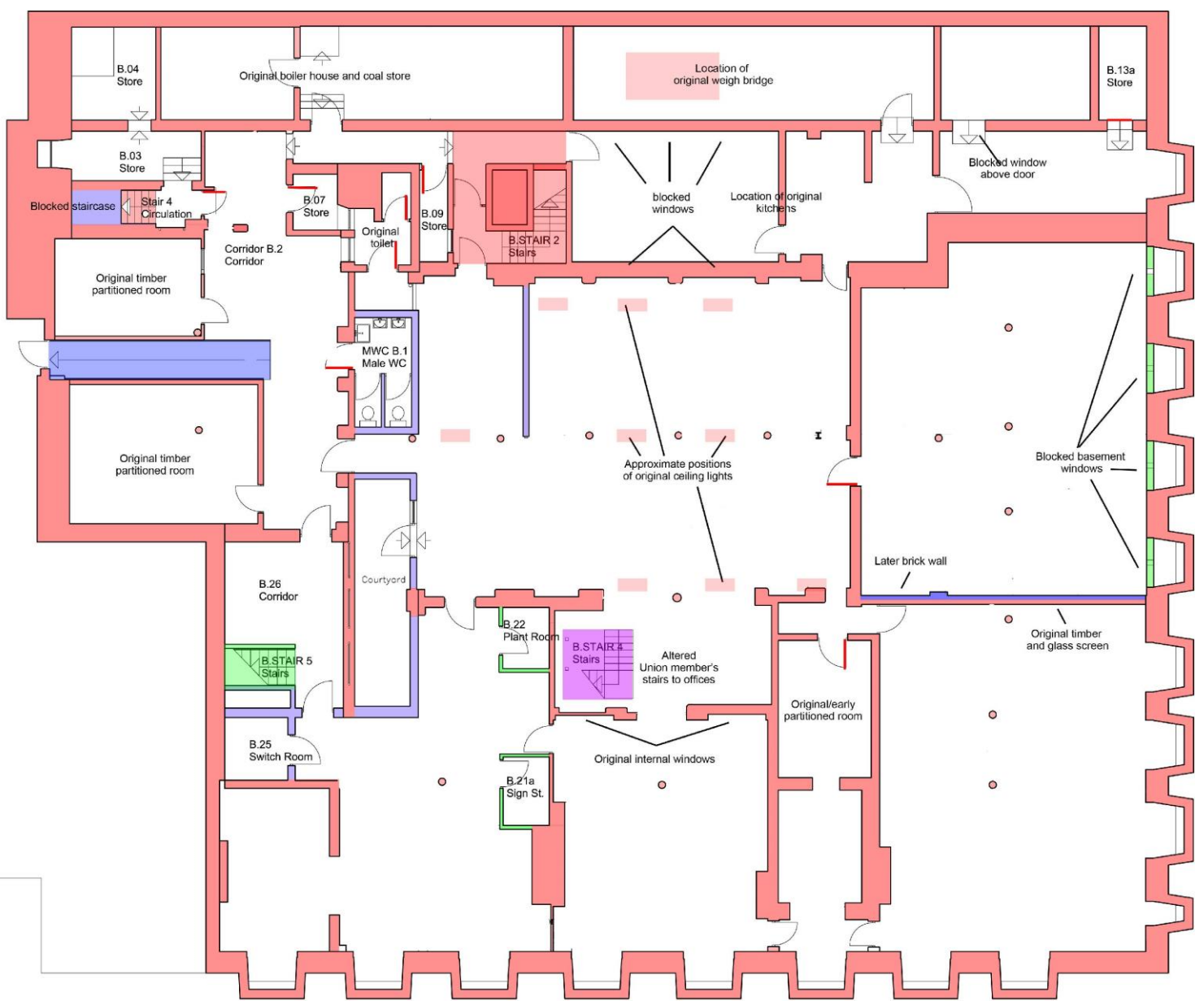
The building is Grade II Listed, however there is the need to assess the Ormond Building in order to determine what special interest the building yields in heritage terms.

The building was built by a known Manchester architectural firm as the offices for the Chorlton Union, for use as a combined board office, vagrant and tramp ward and outdoor relief for the poor.

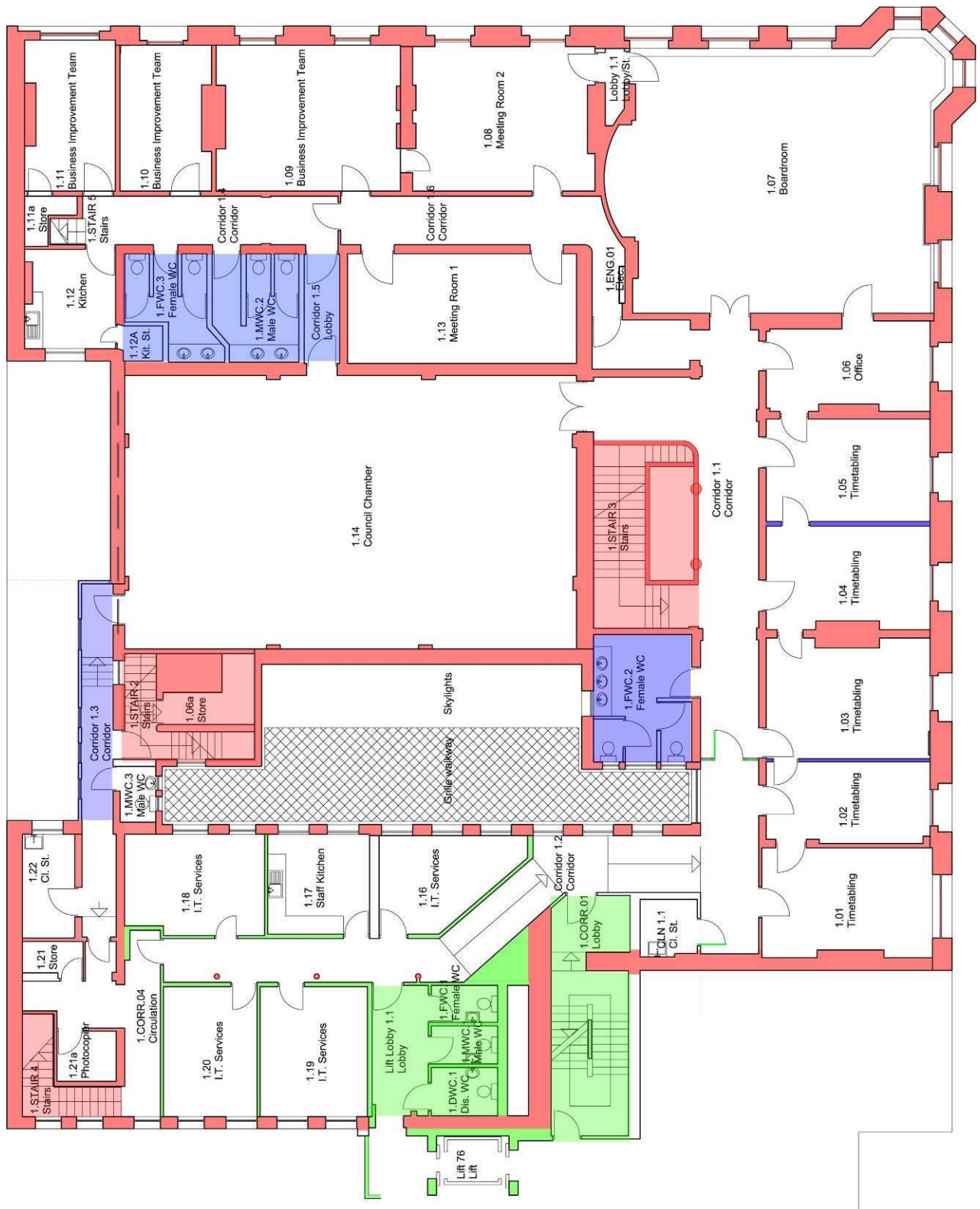
Although the building has undergone changes to its internal spaces, specifically past refurbishment schemes and the reordering of the three previously separate parts of the building, the original uses and parts of the building are still largely identifiable.

4.2 Significance Plans

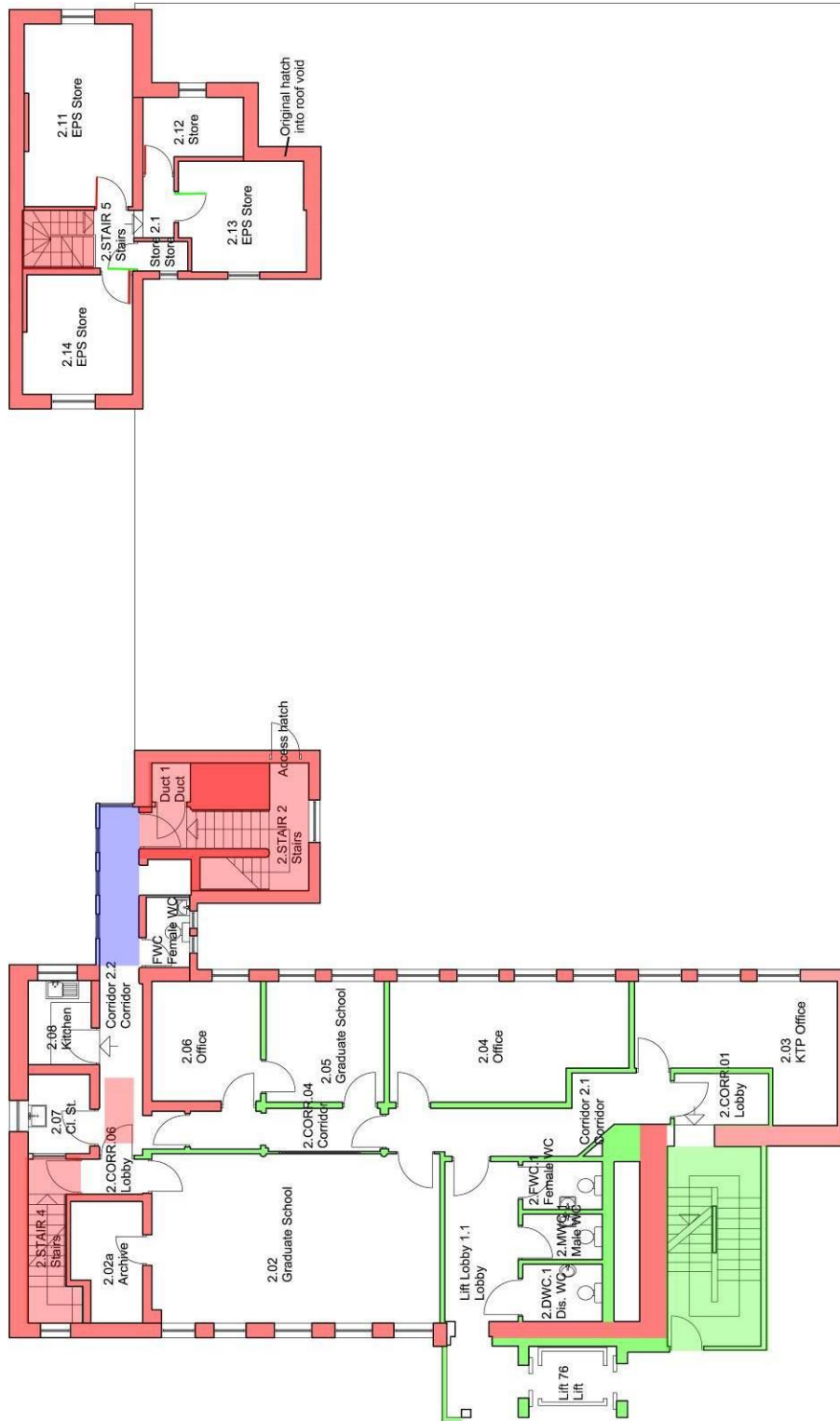
The following plans provide a graphic representation of the significance of each floor of the Ormond Building.



[illegible]



First Floor



Second Floor

4.3 Heritage Values of the Ormond Building

Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

The building retains a high amount of its original 1881 fixtures and fittings, which along with the high survival of the building's original planform clearly illustrates the Union Office's originally segregated parts and the clearly different decorative treatment used within each.

The original iron gates and covered cart way yields high evidential value, illustrating the way in which the different parts of the building were segregated from one another. The original iron weigh bridge in the floor of the cart way is also of high value as this originally weighed the food to be issued to the poor within the outdoor relief part of the building.

Although altered, the glazed ground floor offices and location of the open waiting room to the north-east corner of the ground floor yield high evidential value, illustrating the way in which the poor were dealt with in this part of the building. The very simple, painted brick walls of the waiting room and adjoining rooms to the north of the floor clearly show the original decorative treatment of these purely functional rooms.

The c1920s inserted concrete and steel ceiling and "H" columns of the former ground floor waiting room and smaller rooms to the north, are of low evidential value, as this was a later alteration when the Chorlton Union left the building and a new council chamber was constructed on the first floor.

The former vagrant/tramp ward area of the building was substantially altered at an earlier date at ground and first floor levels, including the removal of some historic fabric and the insertion of recent partitioning, and now subsequently yields low evidential values. Elements of this part of the building that are of high value are the remaining original cast-iron columns and timber beams. The second floor level of this part of the building retains higher levels of original fabric which are of high value, including original doors, staircases, exposed roof structure and water tanks.

The Union office part of the building is highly decorated throughout with original plastered walls, cornice, ceiling roses and deeply moulded skirting's and window frames which are all of high value. Principal rooms in this part of the building include the ground and first floor corridors and main staircase, all of which yield high value. The two board rooms on the first floor are also of high value. The original board room on the corner of Lower Ormond Street and Cavendish Street retains its entire original decorative scheme of heavily carved plaster decoration and domed ceiling.

The decorative treatment in principle areas, which includes original glazed tile walls, terrazzo floors, glazed skylights and original doors/joinery are all high quality and yield high value.

Although the basement floor has recently undergone a substantial paint removal scheme to remove traces of Asbestos, it still yields considerable evidential value as it retains evidence of where the original kitchens were, and the original timber portioned rooms and screens illustrate the original function of the floor.

The building is regarded as being a significant example of its type, which is recognised by its Grade II Listed status, and which retains a high proportion of its original planform, architectural features and fixtures/fittings, **and consequently, the building has high evidential value.**

Historical Value

“The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.” (Conservation Principles Para 44).“

The building is considered to be an important element in understanding the function and ideology of this early form of welfare and how it was governed and issued to the poor of Manchester and throughout England.

The building forms a unique example of a late-Victorian combined Union Office with facilities for the provision of welfare to the poor, which is still clearly understood and appreciated in the building's planform and decorative treatments. The original planform also survives to a high level.

The original office part of the building is of high quality, befitting the board member's needs, and contains an elaborately decorated board room in which weekly meetings of the poor were held.

The outdoor relief ward is altered but largely retains its planform and decorative scheme, which illustrates the utilitarian use of this part of the building.

The building is on the site of Samuel Marsland's only realised element of his vision for an exclusive new suburb, and which subsequently later formed the site of Manchester's New College.

The association with renowned and pioneering women's suffrage campaigner; Emmeline Pankhurst, yields high historical value. Emmeline worked in the building between c1894-1907 and was births and deaths Registrar and Poor Law Guardian, distributing food to poor men and women, of which their rights she actively fought for throughout her life and career.

Consequently, although minor changes have taken place within the building, the ability to interpret the former uses and wider historical significance of the building has not been diminished, **and therefore the building is considered to have high historical value.**

Aesthetic Value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”. (Conservation Principles Para 46).

“Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.” (Conservation Principles Para 47).

“Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.” (Conservation Principles Para 48).

The overall aesthetic value of the building as a whole is high. There is a clear hierarchy of spaces, defined by the use of decorative treatments. The building was intentionally designed to contain few decorative elements in areas used by the poor and vagrants, which are characterised by simple painted brick walls, simple windows and locations in the building away from the principal elevations, which were a conscious part of the overall original design by the architects.

This contrasts to the office part of the building used by the union members which was decorated to a high standard. The principal staircase and corridors yield high aesthetic value due to their high quality designs, craftsmanship and composition, which is coupled with their high level of survival.

The exterior of the building has been little altered since its completion in 1881 and is of high value.

Although the basement floor has recently undergone a program of paint removal, it still yields some aesthetic value as it retains a number of original ceiling roof lights and cast iron columns with some simple decorative treatment to their capitals.

The rear of the building (west) formed the official vagrant/tramp entrance and was designed with little architectural embellishment, consisting of lesser quality brick elevations, simple windows and cast iron gates. This elevation was intentionally designed in this purely utilitarian form, but has been impacted by the construction of Cavendish House in the late-1970s, the removal of the street Lyceum Place and the alteration of glazing bars to the original windows.

The building is clearly understood as being a Victorian office with workhouse facilities, **and consequently yields high aesthetic value.**

Communal Value

“Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects” (Conservation Principles, Para 54).

The former Chorlton Union Offices form a unique and important element in telling the story of Manchester’s social history and social reform during the late Victorian period.

The building was a source of social interaction and hardship, and illustrates the evolving identity of the Chorlton-upon-Medlock district, which yields high communal value. High social value is yielded through the way in which the building illustrates how different parts of society were segregated, which is illustrated within the building’s physical fabric, as well as it shaping community behaviour and attitudes.

As the Chorlton Union main office, the Poor Law in the borough of Chorlton-on-Medlock was administered from the Ormond Building and the Poor Law Guardians were based there.

The association with renowned and pioneering women’s suffrage campaigner; Emmeline Pankhurst, yields high social value. Emmeline worked in the building between c1894-1907 and was births and deaths Registrar and Poor Law Guardian, distributing food to poor men and women, of which their rights she actively fought for throughout her life and career.

The Ormond Building has been used by Manchester Metropolitan University since 1970 and forms an important part of the University campus, which continued the evolving and expanding University campus.

The building is also a local landmark which is enjoyed from the public park area of Grosvenor Square and surrounding streets, and was a long standing office for the district registrar, seeing all births, marriages and deaths being registered within the building.

The listed building is located in a commanding position in Manchester, which receives much passing footfall throughout Grosvenor Square, and consequently it is **considered to yield high communal value.**

Consequently, the evidential, historical, aesthetic and communal heritage values yielded by the Ormond Building are considered to be of high architectural and historic interest, which is recognised by its Grade II Listed status.

4.4 Statement of Significance

- The special architectural and historic interest of the Ormond Building is recognised by its Grade II Listed designation.
- The historical, evidential, communal, and aesthetic values that the building yields are primarily related to it being a well preserved and a good example of a Victorian Poor Law Union office, which once issued provisions to poor people before the welfare state.
- The building is still understood and appreciated to be a Victorian Union office building with combined poor relief facilities.
- The building is a rare survival of a Union office.
- The significance of the building primarily focusses in the survival and understanding of the segregated parts of the building, being the Union Offices, Vagrant/Tramp Ward and Outdoor Relief, the understanding and relationship of which is utmost in the building's significance.
- The individual decorative treatments and design/planform of these separate areas is highly significant in understanding this building as being a designed composition by named architects of regional importance.
- The building retains many significant fixtures and fittings, largely contained to the ground and first floors.
- The utilitarian basement floor has recently undergone a programme of paint/asbestos removal works, which included the removal of modern internal partitions and suspended ceilings. These works have now exposed the originally painted brick surfaces.
- Although the basement contains only low significance spaces, it does retain a number of high significance historic building elements, including cast iron columns, original/early timber partitioned rooms, screens and lay-lights.
- The building is socially and historically significant as it was once the place of work of renowned women's suffrage campaigner Emmeline Pankhurst.

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

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

<i>significance to any appreciable degree.</i>		
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset,</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest.

<i>revealing and/or enhancing important characteristics of its heritage interest.</i>	and an enhancement of its cultural heritage interest.	Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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APPENDIX C – OPTIONS APPRAISAL

Option	Title	Description	Heritage	Buildability	H&S	Practicality	Head height
A	Existing Arrangement - Do nothing	The concrete floor slab has deteriorated due to water ingress from the north, that has also caused corrosion of the iron beams. The deterioration led to cracking and subsequently the floor slab is currently being supported by temporary acro-props and timber spreaders in the basement below.	There would be no heritage impact with no loss of historic fabric but does not provide a long-term repair or solution.	Lightweight and mobile, temporary solution.	Not intended to be long term solution and leaves an ongoing risk to the use of the ginnel space at ground floor and requirement to regularly access the basement space.	Requires ongoing hire of acro-props and regular safety inspections.	Low head height of the space generally makes the areas impractical for use and the timber beam creates hazard of lower head height along the centre of the rooms.
B	Repair of the existing, with replacement on a like-for-like basis where required.	To repair the corroded beams will require the full breaking out of the existing concrete slab to provide access to all facets of the beam. Each beam would then be cleaned to remove all corrosion, with strengthening of the beam or, where beyond repair, replacement of the beam. Removal of the beams would require further breaking out to the walls as to allow them to be removed. This option for repair would also impact the appreciation of the weighbridge which would need to be deconstructed and reconstructed as to enable the ironwork to be repaired and slab to be re-cast.	This option would lead to significant loss of historic fabric (the majority if not all of the concrete slab) as well as impact the surrounding brickwork leading to the loss / impact on existing fabric / features with historic interest such as the weighbridge.	Would affect the ground floor and basement. Significant amount of waste removal. The option would also trigger building control requirements and would ultimately need the detailing of the concrete slab that is being re-cast to be altered to include reinforcement.	Dust and potential asbestos risk during demolition. Further asbestos surveying would be required due to the demolition of the floor. Asbestos risk of back-fill material and/ or shuttering.	Significant cost and disruption to the building. Would require the longest period of time to complete. Potential disruption to adjoining party wall due to the temporary removal of lateral restraint / propping.	Would remain the same allowing access and area to be used as storage in the future.
C	New steelwork supports	A system of steelwork supports built below the existing ginnel floor slab into the existing structural walls	There would still be a requirement to cut into the fabric to form padstones or install brackets. Due to the low compressive strength of the existing brickwork, this may also require further replacement of brickwork below each pocketed steel with an engineering brick. Alternatively, the option may potentially require forming new brickwork / blockwork pillars to support the beams depending on steel beam sizes that can be manoeuvred / transported into the space.	Significant number of new steel beams required and each of these would have to be manoeuvred into the basement (through doors and down steps etc). Access restrictions will likely limit the size of steel beams, making this option unfeasible	Risk to the contractors to bring in the steelwork of manual handling.	Would retain the most open floor space, however the additional reduction of head height would further impede access into the space	The option results in the lowest head height and would render the space almost unusable.

D	Blockwork spine wall	Blockwork spine wall constructed off the existing basement floor and supporting the centre line of the existing ginnel floor slab structure.	This option retains the maximum amount of historic fabric with no historic fabric being lost, whilst providing a long-term support to the floor slab above. The new supporting wall provides partial division of the rooms, however the openings in the walls still allow the original plan form to be legible in this subsidiary space of the building.	Blockwork is easily transported into the confined basement space and can be worked to fit around the historic fabric.	No major H&S risks above normal construction working.	Access maintained through openings in blockwork wall.	Would remain the same allowing access and area to be used as storage in the future.
E	Brickwork spine wall	Brickwork spine wall constructed off the existing basement floor and supporting the centre line of the existing ginnel floor slab structure.	This option has the same outcome as option D in that it retains the maximum amount of historic fabric with no historic fabric being lost, whilst providing a long-term support to the floor slab above. The new supporting wall provides partial division of the rooms, however the openings in the walls still allow the original plan form to be legible in this subsidiary space of the building.	The volume of brickwork required would increase the manual handling and construction time significantly in comparison to blockwork, however the brickwork can again be worked to fit around the historic fabric.	No major H&S risks above normal construction working. The use of brickwork increases the construction phase and amount of manual handling on site in comparison to blockwork.	Access maintained through openings in brickwork wall.	Would remain the same allowing access and area to be used as storage in the future.